

Bileshwar Darshan Co-op. H. S. Ltd.

(Regd. No. BOM/HSO/3575 of 17-6-1972)

Your Ref.:

Our Ref.:

Plot No. 186, Dax Road,
Vile Parle (East),
MUMBAI - 400 057.

Dated _____

4. Sudhir Shah

5. Jyotsana V Parikh

RESOLVED that the redevelopment committee consisting of the above named members be authorized to assist the managing committee for the redevelopment process for our society.

Proposed by Shri. Bankim Babu

Seconded by Shri. Raman Jarivale



"The above matter to be discussed the meeting was terminated with
Chair."

Hon. Secretary

Hon. Chairman

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Bileshwar Darshan Co-op. H. S. Ltd.

(Regd. No. BOM./HSG/3575 of 17.6.1972)

Your Ref :
Our Ref :

Plot No. 136, Dhal Road,
Vile Parle (East),
MUMBAI - 400 057.

Dated 27/6/2014

Acknowledgement for receipt of minutes SGM dated 22-06-2014

Sr. No.	Plot No.	Name	Signature
1			
2		Baskimabhai Baski	B. Y. Baski
3		Yashica Parmel	Yashica Parmel
4		Ramell Gholakal	Ramell Gholakal
5		Kishitkhai N. Shah	K. N. Shah
6		Manjula P. Thonse	M. P. T.
7		Surekha Shah	Shah S. S.
8			
9		Surekha Shah	Shah S. S.
10		Sanjay Didwania	
11			
12		Dinesh Shah	
13		Chaitanya D. 2118	
14		Ramesh Jorwale	R. M.



2024-25	2024
2024	2024

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ANNEXURE 'G'

Off.:

4A, Vaidhavy Apt., Neer A.D. Pawar
High School, Ram Mandir Road,
Vazira Naka, Borivali (W),
Mumbai - 92. Tel. : 26337733
Mon. To Fri. : 10 am To 6 pm
Sat. : 10.30 am To 3.00 pm

Mandar V. Koparkar
B.Com, LL.B.

Advocate, High Court (Mumbai)

Res.: 402, Shradha Darshan,

Opp. M.H.B. Colony
Police Station, Link Road,
Borivali (W), Mumbai - 91.
Mob. : 92244 09295
adv.mvkoparkar@gmail.com

To,
The Hon. Secretary,
Bileshwar Darshan CHS Ltd.,
Dixit Road,
Vile Parle (E),
Mumbai 400 057.

Dear Sir,

Re : Report on Title in respect of the property being Final
Plot no. 187 of Town Planning Scheme No. II, Vile
Parle, admeasuring 947.30 Sq. Mtrs. equal to 1133 Sq.
Yard and bearing Survey No. 1613 of Vile Parle
Andheri and bearing Municipal "K/E" Ward
& 2) Street Nos. 13 and 13A of Dixit Road, Vile Parle
(E) in Greater Bombay Area in the Registrar District
Bombay Suburban Sub-District Bandra, together with
the building standing thereon and
"Bileshwar Darshan Co-operative Housing
Limited".



I have perused the following documents forwarded to me in
respect of the above captioned property :-

- Photocopy of the Registered Indenture of Conveyance dated
22/02/1971, duly registered under Serial No. 756 of Book
No. 1 registered with the Sub-Registrar
Bandra, made and executed by and between Shri. Mohanlal
Basudeo Sigdia and Smt. Leelakumari Mohanlal Sigdia
therein referred as 'Vendors' and Pachabhai Bhagwanji Patel
and Kanjibhai Bhagwanji Patel as partners of M/s. B. R.
Patel therein referred as 'Purchasers', whereby the said
property was sold and conveyed in favour of Pachabhai

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22/02/1971	756
No. 1	Book
Sub-Registrar	Bandra
Made and executed by	Shri. Mohanlal
Basudeo Sigdia and Smt. Leelakumari Mohanlal Sigdia	
therein referred as 'Vendors' and Pachabhai Bhagwanji Patel	
and Kanjibhai Bhagwanji Patel as partners of M/s. B. R.	
Patel therein referred as 'Purchasers', whereby the said	
property was sold and conveyed in favour of Pachabhai	

Off.: 1A, Vaidhyan Apt., Near A.D. Pawar
High School, Ram Mandir Road,
Vazira Naka, Borivali (W),
Mumbai - 92. Tel.: 26337733
Mon. To Fri.: 10 am To 6 pm
Sat.: 10.30 am to 3.00 pm

Mandar V. Koparkar
B.Com., LL.B.

Advocate, High Court (Mumbai)

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Borivali (W), Mumbai - 91.
Mob.: 92244 09296
adv.mvkoparkar@gmail.com

Bhagwanji Patel and Kanjibhai Bhagwanji Patel partners of
M/s. B. R. Patel.

- Photocopy of the Indenture of Conveyance dated 25/07/1972 made and executed by and between Bhagwanji Ramji Patel, Rajabhai Bhagwanji Patel, Pachabhai Bhagwanji Patel and Kanji Bhagwanji Patel as partners of M/s. B. R. Patel & Co. therein referred as 'Transferors' and Billeswar Darshan Co-operative Housing Society Ltd., therein referred as the "Transferees", whereby the said property was conveyed in favour of Billeswar Darshan Co-operative Housing Society Ltd.



Photocopy of Extract of Property Card pertaining to the said property denoting name of "Billeswar Darshan Co-operative Housing Society Ltd." as owner of the said property.

- Photocopy of the Registration Certificate dated 17th June 1972 issued by the Asst. Registrar of Co-operative Societies for the registration of the said Billeswar Darshan Co-operative Housing Society Ltd. under the Registration Number BOM/HSQ/3575-1972 under the Maharashtra Co-operative Societies Act 1960.

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Photocopy of Revised Development Planning Remark dated 9th November 2014, bearing No. CHE/956/DPWS/K/E issued by Municipal Corporation of Greater Mumbai with respect to the re-development of the said property, thereby denoting the said property as meant by residential purpose.

Off.: 4A, Vellorey Apt., Near A.D. Pawar
High School, Ram Mandir Road,
Vazira Naka, Borivall (W),
Mumbai - 92. Tel.: 26337733
Mon. To Fri.: 10 am To 6 pm
Sat.: 10.30 am to 3.00 pm

Mandar V. Koparkar
B.Com. LL.B.
Advocate, High Court (Mumbai)

Res.: 402, Shraddha Dershan,
Opp. M.H.B. Colony
Police Station, Link Road,
Borivall (W), Mumbai - 91.
Mob.: 92244 09296
adv.mv.koparkar@gmail.com

- Photocopy of the Bill issued by the Municipal Corporation of Greater Mumbai in the favour of the society towards the Water Tax for the period July-August 2011-12.
- Photocopies of Receipts both dated 19/03/2011 issued by Brihan Mumbai Mahanagar Palika in favour of the society towards acknowledgement of Rs. 47,938/- and Rs. 2,595/- respectively paid by the society as Water Tax.

- Photocopies of Receipts all dated 30/10/2014 and nos. 4325942, no. 4325943, no. 4325944 issued by Mumbai Mahanagar Palika in favour of the society towards acknowledgement of Rs. 35,846/-, Rs. 37,288/- and Rs. 6,445/- respectively paid by the society as Property Tax
- Photocopy of letter dated 20th October 2014 and bearing CHE/DP /594/TPS/R issued by Municipal Corporation of Greater Mumbai pertaining to the Town Planning Scheme Remark of the said property.



After perusing the aforesaid documents, I have to observe as under :-

1. It appears that by a Registered Indenture of Conveyance dated 22/02/1971, duly registered under Serial No. 756 of Book No. 1 registered with the Sub-Registrar of Assurances Bandra, made and executed by and between Shri. Mohanlal Basudeo Sigtia and Smt. Leelakumari Mohanlal Sigtia as the 'Vendors' therein and Pachabhai Bhagwanji Patel and Kanjibhai Bhagwanji Patel as partners of M/s. B. R. Patel, as 'Purchasers' therein, the Vendors sold, conveyed, transferred and assigned the property being Final Plot no. 187 of Town

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Off.: 4A, Vaidhavy Apt., Near A.O. Power
High School, Ram Mandir Road,
Vastra Naka, Borivelli (W),
Mumbai - 92. Tel.: 25337733
Mon. To Fri.: 10 am To 8 pm
Sat.: 10.30 am To 3.00 pm

Mandav V. Koparkar
B.Com., LL.B.
Advocate, High Court (Mumbai)

Res.: 402, Shradhna Darshan,
Opp. M.H.B. Colony
Police Station, Link Road,
Borivelli (W), Mumbai - 91
Mob.: 92244 09296
adv.mvkoparkar@gmail.com



Planning Scheme No. II, Vile Parle, admeasuring 947.30 Sq. Mtrs. equal to 1133 Sq. Yard and bearing Survey No. 1613 of Vile Parle Taluka Andheri and bearing Municipal "K/E" Ward No. 374 (1 & 2) Street Nos. 13 and 13A of Dixit Road, Vile Parle (E) in Greater Bombay Area in the Registration District Bombay Suburban Sub-District Bandra, to the Purchasers therein, on the terms and conditions and for the consideration mentioned therein.

It appears that By an Indenture dated 25th JULY 1972 entered into between BHAGWANJI RAMJI PATEL, RAJABHAI BHAGWANJI PATEL KANJIBHAI BHAGWANJI PATEL AND BACHABHAI BHAGWANJI PATEL, Partners of M/s B R Patel & Co. as the "TRANSFERORS" therein, BILLESHWAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED as the "TRANSFEREES" therein, the Transferors sold, conveyed, assigned and transferred the property being ALL that Piece and Parcel of Land bearing Plot No.186 corresponding C.T.S. No.1613 of admeasuring 947.3 sq. Mtrs equivalent to 1133 sq. yards in Town Planning Scheme No.II of Village Vile Parle, Taluka Andheri, Mumbai Suburban District ALONGWITH THE BUILDING KNOWN AS BILLESHWAR DARSHAN standing thereon situated at Dixit Road, Vile Parle (East), Mumbai- 400 057 and more particularly described in the Schedule hereunder written (herein after referred to as the SAID PROPERTY), to the Transferees therein, on the terms and condition and for the consideration mentioned therein. The said Indenture is duly registered with the Sub-registrar of Assurances at Bombay under serial No. 3938 of 1972 dated 25th July 1972.

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Off.:

4A, Vaidhyan Agl., Near A.D. Pawar
High School, Ram Mandir Road,
Vazira Naka, Borivadi (W),
Mumbai - 92. Tel.: 28337733
Mon. To Fri.: 10 am To 8 pm
Sat.: 10.30 am To 3.00 pm

Mandar V. Koparkar

B.Com., LL.B.

Advocate, High Court (Mumbai)

Res.:

402, Shradha Darshan,
Opp. M.H.B. Colony
Police Station, Link Road,
Borivadi (W), Mumbai - 91.
Mob.: 92244 00296
adv.mvkoparkar@gmail.com

3. It appears that the building of the society consists of Ground and Three upper floors having 14 flats and 6 covered garages.

4. It appears that the Blieshwar Darshan Co-operative Housing Society Limited is seized and possessed of or otherwise well sufficiently entitled to as the owner thereof in respect of the said property more particularly described in the Schedule hereunder written.

5. I have also issued a Public Notice in Free Press Journal Navshakti both dated 30/01/2015 inviting claims. However, public in respect of the said property. However, my date, I have not received any claim. I have also caused a search to be conducted with the office of Sub-Registrar of Assurances at Bandra & Mumbai for 30 years (i.e. 1985 to 2015).



6. I have to record that the name of the society has entered in the Property Register Card and the name of the society appears as the Owner of the said property.

7. In the circumstances, I am of the opinion that the title of the society is clear, marketable and free from all encumbrances.

Dated: 24/02/2015

Yours faithfully,

29/02/2015

Mandar V. Koparkar
Advocate

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ANNEXURE 'H'

AMINITES & DESCRIPTION FOR BILASHWAR DARSHAN C.H.S. LTD

STRUCTURE :

- > The structure should be designed as per the IS codes of practice for Dead Load, Live Load, Earthquake Load (Earthquake Resistant) and Wind Load.
- > Soil Investigation should be carried out at site to ascertain the safe bearing capacity of the soil as per the IS codes of practice to define the soil system.
- > Anti Termite treatment shall be carried out as per the requirement as specified by the architect at soil and/or plinth level.
- > For concrete works, Ready Mix Concrete shall be used. For other civil works viz. plastering masonry works etc. 43 Grade of cement shall be used (ULTRATECH/GURAT AMBUJA/A.C.C. OR SIMILAR) as per the availability.
- > The super structure shall be constructed in M35 and above grade of concrete with mix design carried out at every stage of work with TOR reinforcement bars (FE-415). The concrete used for the R.C.C. works shall be in Mix Design Concrete of M35 and above grade of Concrete. However the grade of concrete to be used shall be decided by RCC Consultant.

- > The terrace work shall be waterproof in three layers viz. first chemical coating over the slab surface, secondly chemical slurry and third brick bats shall be laid in proper slope.
- > 4" thickness with China Mosaic flooring giving hear resistance & waterproofing.

WALLS & PAINTING:

- > Brick walls/Siporex walls plastered on both surfaces (POP finish). Internal walls plastered with Luster Paint (Nerolac/Berger/Dulux/Asian). External walls of the building shall be furnished with sand Faced plaster and Acrylic Paint (Nico/Asian/Dulux/Nerolac).

DOORS:

- > Main Door and frames should be of teakwood. Decorative Main door with melamine polish shall be double door with safety door.
- > Rest of the Doors should be provided with both sides Formica lamination finish. The frames of the door shall be of composite marble/granite.

- > Kitchen entry open (door frame shall be of composite marble/granite).

WINDOWS:

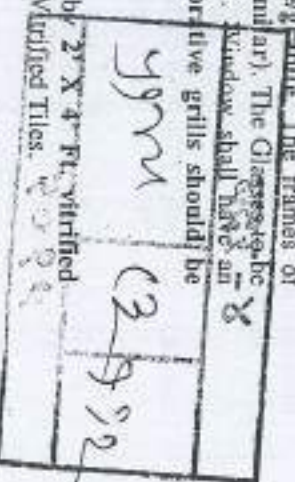
- > The frame work of the windows should be of composite marble/granite. The frames of windows shall be colour Anodized Aluminium sliding (Jindal or similar). The Glass to be provided in windows shall be sound proof (Mod/Saint Gobain). Window shall have an additional track for mosquito repellent net. M.S. safety decorative grills should be provided (with anti corrosive paint).

FLOORING:

- > Flooring in living room, Bedrooms & kitchen should be provided by 2" X 4" Polished flooring (laminated). Master bed room flooring to have Wood Finish Vitrified Tiles.

TOILETS / BATH:

- > Flooring in Toilet and Bathroom should be provided with Antiskid Tiles (24" x 24" or 30" x 12") and Digital tiles (size 30" x 12" or 24" x 12") shall be provided up to full Height. GI C Class Pipe Concealed plumbing with colour sanitary Ware the WC, mirror & Wash Basin of reputed brand (Hindware) and branded CP fitting (Jaquar series or equivalent) with hot & cold water mixer, Geyser (Recold/Spherhot). The Shutter of door shall be of Water proof fibre with Designer Acrylic sheet. All bathrooms of a flat to have different designs, tiles.



KITCHEN:

- > Italian Pearl Blue Marble (or Equivalent) Kitchen platform with good quality stainless steel sink of Nitrall or similar of size 21" x 18" shall be provided in each flat along with Aqua Guard. Provision of space shall be done for washing machine.

INTERNAL ELECTRIFICATION:

- > Three phase fire retardant grade copper wiring with ELCB & MCB (Siemens/Hager (L&T)/Maritz) led in concealed PVC conduits with adequate lights and power points. Telephone & T.V Points in bedroom and living room. Modular type switches (Anchor Roma/legrand) living room & bedrooms shall be provided provision for AC points. Conduits for landline telephone, broadband internet connection & television dish.

EXTERNAL ELECTRIFICATION:

- > Provision for wiring & lights in corridor, staircase, Building Compound and parking.

COMPOUND & SECURITY:

- > Compound wall of proper height with main gate & Security Cabin shall be provided. The compound shall be paved with Designer Vitrified paving tiles (Nileo or Johnson Endura Tac Tiles or equivalent Brand). The CCTV cameras shall be provided (with installation) in Society Compound and on each floor. Intercom facility should be also provided to each flat.

LOBBY:

- > Decorative entrance lobby with wall cladding in entrance foyer should be made.
- > Staircase should be of Yellow sand stone polished.
- > Decorative concept tiles of VC series (fire proof, screech proof and stain free) size 300mm x 300mm height and dark designer combination.



Two elevators of either SCHEDLER or equivalent make. With (ARD) device for emergency capacity 6-8 persons. (As per design & building plan).

Gas connection pipeline should be provided.

FIRE & SAFETY:

- > As per M.C.G.M. regulations. CCTV surveillance of all common area of society.

SOCIETY OFFICE, FITNESS CENTRE & GAME ROOM

- > A Society Office should be provided.
- > A Fitness Centre & Game Room should also to be provided with latest equipments. Multifunctional Treadmills, Rowing Machines, Racing Bicycle & Stepper.

(If the same are available free of F.S.I)

COMMON TOILET BLOCK FACILITY:

- > Common Toilet block facility shall be provided for servants & drivers in compound area.

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**APPROVED BRANDS/MAKES OF MATERIAL TO BE USED IN REDEVELOPMENT OF
SOCIETY**

SR NO	PERTICULERS	BRANDS/MAKE
1	STRUCTURE	EARTHQUAKE RESISTANT
2	ANTI TERMITE TREATMENT	SOIL/PLINTH LEVEL AS SPECIFIED BY ARCHITECT
3	CEMENT	ULTRATECH/GUJARAT AMBUJA/A.C.C. OR SIMILAR
4	STEEL REINFORCEMENT	TOR FE-415 AS SPECIFIED BY ARCHITECT
5	EXTERNAL PAINT	ACRYLIC PAINT OF NITCO/ASIAN/DULUX/NEROLAC
6	INTERNAL PAINTS	LUSTER PAINTS OF NEROLAC/BERGER/DULUX/ASIAN
7	MAIN DOOR	TEAKWOOD WITH VAINER & MELAMINE POLISH
8	OTHER DOORS	FORMICA LAMINATED FINISH
9	ALUMINUM WINDOWS	JINDAL ALUMINIUM ANODISED
10	GLASS FOR WINDOWS	MODUSAINTE GOBAIN
11	SAFETY GRILLS FOR WINDOWS	M.S. SAFETY GRILLS DECORATIVE
12	FLOORING	SIZE 2' X 4' VITRIFIED LAMINATED FLOORING OF REPUTED BRAND MASTER BED ROOM WOODEN FINISH VITRIFIED TILES ANTISKID CONCEPT DIGITAL TILES SIZE 24" X 12" & 30" X 12"
13	TILES FOR BATHROOMS	DESIGNER VITRIFIED PAVING TILES (NITCO/ JOHNSON ENDURA OR SIMILAR)
14	COMPOUND FLOORING	DECORATIVE CONCEPT SERIES(FIRE, SKID, ANTI-GRIP, PROOF)
15	1AFT LOBBY TILES	DOUBLE HEIGHTED LOBBY WITH FLOORING
16	ENTRANCE LOOBY	ITALIAN PEARL BLUE MARBLE OR SIMILAR
17	PLATFORM MARBLE	WATER PURIFIER AQUA GUARD/AMUL & SIMILAR
18	KITCHEN	NIRALI S.S. SIZE 21" X 18"
19	PLUMBING	C.I PIPES OF NECOTSI MARK & COPPER
20	BATHROOM FITTINGS	JAQUAR OR SIMILAR
21	PUMPS & WHEEL VALVES	KIRLOSKAR/SIMILAR & LEADER/SIMILAR
22	SANITARY WARES	HINDWARE/SIMILAR
23	WATER HEATER	RECOLD/SPHERHOT WITH STORAGE TANK
24	WIRES & CABLES	FINOLEX / POLYCOAB OR RR CABLE
25	SWITCHES	ANCHOR, ROMFON, BRAND
26	LIGHTING	SOLAR LIGHTS IN COMMON AREA OF SOCIETY & LED POWER SAVER LIGHTS IN PASSAGES.
27	E I C B / M C B	SIMENS, HAYER (L&T), MATRIX
28	LIFTS/ELEVATORS	SCHINDLER/SIMILAR WITH (ARD) DEVICE FOR EMERGENCY
29	FIRE & SAFETY	AS PER M.C.G.M REGULATIONS-FFV-SURVEILLANCE ON ALL COMAN AREA OF SOCIETY
30	FITNESS EQUIPMENTS	MULTIFUNCTIONAL TRADEMILLS, ROWING MACHINES, RACING BICYCLE & STEPPER.



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Bileshwar Darshan Co-op. H. S. Ltd.

(Regd. No. BOM / HSG / 3575 of 17-6-1972)

Your Ref. :
Our Ref. :

Plot No. 186, Deal Road,
Vile Parle (East),
MUMBAI - 400 057.

Dated _____

MINUTES OF SGM MEETING HELD ON 9 MAY 2015

Date: 15th May 2015

The proposed changes in the DP & FSI were discussed. It was discussed how additional FSI will be utilized to conserve due to small size of plot and aviation height restriction. It was concluded that, as mentioned in the draft of Development Agreement, society shall reserve all the Rights towards any additional benefits of FSI made available in future.

The resolution was proposed to accept the terms set in the draft Development Agreement towards the benefit of additional FSI available in future and the Redevelopment shall be carried out under the existing FSI norms with the selected Developer.

Proposed by : Mr. Sanjay Patel

Seconded by : Mr. Parash Ghelashah

The resolution was passed unanimously all members.

The revisions in the financial offer from the selected Developer were discussed. The change in the rates of TDR and the proposed changes in the government policy of 0.33FSI were discussed. The Developers have offered 68.5% additional area instead of 73% additional area. After the negotiation by the Society members, The Developers have offered 70% additional area.

After discussion it was decided unanimously that the revision in financial offer shall be accepted.

The members discussed various possibilities.

The resolution was proposed '25 lakhs offered to the Society as hardship' to be paid in 12 months. The resolution was proposed that the society shall be forfeited and adjusted such that the society shall be free of cost to the existing members shall be 71%.

Proposed by : Mr. Parash Ghelashah

Seconded by : Mr. Sanjay Patel

The resolution was passed unanimously all members.

The changes in the draft Development Agreement were discussed among the members. The resolution was approved by the Society's advocate and by the Developers.

The resolution was proposed 'The Draft of Development Agreement is hereby approved with all the changes' and the same shall be signed by minimum 5 out of the following 7 members from the Society:

Society:

Mr. Rajan Shah, Mrs. Mangla Phosale, Mrs. Jyotsna Parash, Mr. Sanjay Patel, Mr. Parash

Ghelashah, Mr. Dinesh Shah and Mrs. Bhagyawati Shah be duly registered in the society.

Seconded by:

Proposed by : Mr. Kiritbhai Shah

Seconded by : Mr. Dhanraj Barua

The resolution was passed unanimously all members.

MR. BILESHWAR DARSHAN CO-OP. H. S. LTD.

Mangla P. Phosale

Advocate

N.S. Shah

Secretary

Dhanraj Barua

Treasurer



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