

Receipt (Part)

394/79

Saturday, January 03, 2026

12:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 91 दिनांक: 03/01/2026

ग्राह्याचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: 211-79-2026

दस्तऐवजाचा प्रकार: शीजडीड

सादर करणाऱ्याचे नाव: पार्सल गार्डन्स सी एच एस सी. तर्फे अध्यात्म मन्जिंदर सिंग सुखदेव सिंग धालीवाल

नोंदणी फी

₹. 100.00

दस्तऐवजाची फी

₹. 1200.00

पृष्ठांची संख्या: 30

एकूण:

₹. 1300.00

आपणास भूळ दस्त, पंथनेल प्रिंट, सूची-२ अंदाजे

12:23 PM ह्या वेळेस मिळेल.

सह दु.नि. ठाणे 11

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0126038602211 दिनांक: 03/01/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014632136202526E दिनांक: 03/01/2026

बँकेचे नाव व पत्ता:

03/01/2026

सूची क्र.2

दुय्यम दिवधकः सह दु.दि. ठाणे 11

दस्ता क्रमांक : 79/2026

नोदणी :

Regn:63m

गावः नेरुळ ठाणुकाः ठाणे दिव्हाः ठाणे

(1) विवेधाचा प्रकार	सीगरीट
(2) मोबदला	0
(3) बाजारभावाबाबतच्या जाबतितपटाकार आकारणी देणे वी पददेदार ठे नमुद करणे)	1
(4) पू-भावन, पोटहिस्सा व परतमांक (सप्तम्यात)	1) पालिकेचे नावः नवी मुंबई मनपा इतर वर्धन ; इतर माहिती: फार्डव्हु गार्डन्स सी एच एल सी.विलिंंग नं. एल एल- 6/14 ते विलिंंग नं. एल एल- 6/20, प्लॉट नं. 10, सेक्टर- 9, नेरुळ नवी मुंबई- 400706 टोय- 4600.75 चौ.मी. ((SECTOR NUMBER : 9 ;))
(5) क्षेत्रक	1) 4600.75 चौ.मीटर
(6) आकारणी विवर जुदी देण्यात आलेले हेतू.	
(7) दस्तऐवज करण देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अतल्यास, प्रतिवादिचे नाव व पक्षा	1): नाव:-फार्डव्हु गार्डन्स सी एच एल सी. तर्फे अध्यक्ष मनजिंदर सिंग सुखदेव सिंग धानीवाल बंधू:- पक्षा:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फार्डव्हु गार्डन्स सी एच एल सी.विलिंंग नं. एल एल- 6/14 ते विलिंंग नं. एल एल- 6/20, प्लॉट नं. 10, सेक्टर- 9, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महापट्ट, ठाणे. पिन कोड:-400706 पॅन नं:-AABAF6660P 2): नाव:-फार्डव्हु गार्डन्स सी एच एल सी. तर्फे सचिव प्रदीप राजाराम उतेकर बंधू:- पक्षा:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फार्डव्हु गार्डन्स सी एच एल सी.विलिंंग नं. एल एल- 6/14 ते विलिंंग नं. एल एल- 6/20, प्लॉट नं. 10, सेक्टर- 9, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महापट्ट, ठाणे. पिन कोड:-400706 पॅन नं:-AABAF6660P 3): नाव:-फार्डव्हु गार्डन्स सी एच एल सी. तर्फे धनियदार शशीधरन बालकृष्णन नायर बंधू:- पक्षा:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: फार्डव्हु गार्डन्स सी एच एल सी.विलिंंग नं. एल एल- 6/14 ते विलिंंग नं. एल एल- 6/20, प्लॉट नं. 10, सेक्टर- 9, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महापट्ट, ठाणे. पिन कोड:-400706 पॅन नं:-AABAF6660P
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अतल्यास, प्रतिवादिचे नाव व पक्षा	1): नाव:-तिवकी लिमिटेड तर्फे सहायक सहायक अधिकारी सल्लुकांत कावडे बंधू:- पक्षा:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महापट्ट, मुंबई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तऐवज करण दिव्याचा दिनांक	03/01/2026
(10) दस्त नोंदणी केल्याचा दिनांक	03/01/2026
(11) मनुकमांक, खंड व पृष्ठ	79/2026
(12) बाजारभावाबाबतचे मुद्रांक शुल्क	500
(13) बाजारभावाबाबतचे नोंदणी शुल्क	100
(14) शेर	

सह दुय्यम दिवधक वर्ग-२
ठाणे क्र. 99

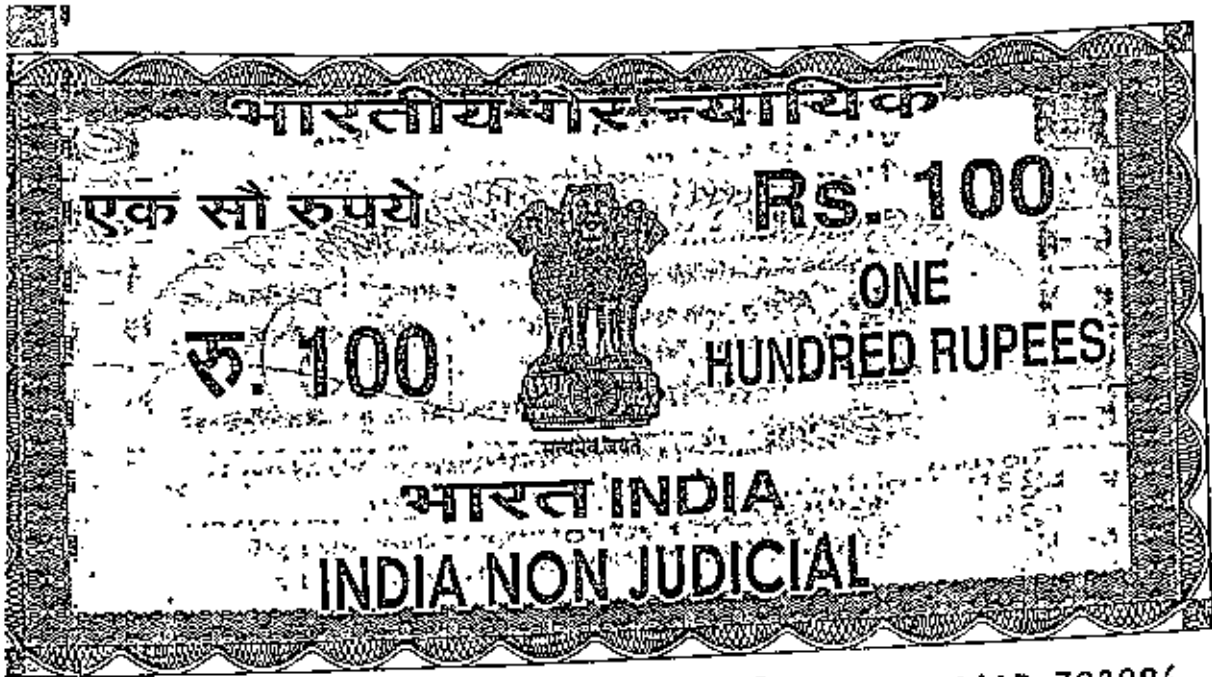
मुल्यांकनासाठी दिवालय घेतलेला ठपशीतः-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवज (नुसार आवश्यक नाही) आरणाचा ठपशीत दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकरणांना निवडलेला मनुष्यदेव :- :

(i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





2025 26 NOV 2025 66AB 728996

महाराष्ट्र MAHARASHTRA
 कोकणाकर कार्यालय, ठाणे
 26 NOV 2025
 प्रमुख लिपीक / लिपीक

SUPPLEMENTARY LEASE DEED

BETWEEN

M/S. CIDCO LTD.

AND

FIVE GARDENS CO-OPERATIVE HOUSING SOCIETY

Bldg. No. NL-6/14 to Bldg. No. NL-6/20,
 Plot No. 10, Sector - 9, Nerul, Navi Mumbai - 400 706



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[Signature]
 Divisional Officer, CIDCO Ltd.
 (Nerul) Navi Mumbai

[Signature]
 Chairman

[Signature]
 Secretary

[Signature]
 Treasurer

Five Gardens Co-op. Housing Society Ltd.

216 No

काष्ठ प्रतिष्ठापनासाठी

मुद्रांक विधी मॉड पत्राची अनुक्रमांक ... 168791 दिनांक
मुद्रांक विधीय घेणाऱ्याचे नाव ... MAA KALI ESTATE SERVICES
रशियासाया परता व सही ... SHOP No. 9, PLOT No. 2,
SECTOR 9, NEPUL,
NAVI MUMBAI-400795

परवानाधारक मुद्रांक विधीस्थाने भाव व सही व परवाना क्र. १२०१९५५ श्री. जयधर भारती काळडे
जयधर सार्विलेख, दुकाब री. ६, जमता मार्योड, सेक्टर-३, नेपुल,
नवी मुंबई - ४००७०६, मो. क्र. ९३२९९७८२७९
परवाना क्र. १२/१९९९, नविन परवाना क्र. १२०१९५५ श्री. जयधर भारती काळडे

शासकीय कार्यालयात नोंद/स्वाबतलासत नोंद प्रतिपाल्य सादर करण्यासाठी मुद्रांक कार्यालयाची आवश्यकता नाही
(शासक आदेश दि. ०१/०७/२००५ मुसतर)

ज्या कारणासाठी घ्यावी मुद्रांक जमरेदी कोला त्याची स्थाप कारणासाठी
मुद्रांक जमरेदी कोलापासुन ६ महिन्याया आत वापरणे बंधनकारक आहे.



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SUPPLEMENTARY LEASE DEED

THIS SUPPLEMENTARY LEASE DEED is made at Navi Mumbai, on this 03rd day of JANUARY Two Thousand and Twenty 5th.

Handwritten signatures:
 Dhaliwal
 Utekar
 Nair

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (PAN : AACCC3303K) a company incorporated under the Company Act, 1956, having its Registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "the Corporation", (which expression shall unless it be repugnant to the context of meaning there of include its successors and assigns) of the ONE PART.



AND

FIVE GARDENS CO-OPERATIVE HOUSING SOCIETY LTD. a Co-operative Society registered under the Maharashtra

Co-operative Societies Act, 1960 under the registration

स.नं.स. ११	
certificate of	२०२६
No.	३०

NBOM/CIDCO/HSG(T.C.)/10807/D.R/2025-2026 dt. 19.08.2025 through its President - SHRI. MANJINDERSINGH DHALIWAL, Secretary - SHRI. PRADEEP RAJARAM UTEKAR, & Treasurer - SHRI. SASIDHARAN NAIR B. and having address at Bldg. No. NL-6/14 to Bldg. No. NL-6/20, Plot No. 10, Sector - 9, Nerul, Navi Mumbai - 400 706, hereinafter referred to as "the New Lessee" (which expression shall unless it be repugnant to the context of meaning thereof include its successors or assigns) of the OTHER PART.

Handwritten signature:
 Regional Office, CIDCO Ltd.
 Navi Mumbai

Five Gardens Co-op. Housing Society Ltd.
Handwritten signatures:
 Dhaliwal (Chairman), Utekar (Secretary), Nair (Treasurer)

WHEREAS:

1. By order No. RB/WS/IV/1509/72 dt.24-10-72, RB/WS/IV/1551/72 dt.02/11/1971 respectively Collector of Thane vested in the Corporation for development and disposal inter-a-alia, a piece or parcel of land situated as Village-Shiravane Tehsil - Thane, bearing Survey No. 248pt, 186pt, 137pt, and admeasuring 4600.75 Sq. Mtrs., or thereabout being Plot No. - 10, in Sector- 9, and more particularly described in the Ground Schedule hereunder written (hereinafter referred to as the said Land).

2. The Corporation obtained possession of the said land and constructed thereon NL-6 type Building No. 10 to 20 each of Ground and Two upper floor (and a building of Ground + No Upper floor) such building being designated as CONDOMINIUM No. 10/NL-6 Type building No. NL-6/10 to 20 (hereinafter referred to as 'THE SAID BUILDING') the Corporation is the Owner.



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3. The Corporation obtained possession of the said plot land and has Constructed total Seven (7) Buildings of NL-6 Type building being Bldg. No. NL-6/14 to Bldg. No. NL-6/20, on Plot No. 10, located in Sector - 9, at Nerul, Navi Mumbai - 400 706, (Six buildings are consisting of structure of G+2 having 12 units in a building AND a single building is consisting of Ground + No structure having only 4 units in it on its Ground Floor) (TOTAL - 76 UNITS IN THE ENTIRE CONDOMINIUM).

4. The Corporation has subjected the said land along with the said Buildings Including the common areas to the NL-6 Type Apartment Owners Association, by filing declaration, hereinafter referred to as the "said Association" which has been registered under the provision of The Maharashtra

Divisional Officer, CIDCOL, (Nerul) Navi Mumbai

Five Gardens Co-op. Housing Society Ltd.

Chairman Secretary Treasurer

3..

; 3 :

Apartment Ownership Act 1970 by the Office of the Joint-Sub Registrar of Assurances, Thane vide Registration No P-826 dated 10.03.1986.

5. By an Deed of Lease dated 04.06.1986 hereinafter referred to as the "Principle Deed" executed in favor of the said NL-6 TYPE APARTMENT OWNERS' ASSOCIATION, the Corporation granted the said land on lease to the Association for the period of 60 years from the date of the execution of the Lease Deed in favour of the Association, hereinafter referred to the "Original Lessee"

6. The Corporation entered into Agreement for Sale/Deed of Apartment of Apartments in Bldg. No. NL-6/14 to Bldg. No. NL-6/20, on Plot No. 10, located in Sector - 9, at Nerul, Navi Mumbai - 400 706 with the various individual Apartment Owners on the "Ownership Basis" at the price at on the terms and conditions therein mentioned after payment by them, the allottees, in full to the Corporation of the price of the respective apartments allotted to them and all other money payable by them under their respective Agreements with the Corporation, and the Corporation has granted the Lease of the land admeasuring 4600.75 square meters or thereabouts situated in Sector-9, Nerul, Navi Mumbai, on which the said buildings are constructed, together with the said building, and more particularly, described in the Schedule hereunder written for a period of 60 years at a nominal rent of Rupees One per year. The Annexure "A" is the location Plan.



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7. The said Association vide the document "Deed of Declaration" dated 25.07.2025 has declared that the Association is dissolved, and that the said declaration would be

Divisional Officer, CIDCO Ltd.
(Nerul) Navi Mumbai

Chairman

Secretary

Treasurer

Five Gardens Co-op. Housing Society Ltd.

binding on all the members of the society and the liquid assets of Association are transferred in the name of the society thereby each apartment owner has assigned their individual rights in the apartment and undivided interest in the common areas and facilities in favour of the society.

8. On the basis of NOC dated 24.07.2025 granted by the Corporation, the Lessee has formed a Co-operative Housing Society within the provision of the Maharashtra Co-operative Societies Act 1960, by the name M/s. Five Gardens Co-operative Housing Society Limited and registered the same vide Regn. No. NBOM/CIDCO/HSG(T.C.)/10807/D.R/2025-2026 dt. 19.08.2025.

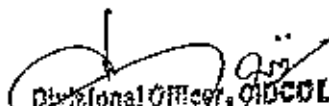
9. The said Society has requested for execution of Supplementary Deed to take on record the change of constitution of the original Lessee Association. Accordingly it is necessary to execute the Supplementary Deed in order to bring on record the New Lessee M/s. Five Gardens Co-operative Housing Society Limited.

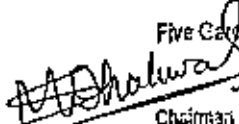

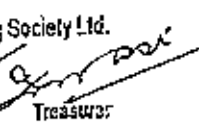


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NOW THIS DEED WITNESSETH as follows:

In pursuance of this Supplementary Deed and in consideration of the rent hereinafter received and of the covenants and condition on the part of Lessee hereinafter contained to be paid, observed and performed, the Corporation do hereby demise unto the new lessee M/s. Five Gardens Co-operative Housing Society Limited, the said land, Plot No. 10, situated in Sector-9, Nerul, Tehsil and District Thane, Navi Mumbai admeasuring 4600.75 square meters, and more particularly


Divisional Officer, CIDCO Ltd.
(Nerul) Navi Mumbai

 Chairman
 Secretary
 Treasurer
Five Gardens Co-op. Housing Society Ltd.

described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by a blue boundary line. TO HOLD THE SAME unto and to the use by the Society i.e. M/s. Five Gardens Co-Operative Housing Society Limited, for the terms of 60 years from the date of execution of earlier Indenture to Lease Dtd. 04.06.1986 and Valid till dt. 03/06/2046 yielding and paying therefore the annual rent of Rs. 1/- (Rupees One) payable on or before 15th day of first month without any deduction such year commencing from the 1" April in each year.

2. The terms and conditions of the Principle Deed dated 04.06.1986 executed between the Association being the original Lessee and the Corporation shall be binding on the new Lessee i.e. M/s. Five Gardens Co-operative Housing Society Limited.

3. The Society and its members shall keep the Corporation indemnified of any claims, litigations and cost involved in the issues raised by any person's in respect of execution of the present deed in favour of the society.




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THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece of land containing admeasuring 4600.75 Sq. Mtrs. or thereabout being Plot No. - 10, in Sector - 9, of the layout of land bearing Survey numbers as stated above and other lands situated, lying & being at Village - Nerul, Tehsil - Thane, District - Thane and bounded as follows that is to say:

On the North by : Open Space
On the East by : Open Space
On the South by : Tata Power Line
On the West by : 10 mtr. Wide road


Divisional Officer, CIDCO Ltd.
(Nerul) New Mumbai

Five Gardens Co-op. Housing Society Ltd.


Chairman


Secretary


Treasurer

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set and subscribed their hand's and seal the day and the year first above written.

SIGNED SEALED AND DELIVERED FOR

and on behalf of the

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD., the 'LESSOR'

by the hand of Shri. LAXMIKANT H. DAVARE

E.O. (N/S)

in presence of:

- 1) Mr. Subodh Bhoir *Subodh Bhoir*
- 2) Mr. Ajit Ghadi *Ajit Ghadi*



Laxmikant H. Davare
Divisional Officer, CIDCO Ltd.
(Nerul) Navi Mumbai



SIGNED SEALED AND DELIVERED by the within named 'LESSEE'

M/s. FIVE GARDENS CO-OP. HSG. SOC. LTD.

Lessee by the hand of

ट.ज.नं. ११	
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SHRI. MANJINDERSINGH DHALIWAL (President)

SHRI. PRADEEP RAJARAM UTEKAR (Secretary)

SHRI. SASIDHARAN NAIR B. (Treasurer)

in the presence of

- 1) Mr. Subodh Bhoir *Subodh Bhoir*
- 2) Mr. Ajit Ghadi *Ajit Ghadi*



Five Gardens Co-op. Housing Society Ltd.
Manjindersingh Dhaliwal Chairman
Pradeep Rajaram Utekar Secretary
Sasidharan Nair B. Treasurer

TYPE NL-6 (70' x 110' x 30')
 APARTMENTS' OWNERS
 ASSOCIATION.
 CONDOMINIUM NO. 10

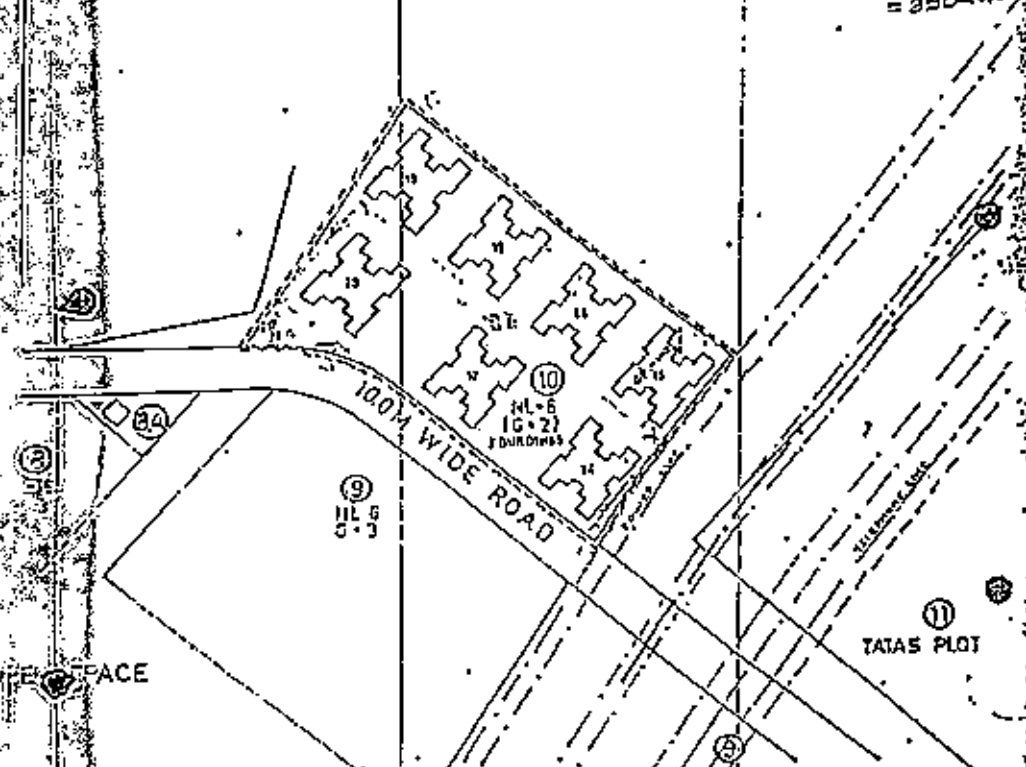
SECTOR 9 PLOT NO. 10
 NEW BOMBAY, NERUL

INFORMATION:-

PLOT AREA	1600.73
BUILTUP AREA	24106.28
COMMON AREA	282.10
FLOORS	G+2, G-1
NO. OF UNITS	72+4=76

NOTE: ALL DIMENSIONS AND AREAS
 ARE IN METRIC SYSTEM.
 CONDOMINIUM DEVELOPER
 PLOT NO. 10

NO ADDITIONAL BUILT UP AREA WILL BE PERMISSIBLE. FAMILY UNITS AREA = 2804.12



DESIGNER / DIMENSIONS CHECKED BY			DATE	2-7/2013
DIVISIONAL ENGINEER			SCALE	1:1000
ASSTT. PLANNER	SENIOR PLANNER	CREATOR OFFICER	GIDCO. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., NEW BOMBAY. DRG. NO. PLC/EST/	

Divisional Officer, GIDCO Ltd.
 (Nerul) Navi Mumbai

Chairman

 Secretary



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Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

Plot No. 10, Sector 09, Narul (East), Navi Mumbai - 400 706

दि. २४/११/२०२५

विशेष / सर्वसाधारण सभा

आज रविवार दिनांक २४/११/२०२५ रोजी उपरोक्त संस्थेची विशेष सर्वसाधारण सभा संस्थेच्या कार्यालयात ठीक ५.०० वा. घेण्यात आली. सदर सभेमध्ये खालील ठराव मंजूर करण्यात आला.

ठराव क्र.: सपलीमेंटरी लिझ डिड संस्थेने "लिझ डिड" (अभिहस्तांतरण पत्र) नोंदणी करून घेण्याबाबत चर्चा करून निर्णय घेणे.

उपरोक्त ठरावास अनुसरून सदर विषयावर चर्चा करून त्यावर असे ठरविण्यात आले कि संस्थेने सिडको प्रशासनाबरोबर "सपलीमेंटरी लिझ डिड" अर्थात "अभिहस्तांतरण पत्र" नोंदणी कृत करून घेण्याकरीत योग्य ती व्यक्ती/एजन्सी नेमून, सदरचे काम लवकरात लवकर मार्गी लावावे. सदर कामासंदर्भात, सिडको प्रशासनासोबत तसेच इतर सरकारी कार्यालयात वेळोवेळी पत्रव्यवहार करण्याकरीता, संस्थेचे पदाधिकारी

- (१) अध्यक्ष - श्री. मंजीन्दर सिंग धारिवाल
- (२) सचिव - श्री प्रदीप राजाराम उतेकर
- (३) खजिनदार - श्री. सासिधरण नायर बी.



यांची नेमणूक करण्याचे मंजूर झाले आहे.

ठराव मंजूर. :- ०१

सूचक : श्रीम. ज्योत्सना नाईक

अनुमोदक : डॉ. मधुसूदन शिंदे

ट.न.न. ११	
११	२०२६
११	३०

सोबत : सभेला उपस्थित असलेल्या सभासदांची नाव व सही असलेले पत्र जोडले आहे.

Five Gardens Co-op Housing Society Ltd.
Chairman
Secretary
Treasurer

Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2028 Dt. 19/09/2025

Plot No. 10, Sector 09, Neri (East), Navi Mumbai - 400 706

Minutes of the First Managing Committee Meeting
 Date : 16th September 2025
 Venue : Society Office
 Meeting Type : Managing Committee Meeting
 Time : 6:00 PM
 Attendance : 11 out of 11 members were present



Agenda and Proceedings:

Election of Executive Board of Chairman, Secretary & Treasurers:

Following members were elected unopposed for Executive Board:

Members Name	Flat No	Designation
Mr. Manjinder Singh Dhaliwal	17/10	Chairman
Mr. Pradeep Rajaram Utekar	14/07	Secretary
Mr. Sasidharan Nair	16/12	Treasurer

Proposed by: Mrs. Jyotsna Nangia (Flat No. 18/05)

Seconded by: Adv. Mahendra Shingade (Flat No. 20/07)

Sr. No	Members Name	Flat No	Contact No.	Signature	Stamp
1	Pradeep Rajaram Utekar	14/07	9967408213	[Signature]	
2	Mrs. Hanifa Patel	15/04	9004387481	[Signature]	
3	Mrs. Jasbir Kaur Sandhu	16/07	7977096736	[Signature]	
4	Mr. Sasidharan Nair	16/12	9987516448	[Signature]	
5	Mr. Dipak Awate	17/01	7083156671	[Signature]	
6	Mr. Manjinder Singh Dhaliwal	17/10	9892399984	[Signature]	
7	Mrs. Jyotsna Nangia	18/05	9892652664	[Signature]	
8	Mr. Vikas Jadhav	18/11	8898894202	[Signature]	
9	Mr. Sudhakar Nikam	19/06	9833703567	[Signature]	
10	Mrs. Snehlata Chauhan	20/01	8850816792	[Signature]	
11	Adv. Mahendra Shingade	20/07	9892929759	[Signature]	

Five Gardens Co-op Housing Society Ltd.

[Signature] Chairman [Signature] Secretary [Signature] Treasurer



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Your 2025-2026 Dt. 19/08/2025

Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Date:

To
Divisional Officer,
Nerul/Sanpada/Belapur
Sector-3, Nerul, Navi Mumbai-400706.

Subject: - Regarding decision and approval of Resolution passed in SGM / AGM Meeting held on 14 Sep 2025 for execution of Lease Deed of the Society.

We are writing to inform you that, the M/s. Five Garden Co-operative Society Ltd., Plot no.10, Sector - 09, Nerul (E), Navi Mumbai in its Special General Body Meeting held on 14 Sep 2025 took decision for execution of Lease Deed. In the said AGM/ SGM out the 51 Members, total number of 52 members were physically present and unanimously passed the following resolution.

The details of Resolution passed by members of Association is as follows:

1. AGM/SGM Date : 14 Sep 2025
2. Resolution No. : 08
3. Resolution : The following resolution was proposed & unanimously passed

It is hereby resolved that the Lease deed for the M/s. Five Garden Co-operative Society Ltd. under the provisions of the Maharashtra Co-operative Societies Act, 1960 and applicable Rules.

It is further resolved that:

1. All members present agree to execute the Lease Deed of the Co-operative Housing Society.
2. The association shall henceforth undertake all steps required for registration including:
 - Preparation and submission of necessary documents,
 - Submission of the application for registration to CIDCO & Government Authorities.



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Five Gardens Co-op Housing Society Ltd.

Chairman

Secretary

Treasurer

Mr. Pradeep R. Utakar, Mr. Manjinder Singh Dhaliwal & Mr. Sasidharan Nair B. (Secretary, Chairmen, Treasurer) is hereby authorized to:

- Coordinate with the CIDCO authorities.
- Sign and submit all forms, affidavits, declarations and supporting documents on behalf of the association.

This resolution is passed with the consent of 100 % of the members fulfilling the required majority."

It is submitted that, the entire process has been carried out in a transparent, fair, and democratic manner. Every member was duly informed, their opinions were sought, and their written consents were properly recorded. The entire process was done transparently and by following the proper procedure laid down under the Maharashtra Co-operative Societies Act, 1960 and the relevant rules issued thereunder from time to time. The M/s. Five Garden Co-operative Society assure the office bearers of M/s. CIDCO Ltd., that the Association shall make all the payments including applicable charges, fees, taxes etc. for the same at our own cost & responsibility and that we shall SOLELY be held responsible for any action taken by M/s. CIDCO Ltd., and/or any other Competent Authority in future. The M/s. Five Garden Co-operative Society hereby keep the office bearers of M/s. CIDCO Ltd., harmless and INDEMNIFY against any cause, dispute, all losses, damages, costs, charges, expenses, claims, penalties etc. arising out of this.

Thanking You

Five Gardens Co-op. Housing Society Ltd.


Chairman


Secretary


Treasurer



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१४	३०



सत्यमेव जयते

-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.वी.ओ.एग/सिडको/एच एस जी/(टी.टी)/१०८०७/डी.आर/सन २०२५-२०२६.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, फाईव्ह गार्डन्स सहकारी

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. १०, सेक्टर- ०९, नेरुळ (पूर्व), नवी मुंबई ही संस्था

महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम

क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



दिनांक : १९/०८/२०२५

(मनाप पाटील)
उपनिबंधक
सहकारी संस्था (सिडको), नवी मुंबई



क्र. नं. ११	
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१५	२०

Five Gardens Co-op. Housing Society Ltd.

(Signature) Chairman
(Signature) Secretary
(Signature) Treasurer

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

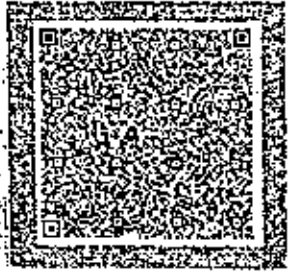
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AABAF6660P

नाम / Name
निगमन / गठन की तारीख /
Date of Incorporation/Formation

FIVE GARDENS CO-OP HOUSING SOCIETY LTD

19/08/2025



Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.

स्थायी लेखा संख्या (पैन) एक कर्मचारी से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर घण्ट, देयक अकाउंट, सूचना के विस्तार और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व वसूली आदि भी शामिल है।

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई सौदे के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B देखें)

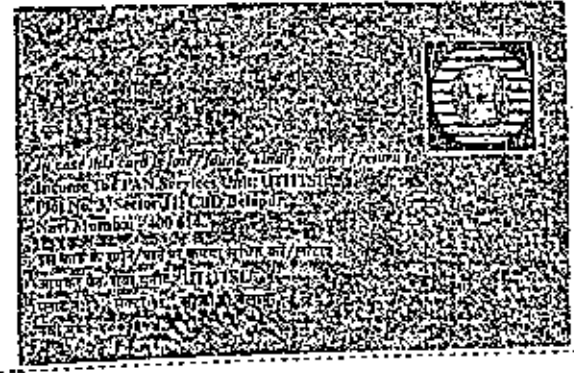
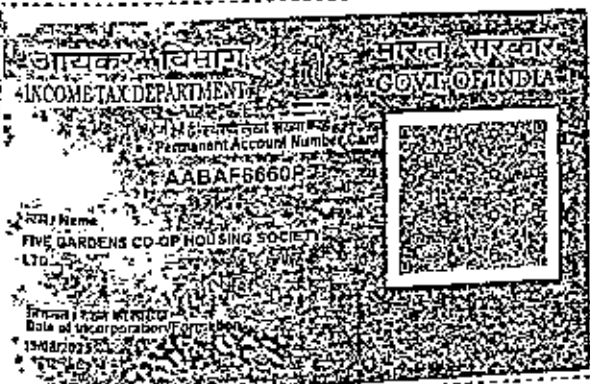
Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगाया जा सकता है।

This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App on Google Play Store is "PAN QR Code Reader"

इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में क्विफिड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है जो Google Play Store पर उपलब्ध है।



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Five Gardens Co-op. Housing Society Ltd.
Chairman
Secretary
Treasurer



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 DI. 19/09/2025

Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

List of Society Members

Sr.	Buld.	Flat.	Name of the Member
1	14	01	Mr. Jaywant Vasudeo Shelar & Mrs. Sanjeevani Jaywant Shelar
2	14	02	Mr. Jaywant Vasudeo Shelar
3	14	03	Mr. Antony Gomez
4	14	04	Mr. Suhail Hasan Khan & Mrs. Shakera Suhail Khan
5	14	05	Mr. Imran Abdul Aziz Merchant
6	14	06	Mrs. Sainabi Mohidin Sayed
7	14	07	Mr. Pradeep Rajaram Utekar
8	14	08	Mrs. Uma Gopinath
9	14	09	Mrs. Malti Ashok Kumar Pande
10	14	10	Mr. Pravin S. Ghevde
11	14	11	Mr. Satish Rama Ingale & Mrs. Kavita Satish Ingale
12	14	12	Mr. Sumit Bhattacharjee
13	15	03	Mr. Bijaya Kumar Sahoo & Mrs. Panchashila B. Sahoo



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Five Gardens Co-op Housing Society Ltd.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025


Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Sr.	Buld.	Flat.	Name of the Member
14	15	04	Mrs. Hanifa Hussain Patel
15	16	02	Mrs. Mumtaz Bi Abdul Gafoor
16	16	04	Mrs. Maria Sushil Lazarus
17	16	05	Mr. Umesh Gopal Chodankar
18	16	06	Mrs. Rashmi Diresb Amin & Mrs. Reena Sunil Suvarna
19	16	07	Mr. Gurmeet Singh Sandhu & Mrs. Jasbir Kaur Sandhu
20	16	09	Mr. Krishna Patil
21	16	10	Ms. Pooja Suresh Gaikawad
22	16	11	Mr. Zaem Shaukat Mirza
23	16	12	Mrs. Sarala Sasidharan Nair & Mr. Sasidharan Nair B.
24	17	01	Mr. Deepak Sharad Awate
25	17	02	Mr. Sudhir Mehra & Dr. Meena Mehra
26	17	03	Mr. C.P. Shukla & Mrs. A.C. Shukla
27	17	04	Mr. Mohd. Abdul Aziz




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Five Gardens Co-op Housing Society Ltd.


Chairman


Secretary


Treasurer



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(I.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

1 Plot No. 10, Sector 09, Norul (East), Navi Mumbai - 400 706

Sr.	Buld.	Flat.	Name of the Member
28	17	05	Mr. Pradeep Nathuram Ghadge
29	17	08	Mrs. Pushpa Suresh Kamble
30	17	09	Mr. Sukhdev Singh Dhaliwal
31	17	10	Mr. Manjinder Singh Dhaliwal
32	17	11	Mr. Sunil Maxim Lobo
33	17	12	Mr. Santosh Yashwant Patil & Mrs. Varsha Santosh Patil
34	18	01	Mr. Rashid Gulam Khan
35	18	02	Mr. Sushilkumar Ramraj Vishwakarma & Mr. Sunil Ramraj Vishwakarma
36	18	03	Mr. Lala Ganpati Mane & Mrs. Surekha Lala Mane
37	18	04	Mr. Dileep Kumar Rajpati Barai & Mr. Satish Kumar Rajpati Barai
38	18	05	Mrs. Jyotsna Pravinkumar Nangia
39	18	06	Mrs. Jyotsna Pravinkumar Nangia
40	18	07	Mr. Siddhant Nikhil Kulkarni
41	18	09	Mr. Mohd. Kashif Sirajuddin Shaikh & Mrs. Faranaaz Kashif Sirajuddin Shaikh



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Five Gardens Co-op Housing Society Ltd.

[Signature]
Chairman

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Secretary

[Signature]
Treasurer



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Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

I Plot No. 10, Sector 09, Nerul (East), Nav Mumbai - 400 706

Sr.	Buld.	Flat.	Name of the Member
42	18	11	Mr. Vikas K. Jadhav & Mrs. Kiran Vikas Jadhav
43	18	12	Mr. Jitendra Prabhakar Surve & Mrs. Supriya Jitendra Surve
44	19	02	Ms. Meena N. Bandekar, Mr. Arun N. Bandekar & Ms. Rekha N. Bandekar
45	19	03	Mr. Anthony N D Nazareth
46	19	04	Mr. Gurpreet Singh Kohli & Mrs. Paramjeet Kaur Kohli
47	19	05	Mr. Jyotirmay Chakraborty
48	19	06	Mr. Sudhakar Mohan Nikam & Mrs. Snehal Sudhakar Nikam
49	19	07	Mr. Dattatray Sakharam Kale
50	19	09	Mr. Prakash Ankush Chavan
51	19	11	Mrs. Geetharani Ramdas
52	19	12	Mr. Jalindar Sahadu Hule
53	20	01	Mrs. Snehalata Dhirendra Chauhan
54	20	02	Mr. Akbar Badshah Attar
55	20	04	Mr. Sankaran Srinivasan



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Five Gardens Co-op Housing Society Ltd.

[Signature]

Chairman

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Secretary

[Signature]

Treasurer



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Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Sr.	Buld.	Flat.	Name of the Member
56	20	05	Mr. Manish Kumar Chaurasiya
57	20	06	Mr. Udaysinh Prataprao Bhosale & Mrs. Supriya Udaysinh Bhosale
58	20	07	Mrs. Vaishali Mahendra Shingade & Mr. Mahendra Shingade
59	20	08	Mrs. J. Lakshmidevi
60	20	10	Mrs. Tahesin Faiyaz Merchant
61	20	12	Mr. V. Ayyappan

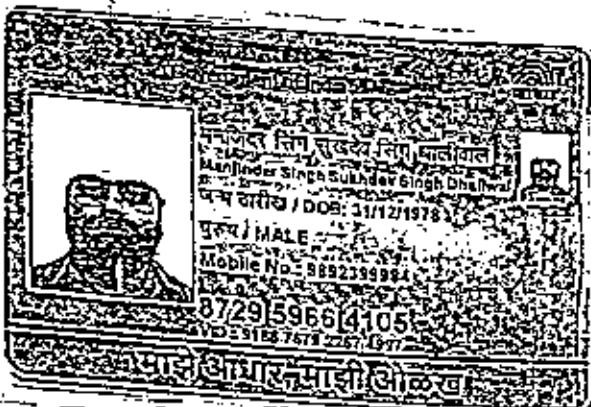
Five Gardens Co-op Housing Society Ltd.
Chairman
Secretary
Treasurer




ट.न.न. ११	
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ट.नं. ११	
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२०	३०


 Manjinder Singh
 Manjinder Singh Sulhdev Singh Dhalwal
 पं. सं. / DOB: 21/12/1978
 पुरुष / MALE
 Mobile No: 8882399881
 8729 5966 4105
 VID: 5185 7678 251 1978

Manjinder



 प्रदीप राजाराम उतेकर
 Pradeep Rajaram Utekar
 जन्म तारीख/DOB: 12/08/1969
 पुरुष / MALE
 Mobile No: 9967408213
 2050 4083 5090



[Signature]


माझे आधार, माझी ओळख

ह.न.न. ९९
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 ससीधरन बालकृष्णन
 Sasidharan Balakrishnan
 नाक
 जन्म तारीख/DOB: 27/10/1950
 पुरुष / MALE
 0004 9765 3010

[Signature]

माझे आधार, माझी ओळख


 Ajay Vishwanath Talekar
 Date of Birth/DOB: 16/04/1938
 Male/ MALE
 Mobile No: 9987233901
 7837 2320 6380
 VID: 0104 5932 8066 2515

[Signature]

मेरा आधार, मेरी पहचान



ट.न.न. ११	
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निवार, 03 जानेवारी 2026 12:04 म.नं.

दस्त गोष्टवारा भाग-1

दनन 11

29/30

दस्त क्रमांक: 79/2026

दस्त क्रमांक: दनन 11/79/2026

बाजार मूल्य: रु. 01/-

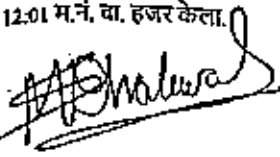
मोबदला: रु. 00/-

भरतेले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. द. नि. दनन 11 यांचे कार्यालयात

अ. क्र. 79 वर दि. 03-01-2026

येदी 12-01 म.नं. वा. हजर केला.



पावती: 91

पावती दिनांक: 03/01/2026

सादरकरणाराचे नाव: फाईक गार्डन्स सी एच एस सी. तर्फे अध्यक्ष मनजिंदर सिंग सुखदेव सिंग धालीवाल

नोंदणी फी

रु. 100.00


दस्त हस्ताळणी फी


रु. 1200.00 -

पृष्ठांची संख्या: 30

स्त हजर करणाऱ्याची सही:

एकूण: 1300.00


 विरद विजय म्हात्रे
 सह. नि. ठाणे 11


 विरद विजय म्हात्रे
 सह. नि. ठाणे 11

स्तावा प्रकार: लीजडीड

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा उपनगर किंवा उपनगर किंवा कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर क्षेत्राच्या हद्दीत असलेल्या कोणत्याही प्रकल्प/क्षेत्रात किंवा कोणत्याही मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रकल्प/क्षेत्रात.

क्रमांक. 1 03 / 01 / 2026 12 : 01 : 55 PM ची वेळ: (सादरीकरण)

क्रमांक. 2 03 / 01 / 2026 12 : 03 : 44 PM ची वेळ: (फी)

पुस्तक क्रमांक: 11/79/2026
पुस्तक प्रकार: मालकी

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा प्रकार	दाखविलेले	दस्तावेज
1	मात: शिंदे वी. वि. वि. अर्ज करणारे वयाचे अधिकारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: AACCC3303K	पत्रकार	image.jpg	image.jpg
2	मात: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: AABAF6660P	पत्रकार	image.jpg	image.jpg
3	मात: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: AABAF6660P	पत्रकार	image.jpg	image.jpg
4	मात: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: AABAF6660P	पत्रकार	image.jpg	image.jpg



पुस्तक क्रमांक: 03 / 01 / 2026 12 : 10

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा प्रकार	दाखविलेले	दस्तावेज
1	मात: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: 400706	पत्रकार	image.jpg	image.jpg
2	मात: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे वी. वि. वि. अर्ज करणारी व वकील पत्ता: प्लॉट नं: 0, भांडव नं: 0, इमारतीचे नाव: शिंदे, पुणे, महाराष्ट्र, मुंबई. पत्र नं: 400708	पत्रकार	image.jpg	image.jpg

पुस्तक क्र. 4 ची वेळ: 03 / 01 / 2026 12 : 11 : 42 PM

प्रमाणित करण्यात येते की, सदर दस्तावेज एकूण पाने..... 30 आहेत. पुस्तक क्र..... 9 मधील क्रमांक..... 10 वर जोदला.

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