

SPENTA ENCLAVE PRIVATE LIMITED

3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai 400 023.

Tel. : 2263 3388 / 2269 1166 ♦ Fax : 6635 6677

CIN : U45209MH2013PTC249304

Date:- 4/7/21

Dear Team MahaRERA,

RE: Project Name: Altavista - Phase 1 Wing "A,B,C,D"

Project Number: P51800001050

We wish to inform you that we the promoter had already initiated the process of formation of society as per section 11 (4) (e) of the MahaRERA Act approximately 2 years ago and had submitted the duly filled forms.

It appears that the original copies of the documents that were duly submitted to Joint Registrar of co-operative society, SRA were lost by their office.

Furthermore, in their letter dated 01st December, 2018 the Co-Registrar of co-operative societies (East and West), SRA had informed us that we were required to first obtain the Occupation Certificate for the Project before applying for registration of the society. We have attached a copy of this letter dated 01st December, 2018 for your reference.

We herewith enclose copies of the duly submitted forms that are dated 06th November, 2018 for your reference.

In compliance with your email dated 21st June 2021, we have re initiated the process to prepare new forms and will submit the same within one month's time.

Regards,

Spenta Enclave Pvt. Ltd.



**APPLICATION FOR RESERVATION OF NAME FOR A PROPOSED
CO-OPERATIVE HOUSING SOCIETY IN GREATER MUMBAI DISTRICT**

586

To,
The Deputy Registrar / Assistant Registrar
Co-operative Societies,
Malhotra House, 6th Floor,
Opp. G.P.O., Fort,
Mumbai - 400 001.



Subject : Reservation of Name for a Proposed Co-operative Housing Society.

Sir,

I wish to inform you that I Have been elected as Chief Promoter of the proposed ALTA VISTA 'A' WING Co-operative Housing Society Ltd., Mumbai. I enclosed a certified true copy of the proceedings of the meeting of the Promoters of the Proposed-Society, held on 8-09-2018 at 11. am at Alta Vista A Wing at CHEMBUR, MUMBAI-71 electing me a Chief Promoter.

As per the authority vested in me by virtue of Resolution No 1 passed in the Meeting of the Promoters referred to above, I am making this application for Reservation of name as ALTA VISTA 'A' WING Co-operative Housing Society Ltd., (Proposed) CHEMBUR Mumbai, I give below the information required for securing reservation of name. I certify that the information given below is correct and factual.

- | | |
|---|---|
| 1. Name of the Proposed Society to be reserved. | <u>ALTA VISTA 'A' WING</u> |
| 2. Details of Plot, such as Plot No. Location and Municipal Ward on which the building is proposed to be constructed or already constructed. | <u>CTS No. 843 (P+), 'M' Ward, Sion-Trombay Road, Chembur, Mumbai-71.</u> |
| 3. Postal Address for correspondence purpose. | <u>OFF. V.N. Purav Marg, Sion-Trombay Road, Chembur, Mumbai-71.</u> |
| 4. Enclose a copy of the agreement for sale if the land is already acquired or proposed to be acquired, else enclose a copy of the Vendor for sale of land to " | <u>Flat No A-1004</u> |

082

5. Enclose a certified true copy of the Assurance Letter from Govt. if the land is to be allotted by Govt. to the Proposed Society.

6. No. of flats proposed to be constructed or already constructed.

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7. No. of Promoters who have already joined the proposed society

11

8. Whether the applicant is one of the promoters of the Proposed Society.

9. Address of the Proposed Society where the records will be kept till registration.

OFF UV PURAV Marg SION Trombay
ROAD CHEMBUR MUMBAI-11

10. Full name, occupation and Address of the Chief-Pormoter.

(1) Residential Address

202, GAURAV VILLA GANESH MANDIR
RD, OFF NEHRU MANDAN, DOMBIVALI (E)
401201

(2) Business/Service Address

31B, RAJABAHADUR MANSION, 2D
AMPALAL DASHI MARG FORT MUMBA-23

(3) Occupation

(4) Telephone No. of office and Residence if any

II. Suggest four alternative name in order of preference in the event the proposed name is not available for reservation

- (1) Wing 'A' Alta Vista
- (2) Alta Vista Wing 'A'
- (3) Building 'A' Alta Vista
- (4) Alta Vista Tower 'A'

I would appreciate reserving the above for our society accordingly.

Thanking you,

Your Faithfully
Arun
Chief Promoter

Encl

- (1) A Certified copy of the Proceedings.
- (2) A Certified copy of the agreement or letter of consent from Vendor for sale of land, or assurance letter from Govt.

No.

FORM OF RESOLUTION ELECTING A CHIEF PROMOTER AND GIVING HIM AUTHORITY FOR DOING CERTAIN ACTS ON BEHALF OF THE PROPOSED SOCIETY

Minutes of the meeting of the Promoters of the Proposed ALTAVISTA
A' WING Co-operative Housing Society, Ltd. held on 8.9.18 at 11.am
at Alta Vista A Wing. (give date), (give time)
(give place)

The following Promoters were present.

Name of the Promoter	Signature
1. <u>MR. ASHOK PATKAR (CHIEF PROMOTER)</u>	<u>Ashok</u>
2. <u>MRS. YASMIN RAVI MENON (A102)</u>	<u>Y. Menon</u>
3. <u>MR. RADHAKRISHNA TAYSHETE (A803)</u>	<u>Radhakrishna</u>
4. <u>MRS. CHHAYA KETAN KUMTA (A1003)</u>	<u>Chhaya</u>
5. <u>MRS. PUSHPA ASHAR (A1004)</u>	<u>Pushpa Ashar</u>
6. <u>DR. RUPALI SHASTRI (A904)</u>	<u>Rupali</u>
7. <u>MR. SHARWAN NASAN (A2304)</u>	<u>Sharwan</u>
8. <u>MR. NIMESH PARIKH (A1302)</u>	<u>Nimesh</u>
9. <u>MR. NEELESH KHULBE (A1603)</u>	<u>Neelesh</u>
10. <u>MR. RAJA PARSWANI (A2103)</u>	<u>Raja</u>

Item No. 1 : To elect the Chief Promoter of the Proposed ALTAVISTA 'A' WING
Co-operative Housing Society Ltd.

Resolution : Resolved that Shri Mr. Ashok Patkar
be and is elected as the Chief Promoter of the Proposed Alta Vista A Wing
Co-operative Housing Society Ltd.,

Proposed by Shri Radhakrishna Tayshete.

Seconded by Shri Sharwan Nasan
Carried unanimously / by majority.

Item No. 2 : To authorise the Chief Promoter to apply for reservation of name for the
Proposed Society.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to make an
application for reservation of name of the Proposed Society.

Further Resolved that the Chief Promoter should suggest the following alternate names in order of priority, if the name as proposed above is not available.

1. ALTAVISTA 'A' WING Co-operative Housing Society Ltd. (Proposed)
2. WING 'A' ALTAVISTA Co-operative Housing Society Ltd. (Proposed)
3. ALTAVISTA WING 'A' Co-operative Housing Society Ltd. (Proposed)
4. BUILDING 'A' ALTAVISTA Co-operative Housing Society Ltd. (Proposed)
5. ALTAVISTA TOWER 'A' Co-operative Housing Society Ltd. (Proposed)

Proposed by Shri Raja Paraswami

Seconded by Shri Nimesh Parikh

Carried unanimously / by majority.

% Item No. 3 : To authorise the Chief Promoter to engage the services of any person to formulate the Registration Proposal, submit it to the Registering Authority, make compliance of objections and requirements and follow it up till registration and to fix his remuneration.

Resolved that the Chief Promoter be and is hereby authorised to engage the services of a person to formulate the registration proposal, submit it to the Registering Authority with power to comply with objection and requirements if any and to fix his remuneration at reasonable level but not exceeding Rs. 1,00,000/-.

Further resolved that the Chief Promoter be and is hereby authorised further actions, sign all such documents and furnish such information as is necessary for securing registration of the Proposal Society.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

***Item No. 4 :** To authorise the Chief Promoter to negotiate with the Vendors for purchase of a piece of land for the Society / with Lessors for taking a piece of land on lease

OR

Item No. 4: To authorise the Chief Promoter to negotiate with Vendors for entering into a package deal for construction of the building / buildings on the land owned by Vendors.

***Resolution :** Resolved that the Chief Promoter be and is hereby authorised to negotiate with the Vendors for purchase of a piece of land / with the Lessors for taking a piece of land on lease for the society and to place the result of negotiations before the next meeting of the Promoters for taking a decision.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

OR

***Resolution :** Resolved that the Chief Promoter be and is hereby authorised to make negotiations with Vendors for entering into a package deal or constructing of the building / buildings

N.A

***Item No. 5 :** To authorise the Chief Promoter to negotiate for appointment an Architect of good standing, to get the plans and estimates with specifications prepared and the terms and conditions of his appointment and to place the same before the next meeting of the Promoters for decision.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to make negotiations to appoint the Architect of good standing and for getting the plans and estimates with specifications prepared and for fixing terms and conditions of his appointment and to place the same before the next meeting of the promoters for decision

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

N.A.

***Item No. 6 :** To authorise the Architect of the society be and is hereby authorised to invite tenders for construction of building / buildings in construction with the Chief Promoter and to place the tenders received before the next meeting of the Promoters for decision.

***Resolution :** Resolved that the Architect of the society be and is hereby authorised to invite tenders for construction of building / buildings in consultation with the Chief Promoter and to place the tenders received before the next meeting of the Promoters for its decision.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

OR

***Item No. 6:** To authorise the Chief Promoter to take further actions in the matters of purchase of land / taking land on lease / entering into an agreement of package constructing the building / buildings, in accordance with the decisions of the meeting of the Promoters.

***Resolution :** Resolved that the Chief Promoter shall take further actions in the matters of purchase of land taking land on lease / entering into an agreement of package deal, appointment of an Architect, entering into an agreement with the contractor for construction of building / buildings, in accordance with decisions of the meeting of the Chief Promoters, called for the purpose hereafter.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

N.A.

***Item No. 7 :** To authorise the Chief Promoter to collect from the Promoters amount towards share capital, entrance fees, cost of the land, lease rent, preliminary expenses etc.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to collect from the Promoters, amount towards share capital (Rs. 500/- each) entrance fee (Rs. 100/- each) if there is cost of land / lease rent Rs. _____ each towards cost of the flat Rs. _____

+Item No. 8 : To consider the matter regarding Opening a Saving Bank account and depositing the share money and entrance fees collected by the Builder-Promoter in the Mumbai District Central Co-operative Bank Ltd. / Authorised Urban Co-op. Bank.

+Resolution : Resolved that the Chief Promoter shall see that a saving Bank Account in the name of Proposed Society is opened in the Mumbai Dist. Central Co-op. Bank Ltd. / Authorised Urban Co-op. Bank and that the Builder-Promoter who has already collected from the Promoters amounts towards share capital, entrance fee, deposits the same in the Bank in the name of the Proposed Society.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

- % Applicable where the Promoters desire to engage services of a person for the purpose of formulation of the Proposal.
- * Not necessary for a Flat - Owner's Co-operative Housing Society.
- + Applicable for a Flat - Owner's Co-operative Housing Society.

Ahuja

**APPLICATION FOR RESERVATION OF NAME FOR A PROPOSED
CO-OPERATIVE HOUSING SOCIETY IN GREATER MUMBAI DISTRICT**

591

To,
The Deputy Registrar / Assistant Registrar
Co-operative Societies,
Malhotra House, 6th Floor,
Opp. G.P.O., Fort,
Mumbai - 400 001.



Subject : Reservation of Name for a Proposed Co-operative Housing Society.

Sir,

I wish to inform you that I Have been elected as Chief Promoter of the proposed ALTA VISTA 'B' WING Co-operative Housing Society Ltd., Mumbai. I enclosed a certified true copy of the proceedings of the meeting of the Promoters of the Proposed Society, held on 9.9.2018 at 11.00 am at Alta Vista B Wing at CHEMBUR, MUMBAI - 71 electing me a Chief Promoter.

As per the authority vested in me by virtue of Resolution No 2 passed in the Meeting of the Promoters referred to above, I am making this application for Reservation of name as ALTA VISTA 'B' WING Co-operative Housing Society Ltd., (Proposed) CHEMBUR Mumbai, I give below the information required for securing reservation of name. I certify that the information given below is correct and factual.

1. Name of the Proposed Society to be reserved.
2. Details of Plot, such as Plot No. Location and Municipal Ward on which the building is proposed to be constructed or already constructed.
3. Postal Address for correspondence purpose.
4. Enclose a copy of the agreement for sale if the land is already acquired or proposed to be acquired, else enclose a copy of the Vendor for sale of land in it.

ALTA VISTA 'B' WING

CTS No. 343 (P+), 'B' 'M'
Ward, Sion - Trombay
Road, Chembur, Mumbai - 71.

OFF. V.N. Puray Marg,
Sion - Trombay Road,
Chembur, Mumbai - 71.

Flat No. B - 604

lea

- 5. Enclose a certified true copy of the Assurance Letter from Govt. if the land is to be allotted by Govt. to the Proposed Society.
- 6. No. of flats proposed to be constructed or already constructed.
- 7. No. of Promoters who have already joined the proposed society
- 8. Whether the applicant is one of the promoters of the Proposed Society.
- 9. Address of the Proposed Society where the records will be kept till registration.
- 10. Full name, occupation and Address of the Chief-Pormoter.

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OPP VN PURAV MARG MANSION TROMBAY
ROAD CHEMBUR, MUMBAI-11

ASHOK GUNDA PATKAR

- (1) Residential Address
- (2) Business/Service Address
- (3) Occupation
- (4) Telephone No. of office and Residence if any

502, CHAURAU WILLA, MANESH MANDIR
RD. OPP NEHRU MANSION, DOMBIVALI (ca)
3A/B RAJABAHADUR MANSION^{H/20}
30, AMBALAL DASHI MARG, FORT
MUMBAI-23.

- II. Suggest four alternative name in order of preference in the event the proposed name is not available for reservation

- (1) Wing 'B' Alta Vista
- (2) Alta Vista wing 'B'
- (3) Building 'B' Alta Vista
- (4) Alta Vista Tower 'B'

I would appreciate reserving the above for our society accordingly.
Thanking you,

Your Faithfully
Ashok
Chief Promoter

- Encl
- (1) A Certified copy of the Proceedings.
 - (2) A Certified copy of the agreement or letter of consent from Vendor for sale of land, or assurance letter from Govt.

No.

FORM OF RESOLUTION ELECTING A CHIEF PROMOTER AND GIVING HIM AUTHORITY FOR DOING CERTAIN ACTS ON BEHALF OF THE PROPOSED SOCIETY

Minutes of the meeting of the Promoters of the Proposed ALTAVISTA
B' WING Co-operative Housing Society, Ltd. held on 9.9.18 at 11. am
at Altavista B Wing (give date), (give time)
(give place)

The following Promoters were present.

Name of the Promoter	Signature
1. <u>MR. ASHOK PATKAR (CHIEF PROMOTER)</u>	<u>[Signature]</u>
2. <u>MR. SAMEER AGRAWAL (B1103)</u>	<u>[Signature]</u>
3. <u>MR. RINKU DAS (B403)</u>	<u>[Signature]</u>
4. <u>MR. HANUZ MISTRY (B1002)</u>	<u>[Signature]</u>
5. <u>MRS. R VIJAYALAKSHMI (B704)</u>	<u>[Signature]</u>
6. <u>MR. MILIND PATIL (B604)</u>	<u>[Signature]</u>
7. <u>MRS. SHAILA SEHGAL (B1802)</u>	<u>[Signature]</u>
8. <u>MR. PRASANNA PATANKAR (B1004)</u>	<u>[Signature]</u>
9. <u>MR. KIRIT NARSANA (B2003)</u>	<u>[Signature]</u>
10. <u>MR. PRAKASH SHETE (B504)</u>	<u>[Signature]</u>

Item No. 1: To elect the Chief Promoter of the Proposed ALTAVISTA B' WING
Co-operative Housing Society Ltd.

Resolution: Resolved that Shri Mr. Ashok Patkar
be and is elected as the Chief Promoter of the Proposed Altavista B Wing
Co-operative Housing Society Ltd.,

Proposed by Shri Rinku Das

Seconded by Shri Hanuz Mistry
Carried unanimously / by majority.

Item No. 2: To authorise the Chief Promoter to apply for reservation of name for the
Proposed Society.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to make an
application for reservation of name of the proposed Society - Altavista B Wing

Further Resolved that the Chief Promoter should suggest the following alternate names in order of priority, if the name as proposed above is not available.

1. ALAVISTA 'B' WING Co-operative Housing Society Ltd. (Proposed)
2. WING 'B' ALAVISTA Co-operative Housing Society Ltd. (Proposed)
3. ALAVISTA WING 'B' Co-operative Housing Society Ltd. (Proposed)
4. BUILDING 'B' ALAVISTA Co-operative Housing Society Ltd. (Proposed)
5. ALAVISTA TOWER 'B' Co-operative Housing Society Ltd. (Proposed)

Proposed by Shri Milind Patil

Seconded by Shri Kiolt Nambama

Carried unanimously / by majority.

% Item No. 3 : To authorise the Chief Promoter to engage the services of any person to formulate the Registration Proposal, submit it to the Registering Authority, make compliance of objections and requirements and follow it up till registration and to fix his remuneration.

Resolved that the Chief Promoter be and is hereby authorised to engage the services of a person to formulate the registration proposal, submit it to the Registering Authority with power to comply with objection and requirements if any and to fix his remuneration at reasonable level but not exceeding Rs. 1,00,000/-.

Further resolved that the Chief Promoter be and is hereby authorised further actions, sign all such documents and furnish such information as is necessary for securing registration of the Proposal Society.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

***Item No. 4 :** To authorise the Chief Promoter to negotiate with the Vendors for purchase of a piece of land for the Society / with Lessors for taking a piece of land on lease

OR

Item No. 4: To authorise the Chief Promoter to negotiate with Vendors for entering into a package deal for construction of the building / buildings on the land owned by Vendors.

***Resolution :** Resolved that the Chief Promoter be and is hereby authorised to negotiate with the Vendors for purchase of a piece of land / with the Lessors for taking a piece of land on lease for the society and to place the result of negotiations before the next meeting of the Promoters for taking a decision.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

OR

***Resolution :** Resolved that the Chief Promoter be and is hereby authorised to make negotiations with Vendors for entering into a package deal or constructing of the building / buildings

N.A.

***Item No. 5 :** To authorise the Chief Promoter to negotiate for appointment an Architect of good standing, to get the plans and estimates with specifications prepared and the terms and conditions of his appointment and to place the same before the next meeting of the Promoters for decision.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to make negotiations to appoint the Architect of good standing and for getting the plans and estimates with specifications prepared and for fixing terms and conditions of his appointment and to place the same before the next meeting of the promoters for decision

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

N.A.

***Item No. 6 :** To authorise the Architect of the society be and is hereby authorised to invite tenders for construction of building / buildings in construction with the Chief Promoter and to place the tenders received before the next meeting of the Promoters for decision.

***Resolution :** Resolved that the Architect of the society be and is hereby authorised to invite tenders for construction of building / buildings in consultation with the Chief Promoter and to place the tenders received before the next meeting of the Promoters for its decision.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

N.A.

OR

***Item No. 6:** To authorise the Chief Promoter to take further actions in the matters of purchase of land / taking land on lease / entering into an agreement of package constructing the building / buildings, in accordance with the decisions of the meeting of the Promoters.

***Resolution :** Resolved that the Chief Promoter shall take further actions in the matters of purchase of land taking land on lease / entering into an agreement of package deal, appointment of an Architect, entering into an agreement with the contractor for construction of building / buildings, in accordance with decisions of the meeting of the Chief Promoters, called for the purpose hereafter.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

N.A.

***Item No. 7 :** To authorise the Chief Promoter to collect from the Promoters amount towards share capital, entrance fees, cost of the land, lease rent, preliminary expenses etc.

Resolution: Resolved that the Chief Promoter be and is hereby authorised to collect from the Promoters, amount towards share capital (Rs. 500/- each) entrance fee (Rs. 100/- each) if there is cost of land / lease rent Rs. _____ each towards cost of the flat Rs. _____ each towards cost of the flat Rs. _____

+Item No. 8 : To consider the matter regarding Opening a Saving Bank account and depositing the share money and entrance fees collected by the Builder-Promoter in the Mumbai District Central Co-operative Bank Ltd. / Authorised Urban Co-op. Bank.

+Resolution : Resolved that the Chief Promoter shall see that a saving Bank Account in the name of Proposed Society is opened in the Mumbai Dist. Central Co-op. Bank Ltd. / Authorised Urban Co-op. Bank and that the Builder-Promoter who has already collected from the Promoters amounts towards share capital, entrance fee, deposits the same in the Bank in the name of the Proposed Society.

Proposed by Shri _____

Seconded by Shri _____

Carried unanimously / by majority.

- % Applicable where the Promoters desire to engage services of a person for the purpose of formulation of the Proposal.
- * Not necessary for a Flat - Owner's Co-operative Housing Society.
- + Applicable for a Flat - Owner's Co-operative Housing Society.

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