

(2) SHRI MANOJ MANILAL SHAH

Manoj Shah

(3) SHRI ARVIND J. PANDYA

Arvind J. Pandya

(4a) SMT. SUNITA VIJASINGH RANE

Sunita Rane

(4b) SHRI UDAY VIJAYSINGH RANE

Uday Rane

(5a) SHRI MUKESH VALLABHDAS

PALEJA *Mukesh Paleja*

(5b) SHRI ANISH M. PALEJA

Anish Paleja

(6a) SMT. BHARATI M. PALEJA

Bharati M. Paleja

(6b) SHRI CHIRAG M. PALEJA

Chirag Paleja

(7a) SHRI JYOTINDRA CHHOTUBHAI

DESAI

Jyotindra Desai



JYOTINDRA DESAI

Yp Desai

2098	2098	2098
2098	2098	2098
2098	2098	2098



(8) SHRI ANKUR RAYSHI SHAH

Ankur



(9) SHRI ARVIND PATIL

Arvind Patil



(10) SHRI ISHWAR DHIMAR

Ishwar Dhimar



in the presence of...

WITNESSES:

1. *H. G. Shah*

2. *H. G. Shah*

SIGNED AND DELIVERED by the within-
named "DEVELOPERS"



For Siddhi Home's

Siddhi

Partner

SIDDHI HOMES

through its Partner



(1) SHRI KAVINDRA RATILAL SHAH)



Siddhi

(2) SHRI JIGNESH JAYENDRA SHAH)



in the presence of.....

Jignesh Jayendra Shah

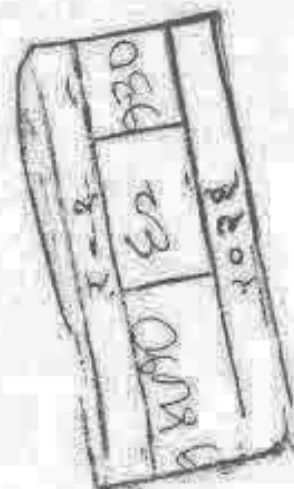
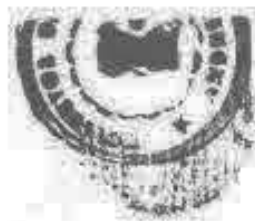
WITNESSES:

1. *H. G. Shah*

2. *H. G. Shah*



Page - 8		Date	
2008	06	29	DEC
2008		2008	



STATEMENT OF ENTITLEMENT & ALLOTTED AREA

EXST. FLOOR	EXST. FLAT NO.	EXST. MEMBERS NAME	EXISTING CARPET AREA IN SQ.FT (A)	EXTRA AREA OFFERED ON 25% FREE RESIDENCE AREA FOR 25% FOR SHOP (B)	TOTAL (A+B) (D)	TOTAL ENTITLEMENT AREA (C)	PURCHASED AREA	TOTAL AREA ALLOTTED TO BE RENTED	RENT CALCULATION Rs.85/- PER FT. per month	RENT CALCULATION Rs.85/- PER FT. FROM 01.04.2021
GR. FLR	1	MRS. RITA CHOTAI ASWANI MR. KHUSHAL CHOTAI ASWANI	491.04	123	614	614	40	654	41738.4	500,860.80
	2	MR. MANOJ M. SHAH	571.72	143	715	715	186	901	48596.2	583,154.40
	3	MR. ARVIND J. PANDYA	382.66	96	478	478	176	654	32526.1	390,313.20
1ST FLOOR	4,4-A	MRS. SUNITA VIJAYSINGH RANE UDAY VIJAYSINGH RANE	568.54	142	711	711	190	901	48325.9	579,910.80
	5	MR. MUKESH V. PALEJA MR. ANISH M. PALEJA	452.19	113	565	565	89	654	38436.15	461,233.80
2ND FLR	6	MRS. BHARATI M. PALEJA CHIRAG M. PALEJA	592.44	148	741	741	160	901	50357.4	604,288.80
	7	MR. JYOTINDRA C. DESAI MRS. GUNVANTI J. DESAI	448.00	112	560	560	94	654	38080	456,960.00
3RD FLOOR	8	MR. ANKUR RAUSHI SHAH	585.13	146	731	731	170	901	49736.05	596,832.60
	9A	MR. ARVIND P. PATIL	180.00	45	225	225	0	225	22500	270,000.00
	9B	MR. ARVIND P. PATIL	20.00	25	100	100	25	100	4500	30,000.00
GROUND FLOOR SHOP	10	MR. ISWAR DHIMAR	36.00							54,000.00
	TOTAL		4327.72	137	5465	5465	1105	6570	377296.2	4,527,554.40



(45)



2002	
2002	2002
8-2002	

SATYA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD

(REGN. NO. BOM. W. KE/HSG/ TC/ 228886-87 DT.: 21-07-1986)

C/o. Satya Niwas, 2nd Floor,
Telgal Scheme Main Road,
Vile Parle (East),
Mumbai - 400 057.
Tel.: 2682 6011

3RD - February - 2020

MINUTES OF THE SPECIAL GENERAL BODY MEETING DATED 21/02/2020

1. The above meeting was called to consider and approve principally the draft of the development of the Agreement of society's property and to proceed immediately as the building is in a dilapidated condition the society have by earlier meeting made the necessary decisions which were taken for development of society's project.
2. The offers were called and the offer of M/s. SIDDHI HOMES was accepted as most viable and suitable offer and accordingly as per the procedure after revised negotiations the terms were settled. As per the terms the revised offer given by the Developer dated 21/02/2020 which is considerate and approved by the society.
3. As per the revised offer the draft of the Development Agreement and other documents was as Power of Attorney were prepared through our Advocate. After discussion the same were read before the members and suggestions from the members the draft of the Development Agreement and Power of Attorney are approved.
4. As for the society's redevelopment is concerned, 10 members have consented to give one of the members MR. ISHWAR DHIMAR who earlier agreed to participate now have backed out. After negotiations with the Developer the said MR. ISHWAR DHIMAR demanded more area than he is entitled. He is occupying 35 sq. ft. area on the border of the plot and is demanding more area. As society do not have open space and there are development constraints due to Civil Aviation, FSI is restricted and the members of the society are hardly getting the additional area and therefore such exorbitant demand of one of the old tenants who is admitted gratuitously as member of the society cannot be considered and therefore today all the members have unanimously decided to go ahead with the redevelopment and to take appropriate action against the non-participating members against the law. Therefore the following resolutions were passed:

21/02/2020	M/s SIDDHI HOMES	Dated
		2020
5. IT IS RESOLVED that the revised offer of Developer M/s SIDDHI HOMES is read over and approved by the members.
6. IT IS FURTHER RESOLVED that as per the revised offer the draft of the Development Agreement and Power of Attorney were prepared and they were read over and were approved and it was decided to executed such draft as per the procedure of the Co-operative Societies Act by taking further meeting for execution of the draft and intimate the Co-operative Dept. requesting them to direct one of their officers to be present in such meeting.

Cont....

[Handwritten signatures and initials]



DATE	3-3-88	BY	3-3-88
TIME	10:00	INITIALS	

SATYA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD

(REGN. NO. BOM. W-KE/HSG/TC/2289/88-87 DT: 21-07-1986)

C/o. Satya Nivas, 2nd Floor,
Tejpal Scheme Main Road,
Vile Parle (East),
Mumbai - 400 057.
Tel.: 2682 6011

To,

M/s. SIDDHIMES

Vile Parle (East)

Sir:

Sub: Redevelopment of the Society building.

Ref: Your Revised Offer letter dated 24/10/2020.

We have received the revised offer and have discussed in the Special General Body Meeting on 21-12-2020. We have also considered that one of our members has not paid the dues in the development and therefore, obstructing the entire redevelopment and as the building is in a dilapidated condition and may collapse at any time.

Considering the report of the Architect we have decided to go ahead with the redevelopment and will take appropriate action against Mr. Ishwar if he does not join at the offices and after retaining the existing structure as it is, our redevelopment can be completed.

With this above aspect the draft of the redevelopment is approved subject to minor variation and same can be finalized and executed and upon finalizing the same would be placed before the Special General Body Meeting which would be called for the consent and for biometrics of the member and the officer of the Co-operative Dept. as per the procedure of the Co-operative Dept.

You are, therefore, requested to take necessary note of the same and arrange to fix a meeting with the society particularly on any convenient date after the appointment with the representative of the Co-operative Dept. as per the procedure and give us the final draft immediately.

Yours faithfully,

For Satya Nivas Co-Operative Housing Society Ltd

CHAIRMAN

SECRETARY

TREASURER



22/12/2020	20/12/2020
2020	

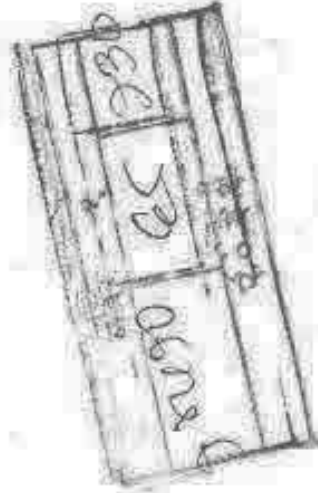
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— History

सर्वशक्ति आदि लक्षणों के कारण सर्वोच्च स्थिति में स्थित है।

सि.स.नं.६४०/११११

Page 7



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RECEIPT NO.: 6084217

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

20/02/2021 14:08:17

Account No. KSD45 280013000

Assessment Name: SVT DLBAL DRUG WALI KARMAISE Y

Rate Code	PAN No.	SST No.	QIN No.	Place of Supply	Registered
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Rate No.	Rate	Amount	Net	Sub Total	Net
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20010812000000	0.000000	0.000000	0.000000	0.000000	0.000000
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10590	10590	10590	0	10590	10590
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Gross Value	10590	10590	0	10590	10590
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05650
2021
05650

Cheque Received Subject to Realisation

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To.

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R. J. M.

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SATYA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD

(REGN. NO: BOM. W-KE/HSG/TC/2289/86-87 DT: 21-07-1986)

C/o. Satya Niwas, 2nd Floor,
Tejpal Scheme Main Road,
Vile Parle (East)
Mumbai - 400 057
Tel.: 2682-8811

LIST OF SOCIETY MEMBERS AS ON 01ST APRIL 2021

9821337456

1. MRS RITA CHOTAI ASWANI
SHRI KUSHAL CHATAI ASWANI

2. SHRI MANOJ SHAH

3. SHRI ARVINDKUMAR JAYANTILAL PANDYA

4. SHRI UDAY VIJAYSING RANE

5. MRS SUNITA VIJAYSING RANE

6. SHRI MUKESH V PALEJA
SHRI ANISH M PALEJA

7. MRS BHARATI M PALEJA
SHRI CHIRAG M PALEJA

8. SHRI JYOTINDRA C DESAI
MRS GUNAVANTI JYOTINDRA DESAI

9. SHRI. ANKUR RAYSHI SHAH

10. SHOP - SHRI ARVIND PANDURANG PATIL
SHOP - SHRI ARVIND PANDURANG PATIL

11. SHOP - SHRI ISHWARBHAI BHAGWANDAS DHIMAR



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THE SATYA NIVAS SOCIETY LIMITED

(Registered under M.C.S. Act. 1960) (Registration No. MS-51701 and Date 21.7.1986)
 Com. No. 10-1-61 and Date 21.7.1986
21.7.86-87

No. 16

Authorised Share Capital Rs. 60000/-

Member's Register No. 07

THIS IS TO CERTIFY that

of MUMBAI is the Registered Holder of 05 Shares from No. 1 to 5 of Rs. 50/- each

in THE SATYA NIVAS

V. PARLAGE : Mem. No. 100057 Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at MUMBAI this 16th day

day of August 1986:



Chairman

Hon. Secretary

Member of the Committee

P. T. O.



1	2	3	4	5
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Satyam Nivas Co-op. Hou. Socy, Ltd.

SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 2289 and Date 21.7.1986)

8. ON

Authorized Share Capital Rs. 6000/- Divided into 1000 Shares each of Rs 50 - only

Member's Register No. 8

THIS IS TO CERTIFY that Shri / Smt. BHAKTENDRA DAS

W. B. B. B.

01 BOND-07 is the Registered Holder of 5 (Five) Shares from No. 36

[illegible]

CO-OPERATIVE HOUSING SOCIETY LTD

U. S. 1915. But subject to the By-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this 16 day of July 1871

DAY OF AUGUST 1986:

Santa Nives Cement Works, Ltd.

Chairman

Hon. Secretary

Member of the Staff



7072

UNO



✓



21

Memorandum of the transfers of the within mentioned Shares				
1	2	3	4	5
Date of General Body Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Shares Register at which the transfer Shares held by the Transferor are registered	Sr. No. in the Shares Register at which the name of the Transferee is recorded	
1	MRS SONITA V K R SING RANE	08 28		
2	Chairman	Hon. Secretary	Committee Member	
3	Chairman	Hon. Secretary	Committee Member	
4	Chairman	Hon. Secretary	Committee Member	
5	Chairman	Hon. Secretary	Committee Member	



Committee Member

Committee Member

CO-OPERATIVE HOUSING SOCIETY LIMITED

Alvas



(Registered under M.C.S. Act 1960) (Registration No.

and Date - 21-7-86)

No. 1

Authorised Share Capital Rs. 60,000/- Divided into 1200 Shares each of Rs. 50/- only

Member's Register No.

THIS IS TO CERTIFY that Shri / Smt. Gajish Matiham Hate

of Bombay is the Registered holder of (5) Five Shares from No. 1

to 5 of Rs. 250/-

1 Rupees Two hundred fifty only

IN THE SATYANIVAS CO-OP. HOUS. SOCIETY LTD.

Subject to the By-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid

Given under the Common Seal of the said Society at Bombay this Twenty first

Chairman

Hon. Secretary

Member of the Committee



DEC 20 1986	DEC 20 1986
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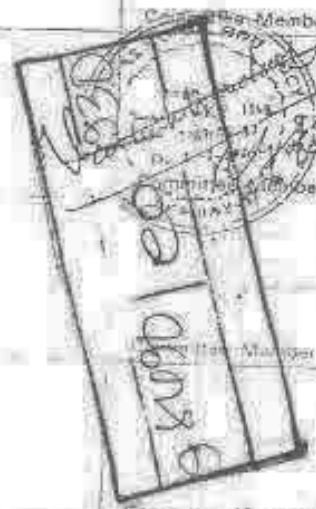
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Memo of the transfer of the within mention Shares.

Sr. No. of Transfer	Date of General Body Meeting or Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	23/4/58	Rustim S.J. D'SA.	24, 21/2/58	
1	Chairman	Chairman	Committee Member	Committee Member
2	Chairman	Chairman	Committee Member	Committee Member
3	Chairman	Chairman	Committee Member	Committee Member
4	Chairman	Chairman	Committee Member	Committee Member
5	Chairman	Chairman	Committee Member	Committee Member
6	Chairman	Chairman	Committee Member	Committee Member



Handwritten signatures and notes on the right side of the document, including names like 'Rustim S.J. D'SA.' and 'Rustim S.J. D'SA.'.

THE SATYA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD. (Registered under M.C.S. Act, 1960) (Registration No. 2 and Date 21.7.1981)

No. 3

Authorised Share Capital Rs. 500 to 1. Divided into 1000 Shares each of Rs. 50/- only

Member's Register No. 3

THIS IS TO CERTIFY that Shri. Smt. DINESH. A. SHAH.

of SATYA-NIVAS, SARANSKI ROAD, NITARPUR (B) is the Registered Holder of 5 Shares from No. 11 to 15 of Rs. 50/- each (Rs. 250/-)

in THE SATYA NIVAS - CO-OPERATIVE HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society and that each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this 16th.



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0940	0940

Chairman
Member Secretary
Member of the Committee

P.T.O.

Dr. Arun B. Singh
for By. M.

684
529
52

Memorandum of the transfers of the within mentioned shares

S. No. of Transfer	Date of General Body Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares made by the Transferee is recorded	Sr. No. in the Shares Register at which the name of the Transferee is recorded
1		 HON. SECRETARY	No. 34	 Committee Member
2		 HON. SECRETARY	No. 5	 Committee Member
3		 HON. SECRETARY	No. 6	 Committee Member
4		 HON. SECRETARY	No. 31	 Committee Member
5		 HON. SECRETARY		 Committee Member

21000 02-730

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*Duplicate Share Certificate issued in lieu of Share No. 29 dt. 14-05-2012
 decided in M.C. meeting 17-09-2010*

THE SATYA NIVAS CO-OP. HSG. SOC. LTD. CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1950) and Date

No. 13

Authorised Share Capital Rs. 6000/- Divided into 12000 Shares each of Rs. 50/-

Member's Register No. 09

THIS IS TO CERTIFY that Shri / Smt. V. P. Lakshmi Wife of Mr. V. P. Lakshmi

of Mumbai is the Registered Holder of (5) (Five) Shares from No. 41

to 45 of Rs. 50/- each i.e. Rs. 250/- As Two Hundred Fifty

in THE SATYA NIVAS CO-OP. HSG. SOC. LTD. CO-OPERATIVE HOUSING SOCIETY LTD.

V. P. Lakshmi Mumbai 14-05-87 Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this 16th day of August 1986.



[Signature]
R. B. Kumbhar

Chairman
 Hon. Secretary
 Member of the Committee

P. T. O.

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29	23	23
29	23	23

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THE SATYA NIVAS CO-OP. HOUSING SOC. LTD.



CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1967) (Registration No. 14)

No. 14

Authorised Share Capital Rs. 6000/- Divided into 1200 Shares each of Rs. 50 - only

Member's Register No. 10

THIS IS TO CERTIFY that Smt. MANJULA VATHANATH PATEL

of Bombay is the Registered Holder of 5 (Five) Shares from No. 116

to 50 of Rs. 50/- each. Total Rs. 2500/- (Rs. 2500/-)

IN THE CO-OPERATIVE HOUSING SOCIETY LTD.

V. PATEL (D. No. 116) Subject to the Bye-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this 11th

day of August 1986

Chairman

Secretary

of the Committee

R.T.O.



202	0600	036
3	Share	350

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S. No. of Transfer
State of General Body
Meeting Committee Meeting
at which Transfer
was approved



ALMA MATER OF THE UNIVERSITY OF MICHIGAN

[illegible]

[Handwritten signatures and initials]

THE SATYA NIVAS CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. 4239 and Date 21.7.1986)

No. 2

Authorised Share Capital Rs. 1000/- Divided into 1000 Shares each of Rs 50 - only

Member's Register No. BOM/LKE/H54/TC/2289/86-89

THIS IS TO CERTIFY that Shri/smt. XIRENDRA A. SHAH

- SATYANIVAS - 29, SUBHASH ROAD - VILPARAT

of BOMBAY is the Registered Holder of 2 (Five) Shares from No. 6

to 10 of Rs. 50/- each in all Rs. 500/-

in THE SATYA NIVAS - CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid

16/11/85

Give under the Common Seal of the said Society at BOMBAY this

day of August 1985.

Chairman

Secretary

Member of the Committee

P.T.O.



2028	2028	2028
2028	2028	2028
2028	2028	2028

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