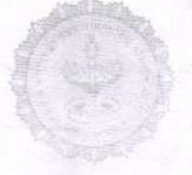






Office of the Collector of Stamp, Pune City
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH018651977202425E Dated
26-03-2025.


Collector of Stamps
Pune City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.


मुद्रांक जिल्हाधिकारी
Pune City



Case No. Adj/IGR002/477/2025

Certificate Number: CER-PUN-ADJ-IGR002-477-2025

Market Value/Value (if any): Rs. 838468500

Consideration Amount (if any): Rs. 1037766500

Received from NYATI SHUBHAM NIRMAN DEVELOPERS LLP
Residing at CTS No 3024-12 , Bhamburda Shivaji Naga, Pune. Stamp
duty of Rs. 52188400/- (Rs. Five Crore Twenty One Lakh Eighty Eight
Thousand Four Hundred only). Vide e-Challan GRN No
MH019020451202425E, MH019019812202425E, MH019021048202425E
Dated :- 29-3-2025 The defacement number is
0010444623202425, 0010444700202425, 0010444751202425.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty
of Rs. 52188400/- (Rs. Five Crore Twenty One Lakh Eighty Eight
Thousand Four Hundred only) with which this instrument is
chargeable under Article 5-Agreement or its records or
Memorandum Of Agreement of Schedule I of the said Act, has
been paid.

5 g-a With 25 b

This Certificate is subject to the provisions of section 53(A) of the said Act.



Place: Pune City

Date: 30/3/2025


Collector of Stamps
Pune City



CHALLAN
MTR Form Number-6

3/909



GRN	MH019019812202425E	BARCODE			Date	29/03/2025-10:45:24		Form ID		
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamps					TAX ID / TAN (If Any)					
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM					PAN No.(If Applicable)		AAVFN9258N			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		NYATI SHUBHAM NIRMAN DEVELOPERS LLP			
Location PUNE										
Year 2024-2025 One Time					Flat/Block No.		CTS NO 3024-12			
Account Head Details				Amount In Rs.		Premises/Building				
0030051701 Amount of Tax				20000000.00		Road/Street		BHAMBURDA (SHIVAJI NAGAR)		
						Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 1 0 1 6		
						Remarks (If Any)				
						ADJ CASE NO 477/2025				
Total				2,00,00,000.00		Amount In		Two Crore Rupees Only		
						Words				
Payment Details BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02202292025032905273 187266613	
Cheque/DD No.					Bank Date		RBI Date		29/03/2025-10:45:24 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

9822261203

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0010444700202425	29/03/2025-17:04:30	IGR002	20000000.00
Total Defacement Amount					2,00,00,000.00





AGREEMENT OF DEVELOPMENT

ARTICLES OF AGREEMENT made at Pune this _____ day of _____ in the Christian Year Two Thousand and Twenty-Five.

BETWEEN

THE PUNE PATRAKAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT,

A Tenant Co-partnership Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. PNA/HSG/658 dated 01.01.1971 having its Office at Patrakar Nagar, Sindhu Building, Pune 411016, by the hand of

SHRI. VIJAYKUMAR SITARAM SAVANT (Chairman)

SHRI. VINAYAK NARAYAN PATWARDHAN (Secretary)

MRS. ARUNDHATI BHIDE (TREASURER)

duly authorized in that behalf by the General Body of the said Society in its Special General Body Meeting held on 02.03.2025, copy whereof is annexed herewith) hereinafter referred to as **"the Society"** (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Society and its successors-in-interest) of the One Part

AND

NYATI SHUBHAM NIRMAN DEVELOPERS LLP,

a Limited Liability Partnership duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at "Nyati Unitree", East Wing, 7th Floor, CTS No.1995 (B+C) + 1996B, Yerwada, Pune 411006, by the hand of three of its Designated Partners, SHRI. SANDEEP BALKRISHNADAS MAHESHWARI, SHRI.PRANAV NITIN NYATI and SHRI. VINAY KHUSHALCHAND BADERA, hereinafter referred to as **"the Developer"** (which expression shall unless it be repugnant to the context or meaning hereof be deemed to mean and include the said LLP and its successors-in-interest) of the Other Part;

WHEREAS the Society was absolutely seized and possessed of or otherwise well and sufficiently entitled to on "Class II Occupancy" Tenure land admeasuring 12100 sq. mtrs. bearing corresponding CTS No. 3024/12 (the property card extract earlier recorded the area admeasuring about 131769 sq. fts.) situate, lying and being at Revenue Village Bhumburda (Shivaji Nagar) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Pune Municipal Corporation together with Sixteen Buildings containing 90 Residential Tenaments and 12 Duplex Residential Tenaments along with a Samaj Mandir standing thereon; the said land bearing CTS No.3024/12, Bhambhurda, Pune is hereinafter referred to as **"the said Land"** and more particularly described in **Part I of the Schedule** hereunder written, while the said sixteen Buildings, 12 Duplex and Samaj Mandir standing thereon are more particularly described in **Part II of the Schedule** hereunder written and are hereinafter collectively referred to as the **"said Buildings"** and, where the context so permits the said Land and the said Buildings thereon are hereinafter referred to jointly as **"the said Property"**;

AND WHEREAS the Society is a Tenant Co-partnership Co-operative Housing Society duly formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the said Society has 102 Members each holding five Shares thereof and whereas each of such Members is the Allottee / Holder of a Residential Tenament in the said Buildings standing on the said Land; list of all such 102 present Members of the Society, their Share Certificate details, details of the Residential Tenaments allotted/ held by each of such Members and the carpet areas of such Residential Tenaments (inclusive of areas under Balcony/Enclosed Balcony/Terrace) held by each of such Member are set out in **Annexure "A"** hereto annexed;

AND WHEREAS as the said Buildings standing on the said Land are more than forty years old and as the maintenance and upkeep thereof is getting increasingly prohibitive, in the Special General Body Meeting of the Society held on 12.12.2021 the requisite number of its Members present and voting resolved to have the said Property redeveloped through a reputed builder / developer by demolishing the existing said Buildings standing on the said Land and constructing in place thereof multistoried Buildings containing Commercial Premises and Residential Tenaments so that any such builder / developer who is entrusted with redevelopment of the said Property would construct Residential Tenaments for existing Members of the said Society with Covered Car Parking Spaces appurtenant thereto and Commercial Premises for the Society;



AND WHEREAS after following due procedure as prescribed under the Revised Guidelines for Redevelopment of Cooperative Society Buildings in Maharashtra vide Government Resolution dated 04.07.2019 made under Section 79A of the Maharashtra Cooperative Societies Act, 1960, the Society has identified/ appointed the Developer herein for carrying out redevelopment of the said Property;

AND WHEREAS pursuant to final discussions by and between the parties hereto, it has now been agreed that the Developer shall offer carpet area of 18789.29 sq. mtrs. i.e. 2,02,248 sq. feet of Residential Tenements and 1619.84 sq. mtrs. i.e. 17436 sq feet of P line carpet area of commercial Premises comprising of showroom and offices.

AND WHEREAS the Developer has performed/ fulfilled Conditions Precedent set out, in the said Tender of redevelopment of the existing Society buildings etc including and not limited to seeking the approval from the Competent Authorities for conversion of land on ownership basis in favor of the Society, for the Society to execute a formal Agreement for Development/ Redevelopment of the said Land in favour of the Developer;

AND WHEREAS the Office of the Deputy Registrar of Co-operative Societies, Pune City (1), Pune vide its letter bearing No. REDEVELOPMENT/PUNE PATRAKAR/RESI/NOC/ YEAR 24 dated 23.02.2024 has accorded NOC in favour of the said Society for redevelopment of the Society through the Developer herein. Copy of the said NOC dated 23.02.2024 is annexed hereto as **Annexure "B"**;

AND WHEREAS pursuant to Application made in that behalf by the Society to the Government / Collector of Pune, and on payment of the "Conversion" Premium determined to be payable to the Government under the provisions of the Maharashtra Land Revenue (Conversion of Occupancy Class II and Leasehold Lands into Occupancy Class I Lands) Rules, 2019, the Tenure of the said Land has been converted from "Occupancy Class II" to "Occupancy Class I" vide the Order of the Collector, District Pune bearing No. PML/ Class 2 Conversion/ SR/01/2024 dated 21.06.2024, a copy whereof is Annexed hereto as **Annexure "C"**;

AND WHEREAS pursuant to Application in that behalf made by the Society to the City Survey Office, the tenure of the said Land has been shown as "Occupancy Class I" vide Mutation Entry No. 5161 dated 20.08.2024; a copy of the Extract of the Property Register Card maintained by the City Survey Office in respect of land bearing CTS No.3024/12, is Annexed hereto as **Annexure "C1"**

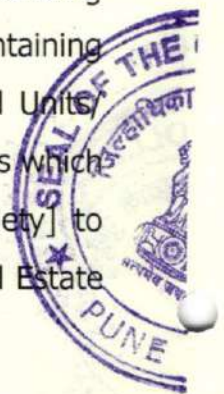
AND WHEREAS, in the circumstances, the Society is executing this Agreement in favour of the Developer;

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

1. DEVELOPMENT RIGHTS:

1.1 After reserving for its own benefit FSI arising from the said Land more particularly described in **Part I of the Schedule** hereunder written [and which FSI retained by the Society and certain additional FSI made available by the Developer by way of purchase of "TDR", payment of Premiums for Paid FSI and Ancillary FSI shall be consumed by the Developer in carrying out construction of such Built-up area to be handed over to the Society and its members], the Society hereby entrusts rights of development / redevelopment of the said Land to/in favour of the Developer herein for demolition of the existing Buildings/ Structures standing thereon and to construct in place thereof multi-storied Buildings containing Residential Units/ Commercial Premises and for sale of such Residential Units/ Commercial Premises [except such Residential Units/ Commercial Premises which are to be constructed by the Developer and handed over to the Society] to prospective allottees/ purchasers thereof under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder.

1.2 In consideration of the Society entrusting such rights of development / redevelopment of the said Land to the Developer, the Developer shall construct and hand over to the Society Residential Tenements having an aggregate "Carpet Area" [the Term "Carpet Area" for Residential Tenements shall mean here the carpet area as defined under Section 2(k) of the Real Estate (Regulation and Development) Act, 2016 + the area under Balcony/ies + Area under Enclosed Balcony/ies + Area under Open Terrace at eye level etc.] of 18,789.29 sq.mtrs (equivalent to 2,02,248 sq. ft.) and Commercial Premises comprising Showrooms and Offices having an aggregate P line carpet area of 1619.84 sq.mtrs (equivalent to 17436.00 sq.ft. spread over upto 4 floors. Such Commercial Premises/ Residential Tenements and the number of Car and Two- Wheeler Parking Spaces appurtenant to the Residential Tenements be constructed by the Developer and handed over to the Society (which Residential Tenements are to be allotted by the



Society to its Members) are hereinafter referred to collectively as "**the Society's Premises**". The Developer shall be obliged to allot two covered and non-mechanical Car Parking Spaces and two Two-Wheeler Parking Spaces as appurtenant to every present/existing Residential Unit comprised in the Society's Premises. The list of present Members with the carpet areas of the Residential Tenements presently held by them and the carpet areas of the Residential tenements to be allotted to each of them in the new Buildings to be constructed by the Developer on the said Land together with number of the Parking Spaces appurtenant thereto are setout in **Annexure "E"** hereto annexed.

2. APPROVALS AND COMPLIANCES:

2.1. Within the times stipulated therefor hereunder, the Developer shall procure sanction of the Pune Municipal Corporation to the Building Layout and Building Plans in respect of the construction/ redevelopment to be carried out by the Developer on the said Land, all sanctions/ permissions/ NOC's of the concerned Governmental, Public or Semi-Public Bodies or Authorities including and not limited to Environmental Clearance for such development/ redevelopment, Registration of a Real Estate Project from the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 at his own cost.

2.2. It is understood by and between the parties hereto that the date of Commencement of the Project by the Developer on the said Land shall be the date of handing over of the vacant and peaceful possession of the Property to the Developer by the Society. It is understood by and between the parties hereto that from the date of Commencement of the Project by the Developer on the said Land and till the completion thereof in all respects, the performance by either of the parties hereto of its obligations towards the other Party hereto under the terms of these presents shall be dependent on the assistance and co-operation of the other Party hereto and that the times stipulated for performance of their respective obligations by the parties hereto are dependent on such assistance and co-operation of the other Party hereto. Before the date the Developer can commence the work of Development and Construction on the said Land, the Developer will be required to procure sanctions/ NOC's/ permissions of the Pune Municipal Corporation/ Government of Maharashtra and other Public Bodies and Authorities including Registration of such Project from the Maharashtra Real Estate Regulatory

Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 for implementation of the said Project. The Society shall sign and hand over to the Developer, Applications and other forms, declarations, undertaking, NOCs, Consents, and all other required Writings from time to time so as to enable the Developer to procure such sanctions/ NOC's/ permissions/Registrations at the material time.

3. As stated above the Society was holding the said Land on "Occupancy Class II" Tenure under the provisions of the Maharashtra Land Revenue Code, 1966 under a "Sanad" granted by the Collector, District Pune on 30.03.1973. As stated above, the Tenure of the said Land has been converted from "Occupancy Class II" to "Occupancy Class I" vide the said Order of the Collector dated 21.06.2024. As stated above, the Developer has borne the "Conversion Premium" for conversion of the tenure of the said Land from "Occupancy Class II" to "Occupancy Class I" by the Competent Authority and keeps the Society and its members indemnified against the same. If, however, any further amounts are demanded by the Collector, District Pune anytime in future whether by way of Transfer Charges/ Penalty/ Interest on account of any transfer of Shares and Tenements (other than the conversion premium charges towards conversion of tenure of land from Class II to Class I), by the Members of the Society and/or on account of any contravention on the part of the Society and/or its Members of the terms of the said Sanad dated 30.03.1973 earlier granted by the Government to the Society, the Society and/or its members shall be liable to bear and pay the same and the Society and/or its members shall indemnify and keep indemnified, saved, defended and harmless the Developer from any loss or damage suffered or incurred by the Developer as a result thereof. The Developer shall be liable to bear and pay any incremental conversion premium including and not limited to incidental cost for conversion of the tenure of the land from Class II to Class I from the Competent Authority and the Developer shall indemnify and keep indemnified, saved, defended and harmless the Society and its members from any loss or damage suffered or incurred by the Developer as a result thereof.

4. EXECUTION OF THE PROJECT:

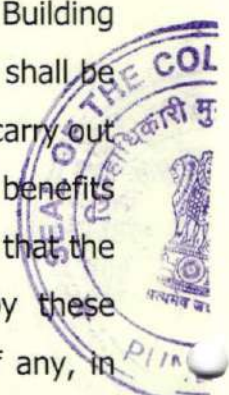
- (a) The Developer has set up a "Project Office" on site and the Developer has appointed necessary Staff/ Personnel for the said Office. The said Project Office

shall co-ordinate with the Office Bearers of the Society from time to time as required during the progress of implementation of the said redevelopment Project on the said Land. For the sake of convenience, it has been agreed that Shri Sandeep Maheshwari, one of the Designated Partners of the Developer, shall be a Single Point of Contact between the Society represented through its Managing Committee and the Developer until the completion of the said Project.

- (b) Before execution hereof, the Developer has, in consultation with the Society, its Office Bearers and its Members prepared the Development Potential Layout (DP Layout), Building Layout and Building Plans consuming FSI arising from the said Land as per present applicable UDCPR, 2020 regulations i. e. FSI becoming available as Ancillary FSI, "TDR-FAR" and Premium FSI and all other FSI becoming available as per the applicable Development Control Regulations. The Developer has furnished the Society with the said Development Potential Layout (DP Layout), Building Layout and Building Plans along with the statement of FSI available (Annexure H) and to be consumed by the Developer. The Society has signified in writing its approval for the same.

As stated above, the Developer along with the Society and its Members has finalized the building plans and unit plans (Residential and Commercial) of the Society's Premises i.e the Residential Tenements and Commercial Premises to be constructed and handed over for the Society and its Members. The said Building and Unit Plans have been prepared considering the requests of the Members of the Society with reference to additional purchase of area or surrender/sale of allotted area to the Developer/Splitting of the area to be allotted to the members. A copy of the said Building Layout so finalised are annexed hereto as **Annexure "D"**. The said Building Layouts Plans pertained to the proposed Residential Two Towers, a Commercial Wing and Twelve Duplexes, are hereinafter referred to collectively as "**the said Proposed Building Layout Plans**". With reference to the said Proposed Building Plans, the Society, after following due procedure has identified proposed new Residential Tenements having an aggregate Carpet Area of 18789.29 sq. mtrs. (hereinafter referred as "**New Units**") which are to be allotted to its Members in the said new Buildings and the Commercial Premises having an aggregate P line carpet area of 1619.36 sq. Mtrs. which to be handed over to the Society.

- (d) The Pune Municipal Corporation vide its Letter No. _____ dated ____ . __. 2025 has issued its IOD (for the purpose of procuring Environmental Clearance, Fire NOC and other allied NOCs) for such DP Layout pertaining to the construction to be carried out on the said Land;
- (e) The Developer shall submit the said mutually approved Building Layout and the said Proposed Building Plans to the Pune Municipal Corporation for its sanction and the Developer shall endeavour to procure such sanction as expeditiously as possible. The Developer, at its own cost and through its own agencies, shall procure all the necessary approvals, sanctions, NoCs for submission of the Building Layout and Proposed Building Plans to the Pune Municipal Corporation for its sanction. The Society through its Office bearers shall initiate the procedure under their own signatures and shall execute all the necessary documents including and not limited to affidavit, applications, indemnity bonds, necessary representations etc, at the cost of the Developer and the Developer shall keep the Society indemnified against the same. If the Municipal Corporation of Pune requires the Developer to carry out minor alterations in the submitted Layout and Building Plans so as to conform to the Development Control Rules, the Developer shall be obliged / entitled to do so. The Developer shall be obliged and entitled to carry out such alterations, provided that such changes do not adversely affect the benefits of the redevelopment for the Society/Owner. The Developer shall ensure that the integrity and scope of the redevelopment are not compromised by these modifications. The Developer shall intimate such changes/ revisions, if any, in writing to the Society at the material time.
- (f) The Developer shall procure Sanction of the Pune Municipal Corporation for the Building Layout and Building Plans [consuming the basic FSI arising from the said Land] Environmental Clearance. The Society has arranged a provisional allotment of the tenements based on the said Proposed Building Plans of construction submitted and approved by the Society. The Society has also provided the Developer the tenements allotted to its members provisionally. Within a period of maximum of 30 days from the date of first sanction of the Building Plans, the Developer shall be obliged to confirm the said provisional allotment of Residential Tenements by the Society to its members and provide the details thereof in writing to the Society and its members with specific reference to sanction plan. Moreover within such period of 30 days, the Developer shall also allot the Commercial Premises to be provided to the Society. On the Developer procuring the above



Sanctions / NOC's, the Developer shall issue a Notice in writing to the Society and its Members calling upon them to vacate the said Property and handover the vacant and peaceful possession of the said Property to the Developer within a period of sixty (60) days from the date of such Notice. The Society shall ensure that its Members vacate the Residential Tenements in the Buildings presently standing on the said Land and hand over vacant and peaceful possession to the Society within the said period of sixty (60) days. The Society shall thereupon grant licence to the Developer to enter upon the said Land for the purpose of demolition of the said existing Structure standing thereon, to make place for construction of new Buildings thereon, in terms of this Development Agreement. The Society shall grant such Licence to the Developer simultaneously with the Developer furnishing the Bank Guarantee referred to Clause 26 below.

- (g) The Developer shall make available additional FSI for carrying out construction on the said Land by way of purchase of "TDR", making payment of Premium and Ancillary FSI thereon within a period of four months from the date the Pune Municipal Corporation first sanctions the Building Layout and Building Plans. However, this Condition will be subject to such "TDR-FAR" being available in the Real Estate Market.

- (h) The Developer shall purchase in its name on behalf of the Society the required TDR/Paid/premium FSI/Ancillary FSI/Paid FSI/Green FSI/Redevelopment FSI and any other type of FSI which may be granted under the UDCPR, 2020 etc for the purpose of the development and construction of the new buildings in the Project and shall take completion of the Project in the name of the Society only. Further, the said Building plans shall be sanctioned by Pune Municipal Corporation in the name of the Society.

5. Compensation to the existing members in addition to the offered Carpet Area to be disbursed by the Developer under the following heads:

5.1. Shifting Charges (inconvenience charges):

The Developer shall be obliged to pay "To & Fro" Shifting charges and shall make payment of a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) to each of the Members of the Society irrespective of the existing unit size of the Member of the Society towards inconvenience caused for the members to move to temporary

accommodation. The Developer shall make payment of such "To and Fro" Shifting charges as follows:

S.No.	Particulars	Rs.
1.	At the time of handing over the vacant possession of the existing property to the Society by the Member.	25,000/-
2.	At the time of the Member taking possession of the proposed new unit from the Developer through the Society.	25,000/-

5.2. Temporary Alternate Accommodation Charges (inconvenience charges):

5.2.1. From the date the Society hands over vacant and peaceful possession of the said Property, with all Members of the Society having vacated their respective Units, to the Developer to enter upon the said Land for the purpose of demolition of the existing Buildings standing thereon, the Developer shall be obliged to make payment on "monthly basis" to each of the Members an amount to be arrived at Rs 45/- (Rupees Forty Five Only) per sq.ft. on the RERA carpet area of such existing Residential Unit for the first twelve (12) months towards hardship and inconvenience caused to the members for residing in the temporary accommodation during the tenure of construction as such. The Developer shall pay on monthly basis the said Charges directly to the Bank Account of the respective Member/Allottee; details of which are provided in writing by each Member;

5.2.2. The said amount shall stand escalated by 5% on expiry of every subsequent period of twelve (12) months. The inconvenience fees payable to the Members shall be as per **Annexure "F"**.

5.2.3. It is further agreed by and between the parties that, the Developer shall pay such inconvenience charges on monthly basis such Temporary Alternate Accommodation Charges for temporary alternative accommodation on or before 5th day of every month in advance.

5.2.4. It is clearly understood by and between the parties hereto that during the interval between each Member of the Society vacating his/ her Residential Unit in the existing Building and handing over possession thereof to the Society and such Member being put in possession of a Residential Unit in the new Project, such Member shall be obliged to make provision and arrangements for temporary alternate accommodation himself/ herself and the Developer shall not in any way be responsible for the same.

5.3. Hardship Charges:

5.3.1. The Developer shall also be obliged to make payment of a sum of Rs.20,00,000/- (Rupees Twenty Lacs Only) to each Member of the Society who does not opt to split his Residential Tenement into two Tenements as and by way of hardship charges (earlier referred as "Betterment Charges" in certain records)) towards hardship faced by the Member during the tenure of redevelopment as follows:

S.No.	Particulars	Rs.
1.	On the date of Society handing over of the vacant and peaceful possession of the said Property to the Developer	2,00,000/-
2.	On the date of possession of the new Tenement being handed over to the Member	18,00,000/-



5.3.2. Notwithstanding the above, it is expressly agreed that incase of those Members who opt to have their new Residential Tenement split into two smaller tenements, the Developer shall obliged to make payment of a sum of Rs.14,50,000/- (Rupees Fourteen Lacs Fifty Thousand Only) to each of such Member of the Society as and by way of hardship charges towards hardship faced by the Member during the tenure of redevelopment as follows:

S.No.	Particulars	Rs.
1.	On the date of Society handing over of the vacant and peaceful possession of the said Property to the Developer	2,00,000/-
2.	On the date of possession of the new Units being handed over to the Member	12,50,000/-

5.3.3. The Developer shall pay the said Hardship Charges directly to the bank account of respective Member/s, the details of which are provided in writing by each Owners/member .

5.4. Refundable Deposit:

5.4.1. From the date the Member of the Society hands over vacant and peaceful possession of the respective Units to the Society for handing over of the said

vacant and peaceful possession to the Developer for him to enter upon the said Land for the purpose of demolition of the existing Building standing thereon, the Developer shall be obliged to make payment to each of the Members as and by way of "Refundable Deposit" an amount to be arrived at Rs. 250/- (Rupees Two Hundred Fifty Only) per sq. ft. on the existing RERA carpet area of existing members. The amounts payable by the Developer to each Member towards the said Refundable Deposit are set out in **Annexure "F"** hereto annexed.

5.4.2. It is categorically agreed by the parties herein that such refundable deposit shall be interest free in nature.

5.4.3. The said Refundable Deposit shall be refunded by each such Member to the Developer on or before taking the possession of the proposed Residential Unit. The Developer has the right to adjust this amount against the Betterment Charges payable by the Developer to the concerned members . The responsibility in that regard will be of the Developer only.

6. CARPET AREA OFFERED:

6.1. New Units for Society Members:

6.1.1. The Developer has agreed to construct and allot to the Society Residential Tenements only [for allotment by the Society amongst its Members] having an aggregate carpet area of 18,789.29 sq.mtrs (equivalent to 2,02,248 sq. ft.) Such **"New Units"** are hereinafter referred to as **"the said New Unit"**.

The Developer shall be obliged to construct the said New Units as per the specifications and shall provide the same with amenities which have been mutually agreed upon and set out in **Annexure "G"** hereto annexed.

6.2. Parking:

6.2.1. The Developer shall be obliged to allot total two covered/non-mechanical Car Parking Spaces and total two Two-Wheeler Parking Spaces as appurtenant to every present/existing Residential Unit comprised in the Society's Premises.

6.2.2. The Parking shall be preferentially allotted to the Members of the Society before allotting the same to the new tenement purchaser.



6.2.3. The Developer shall provide 10 Car parks and 20 Two-wheeler parkings at O level parking exclusively for residential visitors.

6.2.4. The Developer shall provide a separate access and exit for the commercial units directly from the main road.

6.2.5. The Developer shall allot Mechanical Car parks to accommodate total 20 Cars & 40 Two wheeler parkings for the Commercial Premises to be allotted to the Society.

6.3. Commercial Area to be allotted to the Society :

6.3.1. The Developer has agreed to construct and allot to the Society Commercial Premises having an aggregate P- Line carpet area of 1619.36 sq.mtrs equivalent to 17431 sq. ft. Such **"New Commercial Premises"** (Commercial Units) to be so allotted to the said Society are hereinafter referred to as **"the said Commercial Premises"**.

6.3.2. The Developer shall be obliged to construct the said Commercial Premises as per the specifications and shall provide the same with amenities which have been mutually agreed upon and set out in **Annexure "G1"** hereto annexed.

6.3.3. Certain Areas, Amenities and Infrastructure in the New Project will be exclusively dedicated for the use of Residential Tenements or Commercial Premises and certain Areas, Amenities and Facilities shall be for the joint use of both holders/ occupants of Residential Tenements and Commercial Premises, details whereof are set out in **Annexure "G & G1"** hereto annexed.

6.4. Corpus Funds to the Society

6.4.1. At the time of handing over of the vacant and peaceful possession of the proposed new residential Tenements to be allotted to the Members on receipt of Completion/ Occupancy Certificates in respect thereof duly received from the Municipal Corporation of Pune, the Developer shall deposit with the Society an amount to be arrived at @ Rs.5,00,000/- (Rupees Five Lacs Only) for each of the 102 Members of the Society as and by way of a "Corpus Fund" to be built up for defraying costs,

charges and expenses for major maintenance, repair and upkeep of the said new Project and all Infrastructural Facilities thereto.

- 6.4.2. The Developer shall be obliged to recover and hand over to the Society a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) per Unit sold by the Developer out of the said "Free-Sale" Component as the contribution of such prospective purchaser towards the said "Corpus Fund" at the time of handing over possession of New tenement/unit to such new prospective Purchaser.
- 6.4.3. In case of those Members who opt to have their new Residential Tenement split into two smaller Tenements, the Developer shall be obliged to recover a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) for every one unit out of such two split units as the contribution towards the said "Corpus Fund" at the time of handing over possession of New tenement/unit to such member and hand over such amount to the Society .
- 6.4.4. The Developer shall be obliged to hand over to the Society a lump sum Corpus Fund of Rs.56,00,000/- (Rupees Fifty Six Lacs Only) towards the commercial units which are available for free sale to the Developer and the commercial premises to be given to the society. On receipt of Completion/ Occupancy Certificates in respect thereof duly received from the Pune Municipal Corporation the Developer shall deposit the said Corpus funds with the Society at the time of handing over of the possession of such commercial Premises to the prospective purchasers in respect thereof duly received from the Pune Municipal Corporation.
- 6.4.5. Within a period of Twelve (12) months of the receipt of the Completion/Occupancy Certificate from Pune Municipal Corporation, a sum of Rs. 7,00,000 (Rupees Seven Lacs only) shall be deposited with the Society as Corpus fund towards each unsold Residential Tenements to be sold by the Developer out of the said "Free- Sale" Component. However, no further corpus funds or any such charges shall be deposited by the Developer and/or such prospective Purchaser on sale of such unsold Residential Tenements other than the admission fees to be deposited by such Purchaser as per prevailing laws at the material time.
- 6.4.6. The Developer has deposited with the Society an amount of Rs. 11,00,000/- (Rupees Eleven Lacs only) vide a Cheque no. 028195 drawn on Mahesh Sahakari Bank Ltd., Nana Peth Bank dated 30.10.2023 out of the "Corpus funds" to be deposited by the Developer with the Society.



6.5. Amenities, Specifications and Common Areas:

The Developer shall construct the Residential Tenaments/Commercial Tenaments out of the Society Premises with the Specification attached herewith in Annexure G and shall provide Amenities to be made available for the Residential Tenaments thereof as defined in Annexure G2 . The Common area of the Project shall be defined as follow:

- 6.5.1. The entire land for the real estate project or where the project is developed in phases and registration under the provisions of Real Estate (Regulatory) Authority Act, 2016 is sought for a phase, the entire land for that phase;
- 6.5.2. The stair cases, lift, and lift lobbies, fire escapes, and common entrances and exits of buildings;
- 6.5.3. The common basements, terraces, open space, play areas, open parking areas and, if any;
- 6.5.4. Installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- 6.5.5. The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- 6.5.6. All community facilities as provided in the real estate project, if any;
- 6.5.7. All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;
- 6.5.8. And excluding such terraces and parkings which have been allotted by the Developer to the Members and/or New Purchasers as defined in Real Estate (Regulation and Development) Act, 2016 forming part of the Free Sale.

7. PURCHASE OF ADDITIONAL AREA:

It has been agreed by and between the parties hereto that the present Members of the Society are entitled to be allotted Residential Tenaments (in the new

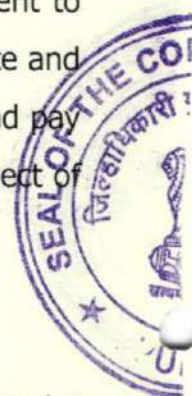
Buildings) having carpet areas as mentioned against each Member in the **Annexure "E"** However certain of the Members of the Society are desirous to receive Residential Tenements having more Carpet area in the new Buildings in excess of their said entitlement. Taking into account such requests by certain of the Members, the carpet areas of the Residential Tenements in the said new Buildings has been proposed in the said Proposed Building Layout and Building Plans.. Those Members who are desirous to opt for additional Carpet area in excess of their said entitlement shall be obliged to make payment to the Developer as follows for such excess carpet area :

Sr.No.	Particulars	Rs.
1.	Up to 74 sq. fts. (Carpet area)	Rs. 17,567 per Sq.Ft of Carpet area
2.	More than 74 sq. Fts. (Carpet)	at the rate at which the Developer sells the other Residential Tenement in the Project on "Free-Sale" at the material time .

The Members opting for purchase of additional area shall make the payment to the Developer as per the payment stages defined in Maharashtra Real Estate and Authorities Act, 2016. Further those members shall also be liable to bear and pay incremental Stamp Duty and any other taxes including GST payable in respect of such additional area opted by them.

8. **SURRENDER OF AREA:**

Any existing Member of the said Society who is not desirous of being allotted a Residential Unit as enumerated against his name in **Annexure "E"** or any existing Member who is desirous to receive a Residential Unit in the new Project which has a carpet area less than the carpet area he/she would be entitled to receive under the terms hereof as enumerated against his name in **Annexure "E"**, such Member shall be entitled to receive from the Developer an amount to be calculated @ Rs. 12000/- per sq.ft. of carpet area of the Flat so surrendered/ for the carpet area surrendered by such Member to the Developer and the Payment Schedule in respect thereof will be 10% at the time of execution and registration of agreement with such member & 90% at the time of Occupancy Certificate being received for the Project or possession of new Residential Unit, as the case may be. In either of the above two events, the aggregate carpet area of Residential Tenements to be constructed and allotted by the Developer to the Society as part of the Society's Premises shall stand reduced accordingly. In such event, any such Member and



the Developer shall execute a Writing recording either that such Member is not desirous of being allotted a Residential Unit of a carpet area as enumerated against his name in **Annexure "E"** hereto annexed or if any such Member opts to receive a Residential Unit in the new Project which has a carpet area less than the carpet area which he/she would be entitled to receive under the terms hereof as set out against his name in **Annexure "E"** hereto annexed. Such writing will be executed at the time when the Developer enters into Alternate Accomodation Agreements with Members of the Society. Each of such Writings will be Registered with the concerned Sub-Registrar, Taluka Haveli, District Pune. The Stamp Duty, if any, payable on any such Writing will be borne and paid by the Developer.

9. SPLIT OF UNITS:

9.1. Moreover, certain of the Members of the Society have requested that the Residential Flat in the new Buildings to be allotted to them should be split into two Residential Flats, as set out against their names in **Annexure "E"** hereto annexed.

9.2. In case of every Member who desire to have the Residential Tenaments to be allotted to him/her sub-divided into two Flats, the Developer shall be obliged to deposit only Rs.5,00,000/- for one of such Tenaments as mentioned in clause 6.4.1 and the Member shall be obliged to deposit with the Developer Rs.7,00,000/- for every sub-divided Unit and the Developer shall be obliged to handover the same to the Society.

9.3. The Society/owner have consented for the Developer to split respective offered/retained areas of the existing members mentioned in Annexure E into two units, at the request of these Members prior to the submission of building plans for approval.

9.4. The Developer has subject to receiving the requisite approvals from the sanctioning authorities agreed to the request of such Members who would like to split such offered/retained area of the concerned existing members in their Proposed Plan (Hereinafter referred as Split Units) with terms and condition mutually agreed by the said members and the Developer as such.

9.5. In the event any Member is desirous of "Splitting" the New Unit into two Units, for one of such Units all the terms and conditions of this Agreement shall apply.

However,as regards the Second of such Split Unit, the Member shall be obliged to make payment of Stamp Duty and Registration Charges as may be applicable , if such Second Unit is to be allotted to any other person / party other then the Member. However, the Developer shall be liabale to bear the Stamp duty on the retained area of the member as per as defined in Clause no. 17.

- 9.6. In the event of members opting for Split of Units, the Developer shall make payment of a sum of Rs.5,00,000/- (Rupees Five Lacs Only) towards the "Corpus Fund" for one of such Split Unit while the Member and / or his nominee for the Second Unit shall be obliged to make payment of a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) towards the said Corpus Fund.
- 9.7. The allotted parkings to him remains the same and there will be no additional allotment of parking in case of such member opting for Split of Units.
10. The Developer shall be obliged to reimburse the Society redevelopment Expenses of Rs.1,00,00,000/- (Rupees One Crore Only). On and after the Developer has been granted licence to enter upon the said Land as per this Presents, the Developer shall make payment of the said expenses in tranches within fifteen days of the Society calling upon the Developer to do so.
11. It is agreed by and between the parties hereto that at the time when the Members of the Society vacate their respective Residential Units in the existing Buildings, they will not remove or take away the electrical wiring, switch boards, plumbing, grills, windows shutters, doors, door fittings, sanitary ware from their respective Units. The Members will only be permitted to remove and take away Furniture, fan, boilers/geyser, air conditioners, tube lights, bulbs and other fittings such as Solar Panels, Invertors etc.

12. LICENSE TO DEVELOPER:

The Society shall ensure that all outgoings in respect of all the Residential Tenaments and Samaj Mandir in the existing Buildings standing on the said Land such as Municipal Property Taxes, MSEDCL Deposits and Charges etc. are duly paid upto the date the Society grants licence to the Developer to enter upon the said Land and the Society shall bear and pay any arrears of Land Revenue and Municipal Property Tax and MSEDCL Charges in respect of the said Land upto the



date the Society grants licence to the Developer to enter upon the said Land. From the said date, all such outgoings shall be borne and paid by the Developer alone.

13. The Developer shall demolish the said existing Buildings standing on the said Land at his own cost and responsibility and remove all debris arising on such demolition from the said Land at the cost and responsibility of the Developer. Any salvage value of any Building Material from such demolition shall accrue to the benefit of the Developer alone.
14. While carrying out development/ redevelopment of the said Land, the Developer shall adhere strictly to the sanctioned Building Plans and to the terms of the Environmental Clearance and all other sanctions/ permissions/ NOC's received from the Governmental, Public or Semi-Public Bodies or Authorities in respect of the said Project and the Developer shall indemnify and keep indemnified the Society from any liability arising from any breach or non-compliance on the part of the Developer of the said sanctioned Plans and other permissions/ consents/ Orders etc. The Developer shall be entitled to revise the initially sanctioned Building Layout and Building Plans and to procure sanction of the Pune Municipal Corporation for the same provided that in any such revision, the location, area and Internal Plan of the Flats/ Units to be allotted to Members of the Society are not changed in any way.
15. Excluding the Society's Premises, the Developer shall, after the Developer procures Registration of a Real Estate Project in respect of the said Land from the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder, be entitled to allot/ sell Commercial Premises/ Residential Units/ Pent Houses to third persons or parties at or for the consideration and on the terms and conditions mutually agreed upon between the Developer and any such third person/ party and the Developer shall be obliged to receive and appropriate the Gross Sales Proceeds or benefits arising from such allotment or sale. The Developer will discharge all obligations as a "Promoter" under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder vis-à-vis such allottees/ purchasers of commercial Premises/ Residential Units.
16. The Developer shall execute Permanent Alternative Accommodation Agreements in favor of the Society and Members for their respective Units (Commercial and Residential) within 6 months after the Developer procures Registration of a Real

Estate Project in respect of the said Land from the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder. Subject to what is stated in Clause 17 hereinbelow, any incidence of GST, Stamp Duty inclusive of LBT and Metro Cess & Registration charges arising from construction of the Society's Premises and allotment thereof by the Developer to the Society and its Members shall be borne and paid by the Developer alone.

17. TAXES AND DUTIES:

17.1. As stated in the preceding clause, any incidence of GST, Stamp Duty inclusive of LBT and Metro Cess & Registration charges as per the presently applicable laws/regulations, arising from construction of the Society's Premises and allotment thereof by the Developer to the Society and its Members shall be borne and paid by the Developer alone. However, the Stamp Duty, Registration charges & GST applicable on additional area if any purchased by the members of the Society shall be borne and paid by the respective Member/ Allottee concerned.

17.2. Moreover, if any incidence of Stamp Duty, Penalty/ Interest arises in respect of any deeds/Documents/writings whereby and whereunder the present Members of the Society acquired their respective tenements, the same shall be borne and paid by such Member alone.

17.3. Each member who has requested the Developer to split the tenements in the New Building to be allotted to him/ her, shall be obliged to make payment of any additional cost incurred by the Developer on that account and any incremental liability including towards Stamp Duty and Registration Charges, GST, MSEDCL Meter Charges and Deposits etc.

18. All costs, charges and expenses for procuring all sanctions/ permissions / NOC's/ consents of the Pune Municipal Corporation, Environmental Clearance and other sanctions/ permissions/ NOC's/ Orders from the concerned Governmental, Public or Semi-Public Bodies or Authorities for redevelopment of the said Land and for carrying out construction of new Buildings thereon, including all incidental costs such as Professional Costs of RCC Consultants, Architects, Legal Advisors and other consultation shall be borne and paid by the Developer alone and shall keep the Society indemnified.



19. If as a result of the area of the said Land being held to be more than 12,100 sq.mtrs and, as a consequence, the Collector, District Pune demands any incremental conversion Premium under the Maharashtra Land Revenue (Conversion of Occupancy Class II and Leasehold Lands into Occupancy Class I Lands) Rules, 2019, any such incremental and incidental cost payment shall be borne and paid by the Developer alone.
20. The Society hereby confirms and declares as under:
- (a) that its title to the said Land as the holder thereof on earlier "Class II" Occupancy and now "Class I" Occupancy is free, clear and marketable and that there are no outstanding encumbrances, mortgages, charges, claims or doubts on or in respect thereof or any part or portion thereof.
 - (b) that it has not entered into any other agreement for sale or development in respect of the said Property with any other person or party.
 - (c) that it has not done, executed or performed any act, deed, matter or thing whereby or by means whereof it is prevented from entrusting the work of redevelopment/ development to the Developer herein or whereby the same is encumbered or prejudicially affected its title to the said Land.
 - (d) that it has not received any notice of acquisition or requisition in respect of the said Property or any part thereof from any Government or Public Body or Authority under any Statute, Rule, Regulation or other Enactment of the Central or State Government.
 - (e) that it has not created any lease or tenancy in favour of any person or party in respect of the said Land or any part or portion thereof and the Society herein undertakes not to be party to any act, deed, matter or thing whereby any such lease or tenancy is created or may come into effect hereafter.
 - (f) that none of the holders/ occupiers/ tenants of the adjoining lands enjoy any right of way or any other easementary right over or in respect of the said Property or any part thereof.
 - (g) that all outgoings in respect of the said Property towards Municipal rates, taxes, cesses and charges have been duly paid.
 - (h) that the said Land is not the subject matter of any Suit or other Judicial or Quasi-Judicial proceeding and neither is the same the subject matter of any attachment before or after Judgment.

- (i) that the said Land is not attached by any Authorities as and by way of recovery of arrears of Income-Tax, Wealth Tax, Gift Tax or any other Direct or Indirect Taxes held to be paid by the Society herein.
- (j) In the event any defect in title of the Society to the said Land is found to exist or if any subsisting mortgage on any Residential Unit in the Buildings presently standing on the said Land is found to subsist, it shall be the responsibility of the Society and /or the respective Member as the case may be, at its own cost, to clear any such defect in title or remove any such outstanding encumbrance, charge, doubt or claim on or in respect of the said Land and/or the Building standing thereon and/or on any such Residential Unit as expeditiously as possible.
- (k) The Society shall ensure that if any of its Members have availed of loans from Banks/ Financial Institutions/ NBFC's for purchase of their respective Units and have created mortgage on their respective Units in favour of any such Mortgagee, then they shall obtain a NOC for redevelopment from the mortgagee before vacant and peaceful possession of the property has been handed over to the Developer to enter upon the said Land for the purpose of demolition of the said existing Buildings thereon
- (l) The Society has followed due process as prescribed under the Revised Guidelines for Redevelopment of Cooperative Society Buildings in Maharashtra vide Government Resolution dated 04.07.2019 made under Section 79A of the Maharashtra cooperative Societies Act, 1960 before identifying the Developer herein for carrying out redevelopment of the said Property;



The Developer has entered into this Agreement and has agreed to develop/ redevelop the said Land relying on the above representations and declarations made and given by the Society being true and correct in all material particulars and the Society shall indemnify and keep indemnified, saved, defended and harmless the Developer from any direct or indirect loss or damage suffered or incurred by the Developer arising therefrom.

21. MORTGAGE

The Developer shall not be entitled to create mortgage on the said Land or on the Society's Premises in favour of any Bank/ Financial Institution/ NBFC as security for due repayment of any Project Finance availed of by the Developer from such Bank/ Financial Institution/ NBFC. However, the Developer shall be entitled to create mortgage on any commercial Premises/ Residential Unit out of the "Free-Sale" component and/or the Developer shall be entitled to create a lien on the Gross Sales Proceeds of such "Free-Sale" component as it deems fit and proper.

The Developer shall submit the No Dues Certificate/NoCs of such Bank/Financial Institution/ NBFC, such mortgage charge created and/or any credit facility availed for this Project, if any, within 6 months from the date of receipt of Occupancy Certificate/Completion Certificate from the Pune Municipal Corporation.

22. PROJECT TENURE:

- 22.1. The Developer shall complete construction of the Society's Premises, procure the Completion/ Occupancy Certificate in respect thereof and hand over the same to the Society within a period of thirty-six (36) Months from the date the Society procures vacant and peaceful possession of all the Residential Tenements in the existing Buildings standing on the said Land and permits the Developer to enter upon the said Land for the purpose of demolition of the said existing Buildings to make way for new construction thereof.
- 22.2. The Developer shall have a "grace period" of six (6) Months beyond the said stipulated period of thirty-six (36) Months for such completion and handing over.
- 22.3. The Developer shall also be entitled to a reasonable extension in the said period of completion if any delay in completion shall have been caused by "force-majeure" reasons or any reason attributable to any act or omission on the part of the Society. For the purpose of this Clause and this Agreement, "Force-Majeure" shall be deemed to mean and include Acts of God, Natural Disasters, Wars, etc. or Lockdowns / Curfews imposed by the Government or Local Authorities due to Pandemic or Epidemic or on account of stoppage of work due to order of any Court or on account of any defect in the title of the Society to the said Land. In case of happening of a Force Majesure event/s, the Developer shall inform the same in writing to the Society within 30 days from the date of such an event.
- 22.4. In the event of delay [beyond the said grace period and extension on account of force-majeure causes] on the part of the Developer in completing the Society's Premises and handing over the same to the Society with the Completion/ Occupancy Certificates in respect thereof duly procured, the monthly amount to be paid by the Developer to each Member of the Society who has elected to receive Residential Unit in the new Project shall stand escalated by 10% per year of the then prevailing Temporary Alternate Accommodation charges, until such time as of the Developer handover the

possession of the proposed Tenements to the Members as per the Clause no. 5.2 of this Presents. The Developer covenants to intimate the Society in writing about any such delay and probable date of possession subject to this Presents stating the reasons of the delay and further probable time lines.

22.5. In the event any Member of the Society has requested the Developer for changes in internal specifications and layout of the Residential Tenements to be allotted to him /her and the Developer has acceded to such request units to the Developer, the Developer shall not be obliged to handover such tenement to the Member within the stipulated period of of 36 months inasmuch the Developer shall be entitled to a reasonable extension in the time stipulated for completion and handing over to such tenement. . The Developer along with such respective member shall inform the Society about such changes and confirm the date of possession with specific reference to obtaining Occupancy Certificates of such tenements. In such an event, the Developer shall not be obliged to make a payment of penalty for delay to such member.

22.6. The said period of Thirty Six (36) Months stipulated for completion hereinabove together with the said "Grace Period" of Six Months and further together with the period of further extension available to the Developer for delay on account of force-majeure causes as hereinafter referred to collectively as "**the said Stipulated Period**".

22.7. The Developer covenants to complete the Project, and make all the amenities functional within 12 months from the date of handing over Society's premises to the Society.

22.8. In case of delay in completion and handing over of the said Project beyond the tenure of 12 months as per Clause no. 22.7 , the Developer shall compensate the Society with a penalty of Rs. 5,00,000.00/- per month for the tenure of this delay. The same shall be deposited by the Developer with the Society on or before handing over of the entire project to the Society as per this Presents.

22.9. The date of completion of the project, to be communicated by the Developer to Maharashtra Real Estate Regulatory Authority shall be consistent with the date of completion committed by the Developer hereunder with tenure of this Presents which shall not exceed **60 months** from the date the Developer



receives vacant and peaceful possession of the said Property.

22.10. The Developer shall submit a detailed schedule of the project activities, along with a Project Bar Chart indicating the timelines for completion, at the time of taking possession of the property from the Society. In the event of any delay in the project activities, the Developer shall promptly notify the Society in writing, providing:

22.10.1. A clear explanation of the reasons for the delay.

22.10.2. A revised timeline indicating the steps to be taken to make up for the delay.

In the event that the Developer fails to notify the Society of such delay or if the Society observes a delay without any prior intimation, the Society shall issue a notice to the Developer, for the rectification of the delay. The Developer shall have a period of 30 days from the receipt of such notice to respond and take appropriate steps to rectify the delay. In the event that the Developer fails to respond and/or rectify the delay within the stipulated period of 30 days, the Society reserves the right to take appropriate legal recourse for enforcing the Developer's performance under this Agreement. This may include, but is not limited to, claims for damages, specific performance, or other remedies available under law.

22.11. The Society has de facto and de jure possession of the Society land and the Developer has been given a license to enter on the said land for the purpose of redevelopment. The Developer shall have the development rights as per the Clause no. 01 and shall hand over possession of the New Buildings along with all the amenities to the Society upon execution of Deed of Conveyance/ deed of Possession of the proposed buildings (Residential and/or commercial Premises) along with the new amenities etc. thereof to and in favour of the Society within a tenure of 60 months from the date of handing over of the vacant and peaceful possession of the property to the Developer by the Society.

23. QUALITY ASSURANCE AND DEFECT LIABILITY :

23.1. The Society shall appoint a Architect / Engineer (hereinafter referred as 'Society Consultants') to monitor the work of development and construction carried out by

the Developer so as to ascertain that such work is being carried out as per the sanctioned Building Plans and in accordance with the terms of this Agreement. On request, the Developer shall give any such Society Consultants full access to the site so as to allow him / carry out inspection. Such Society Consultants shall report to the Society. The Professional Fees of such Society Consultants shall be borne and paid by the Society. It is clarified that such Society Consultants appointed by the Society shall be the principle interface between the parties hereto regarding the quality and progress of the work of development and construction.

- 23.2. The Developer shall ensure that all construction works are carried out in compliance which adhere to the guidelines specified under Maharashtra Real Estate Regulatory Authorities, 2016, the National Building Code (NBC), relevant Indian Standards (IS), and applicable municipal laws.
- 23.3. The Developer shall establish a comprehensive quality assurance (QA) framework that guarantees the quality of materials, workmanship, safety, and overall project performance as mandated by all relevant Competent authorities. The Developer shall ensure that the Quality Assurance Plan is followed meticulously throughout the project lifecycle.
- 23.4. The Developer shall ensure that all materials, fittings, and equipment used are in full compliance with the specifications set out in this Presents and the MahaRERA-registered project documents.
- 23.5. The Developer shall obtain and provide certification for materials and equipment used, and make them available to the Society Consultants upon request. The Developer/Builder shall conduct routine inspections and tests as per the Quality Assurance Plan. These tests and inspections must comply with the Quality Assurance Plan and shall cover aspects including and not limited to Material Testing (strength, durability, and compliance), Workmanship inspection (quality of construction work), Structural Integrity checks (compliance with design and safety norms), System and Equipment
- 23.6. In the event of defects or non-conformance to the specifications outlined in this Presents, or in case the work does not meet the promised quality standards, the Developer shall be responsible for promptly rectifying such defects. This obligation



extends to the entire construction, including the repairs of any structural, architectural, or system-related issues, during both the construction phase and the Defects Liability Period as defined under MahaRERA, 2016.

23.7. The Developer shall ensure that any work identified as defective is corrected without additional cost to the Society and/or its members. The Developer shall be responsible for ensuring that the quality of all subcontracted work, materials, and systems meets the specifications set forth in this Presents and prevailing laws at the material time.

23.8. The Developer shall provide a warranty for the work, including all materials, systems, and workmanship, from the date of possession or handover of the property to the society as per the provisions under MahaRERA, 2016. During this period, the Builder shall be responsible for repairing or replacing any defects caused by faulty workmanship, materials, or design, at no cost to the Society and/or its members. The Developer shall adhere to the defect liability period as specified under MahaRERA, 2016 and correct any defects identified within this period.

23.9. The Developer shall be obliged to rectify any defects in the Society's Premises which arise or are noticed during a period of minimum five years and/or any such time line prescribed at the material time by MAHARERA, 2016 from the date the Developer hands over the Society's Premises to the Society under the terms of this Agreement for Development as defined in Real Estate (Regulation and Development) Act, 2016

24. **FREE SALE COMPONENT:**

24.1. Within a period of thirty days of the Developer calling upon the Society in writing to do so and after completion of the new Project to be implemented by the Developer on the said Land, all prospective purchasers of Commercial Premises/ Residential Tenements to whom the Developer has agreed to allot/ sell the "Free-Sale" component of the Project shall be admitted as Members of the Society with the same rights and obligations and subject to the same liabilities as the existing Members of the Society without any such new Member being obliged to make payment of any amount save and except Share Money and Entrance Fee as per the then prevailing laws and the amount towards the Corpus Fund to be paid to the Society if not so paid by that time.

- 24.2. In consideration hereof and in consideration of the Developer redeveloping the said Property entirely at their own cost, the Developer, after receiving Commencement Certificate and after first earmarking the Society's Premises and car parking spaces to be allotted to the existing Society Members and to the Society, shall be free and at full liberty to sell, transfer, deal with and dispose off and allot to the prospective purchasers all the remaining Residential and Commercial Units and allot car parking spaces in the said New Buildings to be constructed by the Developer on the said Property and to receive for themselves and to appropriate to themselves all the sale proceeds thereof without any liability to account for the same to the Society/members in any manner whatever.
- 24.3. Such sale/transfer and allotment of premises (comprised in the "Free Sale component") to the prospective purchasers shall remain binding on the Society. Such acts of the Developer shall be on principal-to-principal basis and not as an agent of the Society.
- 24.4. The prospective buyer/s of such Unit/s comprised in the "Free Sale component" shall be entitled to avail credit facilities from any financial institution/bank/organization/employer by mortgaging the New Unit allotted to them by the Developer. The repayment of the such credit facility, interest and other charges on such credit facility shall be the sole responsibility of such prospective new purchaser availing such credit facility.



25. ALLOTMENT OF NEW TENEMENTS/UNITS :-

25.1. As against the receipt of grant of development rights of said property, the Developer has promised to construct and provide, free of cost, new tenement/units of such areas (Residential and Commercial) on ownership basis to the Society/ existing Society members in the new buildings to be constructed on the said Property, details whereof are mentioned in **Annexure "E"**. List of the amenities and specifications to be provided by the Developer in such units/ such proposed building has been mentioned in the **Annexure "G"** hereunder written. The Developer has accordingly prepared the Proposed Building Plans along with member's proposed floor plans which have been approved by the Society and its Members.

25.2. The Society and the Members agree that, if the concerned member fails to take the possession of such new tenement allotted to him/her on such proposed date of possession, the possession of such tenement shall be handed over to the Society/Owner on behalf of the said member within 15 days from the date of the proposed possession as per these Presents.

25.3. The agreed covered non-mechanical parking shall be allotted and handed over to concern Member for their respective residential Tenements at the time of handing over of the possession of their respective new tenements/units as mentioned herein.

25.4. The Developer shall intimate the Society about the Parking to be allotted to its members at the time of handing over the possession of the new tenements/units to the respective members. It has been specifically agreed by the Society and Members that the allotment of the Parking shall be done by the Society to the Members as per these presents. .

25.5. After making provision of parking spaces agreed to be allotted to the Existing Society members, all the remaining New tenements/units and the car parking spaces shall exclusively belong to the Developer who shall be fully entitled to deal with and dispose of the same in the manner it deems fit and proper as per law.

- 25.6. In case if any Members intends to carry out any additional work, modification, alteration in his/her allotted new Unit, which are other than the specifications approved and agreed to be provided by the Developer and are listed out in the Annexure "G", then such works will not be executed through some external agency, unless and otherwise, specifically permitted by the Developer in writing prior to said commencement of work. The Developer and the member shall keep the society informed about the necessary arrangement between them. As per Clause no. 22.5, the Developer and concern Member shall also intimate the society about probable date of possession based on the progress of the work as defined herein.
- 25.7. The possession of the new allotted tenements/units /unit shall not be handed over until any such dues (interest free refundable deposit) have been cleared by the concerned member, and Developer shall make payment towards hardship and Inconvenience to respective member as agreed at the time delivery of the possession of the new allotted tenements/units.
- 25.8. Each existing members from the date of proposed possession of the new tenements/units shall be under the obligation to pay the monthly maintenance charges to the Developer till the date of handover of the entire project to the Society. The maintenance charges to be paid by all the the Residential as well as Commercial unit holders – both existing and prospective purchasers shall be decided at the time of taking possession of premises with specific reference to the budgeted monthly cost derived by the the Developer.
- 25.9. New MSEDCL meters will be allotted to all newly constructed Tenements/Units. Subject to what is stated in Clause No. 17.2, the cost of new meters and related charges to the existing members of Society will be borne by the Developer. However, it shall be the responsibility of the concerned members to submit the relevant No dues certificate from the concerned department of the PMC Property tax Dept and/or MSEDCL which is in his/her own name one month prior to vacating of the premises.
- 25.10. The existing members of the society may sell/assign the new tenements/units allotted to him/her/them to any person from the date of execution of proposed Agreement of allotment till the date of actual or proposed possession of the new tenements/units subject to obtaining the written No



objection Certificate from the Society as well as from the Developer after payment of corpus funds to the Society as per the terms of these presents. The Developer shall be a consenting party to such Agreement and/or sale deed or any such deed executed to transfer the ownership rights of the proposed tenement to any third party/Proposed Purchaser subject to obtaining such NOC from the Society as well as from the Developer. The concern member and the prospective purchaser of such tenement shall keep the Developer and the Society indemnified against taxes, stamp duty, government charges, if any, applicable at the material time. The Society and members acknowledge and accept that in case of such sell/assignment, such new purchaser shall not eligible to receive any of the member's entitlement from the date of such transfer. The concerned member shall refund the betterment charges, received from Developer as hardship and inconvenience, to the Developer. However, it has been categorically agreed by the parties that the members during this tenure of redevelopment may execute a Gift deed without any consideration in favor of his/her immediate family members. The Member who may mortgage the new proposed unit allotted to him/her shall intimate the Society and the Developer in writing. The stamp duty/registration charges other expenses for such Gift Deed, Mortgage Deed shall be on such members. It shall be mandatory for such member to obtain the NOC from the Society and the Developer both to mortgage the units allotted to such members in writing. And no separate compensation, penalty or charges shall be payable by such member to the Society/Owner and Developer. Further, the Developer covenants that after receipt of such written intimation from the member that it shall continue to compensate such member or any new member as per Clause of Compensation i. e. Clause no. 5.



25.11. In respect of the units comprised in the Free Sale Component sold by the Developer, the Society shall admit the new tenement/unit purchaser(s) as its member & issue shares in his/her name(s) within one month of their receiving a written intimation thereof & receipt of the following documents/amounts from the Developer without demur or delay nor shall levy any transfer charge or premium etc :

- a) Application for Membership with applicable membership/entrance fee;
- b) Photocopy of the Agreement along with Index II and copies of their stamp duty receipt & registration fee receipt;
- c) Share money;
- d) Possession Letter

- e) Parking Allotment Letter
- f) Any such document issued by the Developer, if any.
- g) Corpus Fund

25.12. The prospective buyer/s of the units comprised in the Free Sale Component shall be entitled to avail loan from any financial institution/bank/organization/employer by mortgaging the New tenement/Unit allotted to them by the Developer. The repayment of the loan, interest and other charges on such loan shall be the sole responsibility of the person availing such loan. The society and the members of the said society or the Developer will not be liable and responsible for repayment of the said loan amount and interest thereon.

25.13. That the units comprised in the Free Sale Component shall be used only for the purpose for which it is sanctioned by the Concerned Local Authority and for no other purpose.

25.14. The Purchaser/s of units comprised in the Free Sale Component shall not pay any one time maintenance or maintenance of any nature whatsoever or any other charges to the society/Owner for becoming the member of the Society, save and except those mentioned in Clause No. 6.4 (For Free sale Component – Residential tenements and Commercial Premises).

25.15. The Purchaser/s of units comprised in the Free Sale Component shall always abide by all the bye laws of the society/Owner and shall pay the annual maintenance charges or any such charges provided in the bye laws as per then applicable Maharashtra Co-operative Society's laws, after becoming member of Society and a clause to that effect will be incorporated into their agreements.

25.16. It has been specifically agreed by the Society that, no separate transfer or membership charges, shall become payable by the Developer or the new unit Purchaser, to the Society/owner for any such unsold flat that will be sold by the Developer after execution of the Final conveyance deed in favor of the Society/owner, which shall be executed by the Developer within a period of 3 months from the date the last Building in the said Project is completed and Completion/ Occupancy Certificate in respect thereof received.



25.17. It has also been specifically agreed by the Society/owners that in case of unsold new tenements/Units, the Developer shall have license of ingress and egress till the actual date of handing over possession of such new units/tenements to the prospective Purchasers.

26. **SECURITY TO SOCIETY:**

26.1. The Society within 10 days from the receipt of notice of vacation by the Developer, shall confirm the date of vacating of the premises and handing over of the said property to the Developer with the consents of its Members. 10 days prior to such date of Society handing over vacant and peaceful possession of the said Property the Developer shall provide to the Society a copy of the Bank Guarantee to the tune of Rs.35,00,00,000/- (Rupees Thirty-Five Crores Only) for due performance by the Developer of its obligations under the terms of this Agreement for Development. The Original of such Bank Guarantee shall be handed over by the Developer to the Society simultaneously with the Society handing over vacant and peaceful possession of the said Property to the Developer. The said Bank Guarantee will be released/ discharged in four tranches, in manner mentioned below:

- a) On the Pune Municipal Corporation sanctioning the entire Building Layout and Building Plans - Rs.20,00,00,000/- (Rupees Twenty Crores Only).
- b) On granting Plinth Checking Certificates by the Architect in respect of the new Building/s to be constructed on the said Land - Rs.5,00,00,000/- (Rupees Five Crores Only).
- c) On completion by the Developer of the RCC work in the said Project - Rs.5,00,00,000/- (Rupees Five Crores Only).
- d) On completion of the construction of the Society's Premises and the Completion/ Occupancy Certificate in respect thereof duly received from the Pune Municipal Corporation- Rs.4,00,00,000/- (Rupees Four Crores Only).
- e) On payment of the Corpus funds and execution of the Deed of conveyance of superstructure upon the completion of the construction of the Society's Premises - Rs.1,00,00,000/- (Rupees One Crores Only)

26.2. Developer shall send the request letter to the Society along with the certificates from its Consultants. The Society after verification of such certification shall release such Bank Guarantee within 15 days from the date of receipt of such request.

26.3. Simultaneously with the Society permitting the Developer to enter upon the said Land for the purpose of demolition of the said existing Buildings to make way for new construction thereof, the Developer shall provide a Bank Guarantee to the tune of Rs.10,00,00,000/- (Rupees Ten Crores Only). Such Bank Guarantee will be to secure payment by the Developer of monthly amounts (Temporary Alternative Accommodation Charges) to such of the Members of the Society who elect to receive a Residential Unit in the new Project. The amount of the said Bank Guarantee will stand reduced by Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs Only) on the expiry of every Calendar year from the date of issuance of the said Bank Guarantee. Provided however, the last tranche of Rs.2,50,00,000 (Rupees Two Crores Fifty Lacs Only) shall be released on the date of handing over possession of the New Premises to the Developer.

27. FUTURE FSI:

27.1. The aggregate area of the Society's Premises to be constructed by the Developer and handed over to the Society for allotment amongst its Members has been arrived at with reference to the existing Development Control Regulations for the City of Pune under the UDCPR of 2020 and with reference to the area of the said Land, which is 12,100 sq.mtrs. If, however, at any time hereafter, there is any increase in the FSI, during the period of construction (under any head or account whatsoever) for carrying out construction on the said Land, the benefit of such incremental FSI shall be held by the Society.

27.2. The Developer, till the handing over of the project to the Society, shall have a Right of First Refusal for procuring such right to consume any such incremental FSI on such terms and conditions as may be then agreed upon between the Society and the Developer and if the Developer and Society so agree in that regard, they will record such understanding in writing by way of a Supplementary Agreement.

28. It is hereby expressly agreed by and between the parties hereto as under:

28.1. Developer has published the public notice in Daily Sakal, Prabhat and Indian Express, all dated 23.12.2023_ inviting claims, objections if any on the rights of the said Land and the tenements as such. The Developer has not till the date of execution of this presents received any objection against the said Land of the

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Society. The Developer has satisfied itself regarding the title of the land. It shall always be the responsibility of the Society to maintain a free, clear and marketable title to the said Land and to clear/ remove any defects in title or any outstanding encumbrances, charges, doubts or claims on or in respect thereof at its own costs as expeditiously as possible. The Developer will be kept harmless and indemnified against any costs, charge and expenses, that Developer may suffer due to any claim by any persons as legal heirs/representative of the Members and all such cost and expenses, if so, incurred by the Developer will be a charge on the said new tenement. In the event of any delay in the said Stipulated Period hereunder for completion of the said Project by the Developer due to any defect in title or any outstanding encumbrance, charge, doubt or claim being found to exist, the Developer shall be entitled to a reasonable extension in the said Stipulated Period for completion without being obliged to make payment of any amount by way of penalty or compensation.



28.2. The Society alone shall be obliged to resolve at its own cost any disputes that are subsisting, if any, or which may arise hereafter between itself and any of its Members and/or between its Members and the Society shall ensure that any such dispute does not hamper or obstruct the work of development/ redevelopment being carried out by the Developer and the discharge by the Developer of its obligations under the terms hereof.

28.3. Similarly, the responsibility of allotment of Residential Tenements in the new Buildings to be constructed by the Developer on the said Land to its present Members shall be that of the Society alone and if any disputes arise between the Society and any of its Members pertaining to such allotment, the Society shall be obliged to resolve such disputes at its own cost and the Society shall ensure that any such dispute does not hamper or obstruct the work of development/ redevelopment being carried out by the Developer and the discharge by Developer of its obligations under the terms hereof.

28.4. Within a period of 3 months from the date the last Building in the said Project is completed by the Developer and the final Completion/ Occupancy Certificates in respect thereof duly procured from the Municipal Corporation of Pune, the Developer shall convey the said Buildings to/in favour of the Society by execution and registration of a Deed of Conveyance.

28.5. The Developer shall indemnify and keep indemnified, saved, defended and harmless the Society from or against any loss or damage suffered or incurred by the Society as a result of any claim made by any person or party on account of

any accident on site during the course of the work of development / construction resulting in death of or injury to any person or damage to any property.

- 28.6. All Agreements made by the Developer with the prospective purchasers of Flats/ Units (save and except pertaining to the Society's Premises) to be constructed by the Developer on the said Land shall be made by the Developer at its own cost, on its own account and at its own risk, the intention being that the Developer alone shall be liable to and responsible for such purchasers or parties as stated hereinabove. The Society shall not be responsible in any way for any civil or criminal liability which may arise on that account. The Developer shall comply with all its obligations as "Promoter" under the provisions of the Real Estate (Regulation and Development) Act, 2016 and shall indemnify and keep indemnified the Society from any liability arising from breach/ non-performance on the part of the Developer.
- 28.7. On completion of the new Project on the said Land in all respects and conveyance of the Buildings therein by the Developer in favour of the Society, the Developer shall hand over to the Society originals/ certified copies of the Master Documents related to the said Project.
- 28.8. On and after the Developer completing implementation of the said new Project on the said Land in terms hereof, all residual benefits in respect of the said Land, including the benefit of any additional FSI becoming available for carrying out construction thereon at any time thereafter shall accrue and vest in the Society and the Developer shall not be entitled to the same or any part thereof or to claim any consideration or benefit in lieu thereof.
- 28.9. The Society/Owner during the subsistence of this Agreement shall not transfer the Development Rights to any third party or other developer.
29. The project to be developed on the said land shall be named "Patrakar Nagar," re-developed by "Nyati Group" in association with Nirman Developers and Shubham. The Society is and shall always be "Pune Patrakar Sahakari Gruh Rachana Sanstha Maryadit." The name of the Project shall remain consistent for all marketing purposes. However, the proposed buildings of the Project may be numbered numerically or alphabetically as per the convenience of the Developer.

30. POWER OF ATTORNEY:

- 30.1. Simultaneously with execution hereof, the Society has also executed a Power of Attorney in favour of the Developer herein, thereby authorizing the Developer to

do, execute or perform all acts, deeds, matters or things necessary or expedient for development/ redevelopment of the said Land and matters incidental thereto.

- 30.2. It is hereby agreed and understood that the Power of Attorney is executed only in furtherance of this Agreement and for enabling the Developer to perform its part of obligations effectively and hence; the same shall be valid and operative during the subsistence and continuance in force of this Agreement. The Power of Attorney shall be co-terminus and co-existent with the Development Agreement.

31. ADVERTISEMENT:

- 31.1. On execution hereof, the Developer shall be entitled to erect Boards on the said Land pertaining to the new Project to be implemented thereon and elsewhere, disclosing the name of the Developer.
- 31.2. Further, the Developer shall also be entitled to advertise its scheme through the media of newspaper or any other social media as per its own choice and the Society/Owners shall not take objections for the same.

32. AMALGAMATION

The Developer shall not be entitled to amalgamate the said Land with any adjoining land without the prior written consent of the Society.

33. MAINTENANCE CHARGES:

- 33.1. It has been categorically agreed by the Society and Members of the Society that the members shall deposit their maintenance charges to the Developer and/or Society for their respective allotted new tenements/units in the new buildings.
- 33.2. The maintenance charges for the existing members who have been allotted tenements/units as well as for the New members shall be decided by the Developer based on the amenities and specifications provided by the Developer which shall be deposited by the concerned members with Developer at the time of taking possession of the proposed new tenements.
- 33.3. The Society and the existing members along with the proposed members (new Unit Purchasers) shall in the Annual General Meeting, to be held after completion of the Project by the Developer and handing over of the possession of the new tenements/units to the Members and the new Purchasers, shall finalize the maintenance charges payable to the Society with reference to the proposed common amenities and usage and the corpus funds deposited by the Developer towards hardship inconvenience to the society as such.

- 33.4. The Parties covenants that the Developer shall collect the maintenance amount from all the existing as well as proposed purchasers/members of the Society for a period of 12 months from the date of handing over possession of the proposed new tenements to the existing members.
- 33.5. The Developer agrees that, on the date of Project Handover, such maintenance accounts shall be handed over to the Society.
- 33.6. From the date the Developer intimates in writing to the Society to take possession of the Flats/ Units to be allotted to the Members of the Society with the Completion/ Occupancy Certificate in respect thereof duly procured, the Municipal Property Taxes and MSEDCL Charges as well as a pro-rata share in the expenses and outgoings for maintenance, repair and upkeep of the Common Areas and Facilities of the said Project shall be borne and paid either by the Society or by any Member thereof who has been allotted such Flat/ Unit.
- 33.7. Similarly, the Allottees of other Residential Flats/ Units (i.e. apart from the Society's Premises) shall also be obliged to bear and pay the Municipal Property Taxes, MSEDCL Charges and a pro-rata contribution towards the expenses and outgoings for maintenance, repair and upkeep of the Common Areas and Facilities of the Project from the date the Developer intimates in writing to such Allottee to take possession after the Completion/ Occupancy Certificate in respect thereof has been received.
- 33.8. As regards unsold Flats/ Units, the Developer shall be obliged to bear and pay a proportionate share of the expenses and outgoings for the maintenance, repair and upkeep of the Common Areas and Facilities of the said Project from expiry of a period of one year from the date the Completion/ Occupancy Certificates in respect of such Flats/ Units is received.

34. DECLARATION BY DEVELOPER:-

- 34.1. The Developer is involved in the business of development of real estates and construction activities. The Developer has assured the Society that it has the sufficient financial resources to carry out the redevelopment work of the said Property in terms of this Agreement.
- 34.2. The Developer has also ascertained and satisfied itself about the development potentiality of the said Property and after such satisfaction and being convinced that the redevelopment of the said Property would be possible for it and that it shall be able to provide the agreed consideration in the agreed manner to the Society.

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- 34.3. It shall be the duty of the Developer to comply with all statutory rules, order, requirements of the Government and of Local Sanctioning Authority with regard to implementation of such redevelopment project as per the sanctioned/revised Building Layout and Building Plans.
- 34.4. The Developer shall carry out the redevelopment of the Said Property at its own costs and risks. The Developer shall bear all costs and expenses including and not limited to Development Charges or any such charges payable to the competent authorities for the purpose of approval of the plans of constructions of the new building, construction cost of the new building with new tenements/units of any nature whatsoever. The Developer shall at its own cost and responsibilities, obtain all sanctions, orders, clearances, statutory permissions and NOCs from the concerned authorities/Government departments for Said development and / or Construction of the said Property in name of the Society/Owner.
- 34.5. The Developer shall obtain/seek all the necessary approvals, permissions and licenses required for the construction of the new tenements/Units with reference to their nature such Residential, commercial, offices etc along with the amenities as such.
- 34.6. Subject to the clear understanding that the right, title, interest of the Society over the said Land and/or the right, title, interest of the members to their membership of the Society and to their respective flats held by them is and shall always be the responsibility of the Society and its respective members, all other claims whatsoever made by the third parties including the suppliers of materials, equipment used or to be used in the construction and completion of the buildings under this Agreement including all claims for damages or otherwise made by the purchasers of the tenements/units or any part of the building or for any delay in the performance of their contracts or on account of any defect in the construction or completion of the building or all claims, damages, compensation or expenses payable in consequence of any accident or injury sustained by any workman or other person whether in employment of the Developer or not, shall be paid for by the Developer. The Developer indemnifies and shall keep the Society/Owner and the Members indemnified from all such claims and demands whatsoever.
- 34.7. Subject to the clear understanding that the right, title, interest of the Society over the said Land and/or the right, title, interest of the members to their membership of the Society and to their respective flats held by them is and shall always be the responsibility of the Society and its respective members, it is hereby specifically understood and agreed between the Parties that the Developer alone shall be liable



for all monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the Developer and any third party. The Developer herein shall bear all responsibilities and cost against any third party claim, suit, prosecution etc. which may arise including and not limited to any defect, negligence or accident during the course of development and/ or construction of the proposed new building on the Said Property. The Developer shall indemnify and keep indemnified the Society and the Members from any legal or monetary consequences arising out of the process of redevelopment of the Said Property excluding the matters pertaining to the legal title of the said land and the title of the tenements/Units of the members.

- 34.8. The Developer covenants to implement and enforce all the required safety rules, regulations and standards, and abide by and observe all the applicable laws and guidelines during construction of the said property.
- 34.9. The developer will provide a temporary office space/ godown for the society to keep its records and existing furniture. The developer will also provide office space for the managing committee in its project/sales office to carry out their meetings as and when required.
- 34.10. These presents are not a partnership or joint venture but an independent contract of redevelopment and consequently the Society and the Members are not liable for any obligation as a promoter as defined under the Maharashtra Ownership Flats Act, 1963 or Real Estate Regulatory Authority Act, 2016 and the rules framed thereunder or any other provisions of law. It is hereby declared that the relationship between the developer and the landowner society with respect to the development of the said property is on a principal-to-principal basis. Neither party shall be considered an agent of the other for any purpose related to the development or implementation of the project. Furthermore, the developer shall be the sole promoter under the Real Estate (Regulation and Development) Act (RERA) and shall bear full responsibility for the execution and completion of the project in compliance with applicable laws. The society shall not be liable for any obligations or responsibilities arising from the development of the said property.
- 34.11. It is agreed between the Owner / Society, Developer, and the existing Members that all the provisions of Real Estate (Regulations and Development) Act 2016 are and shall be applicable to this present redevelopment scheme and the Developer shall register the redevelopment scheme with Authority under the RERA Act, 2016 within a period of 60 days at the earliest from the date of obtaining the first sanction of the proposed Building or the proposed Building (s) provided there shall be no administrative delays from governing authorities. The Developer shall

comply with and carry out all the obligations and responsibilities cast upon the Developer as per the provisions of the said RERA Act, 2016. The Developer agrees that there will not be any deviation on the part of the Developer in respect of the obligations and responsibilities cast upon the Developer as per the provisions of the RERA Act, 2016 to the best of its knowledge and shall keep the society / owner and its members indemnified against the same.

- 34.12. The present Partners of the Developer LLP, as listed in the Partnership Agreement dated 21.10.2023, shall remain unchanged and the structure of the partnership shall remain as is until the completion of the project of redevelopment of the property and more particularly described in the Schedule below (the "Project"). For the purposes of this Agreement, "completion of the Project" shall be deemed to occur when all construction, development, or related activities have been finalized and any final handover or closing activities have been completed, as certified by the relevant authorities or parties as determined by the Project's scope. During this period, no Partner shall withdraw, resign, or be removed from the LLP, nor shall any new Partners be admitted, without the prior written consent of the Society.

35. NON TRANSFERABLE RIGHTS:

The Developer shall not be entitled to assign/transfer the rights of development/redevelopment granted to it by the Society to any third person or party without the express prior written approval of the Society.

In the event of any breach or non-performance by either of the parties hereto of their respective obligations under the terms hereof, then in such event, the aggrieved party shall, without prejudice to its other rights and remedies in law, be entitled to have the terms and conditions hereof specifically performed through a Court of Law having jurisdiction.

36. MISCELLANEOUS

- 36.1. The terms of these presents shall supersede the said Memorandum of Understanding dated 31.10.2023 earlier executed between the parties hereto or any other agreements/deeds/documents/writing touching the subject matter of these presents.
- 36.2. All the discussion and negotiation part has been concluded by and between the parties and the present Agreement shall supersede all the earlier communications, commitments if any.
- 36.3. Any modification/ amendment to the terms of this Agreement shall be reduced in writing and signed by the parties hereto.

36.4. **Order of Precedence:** In the event of a conflict between the Development Agreement and the Documentation regarding the terms hereof, that is not otherwise expressly provided for or addressed, the following order of precedence shall apply, in descending order:(i) the Development Agreement, including all Schedules and Annexures thereof, and (ii) the Documentation. For the avoidance of doubt, conflicts shall only exist where compliance with two provisions is impossible or commercially impracticable.

37. NOTICES

That any communication by and between the parties hereto shall be made at the following E-Mail ID's of each of the Parties:

Society : Patrakarnagarchs@gmail.com

Developer : sandeep@nirmandevelopers.in (Mr. Sandeep Maheshwari) and
pranav@nyatigroup.com (Mr. Pranav Nyati)

38. The Stamp Duty and Registration Charges payable in respect of these presents and the Power of Attorney executed in pursuance hereof shall be borne and paid by the Developer alone.



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THE SCHEDULE ABOVE REFERRED TO:

PART I:

All that piece and parcel of land or ground admeasuring 12100 sq. mtrs. bearing corresponding CTS No. 3024/12 (the property card extract earlier recorded the area admeasuring about 131769 sq. fts.) having 16 buildings thereon, along with the existing samajmandir and Society office etc. standing as per Part II below, situated at Village Bhamburda (Shivaji Nagar) within the Registration Sub- District of Taluka Pune City, District Pune and within the limits of the Pune Municipal Corporation and which land admeasuring 12100 sq.mtrs. and collectively bounded as:

ON OR TOWARDS THE:

NORTH : By proposed 18 Meter Wide Road

SOUTH : By Law College Hill

EAST : By Maharashtra State Farming Corporation property

WEST : By Kamayani School



PART II: ALL THAT PIECE AND PARCEL OF 16 BUILDINGS consisting of Total 102

Units (which is to be demolished) comprising of 90 Residential Tenaments and 12 Duplex Units and are enumerated as below:

- i. Building Manasi standing thereon comprising of 12 Tenaments on ground plus 2 upper floors
- ii. Building Sharawati standing thereon comprising of 12 Tenaments on ground plus 2 upper floors
- iii. Building Sharayu standing thereon comprising of 12 Tenaments on ground plus 2 upper floors
- iv. Building Zelam standing thereon comprising of 12 Tenaments on ground plus 2 upper floors
- v. Building Indrayani standing thereon comprising of 12 Tenaments on ground plus 2 upper floors

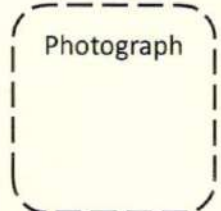
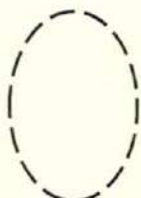
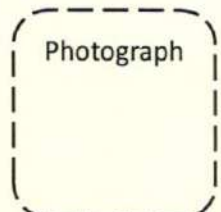
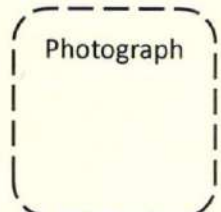
- vi. Building Pravara standing thereon comprising of 06 Tenaments on ground plus 2 upper floors
- vii. Building Meghana standing thereon comprising of 06 Tenaments on ground plus 2 upper floors
- viii. Building Sindhu standing thereon comprising of 06 Tenaments on ground plus 2 upper floors
- ix. Building Krushna standing thereon comprising of 06 Tenaments on ground plus 2 upper floors
- x. Building Godawari standing thereon comprising of 06 Tenaments on ground plus 2 upper floors.
- xi. And 06 structures of Duplexes – Kshipra, Vedganga, Alaknanda, Padma, Kaveri and Narmda having 2 Duplexes each i. e. 12 Duplexes.

standing on the land more particularly described in the abovementioned Part I along with all the structures and all open parking space at ground level, Garden and samajmandir and Society Office at ground level and also appurtenances thereto such as structures including and not limited to gate keeping/ security cabin etc. and together with the internal road owned by the Society/Owner and also appurtenances thereto and other amenities and conveniences Together with easement, appurtenances, ingress, egress, benefits including the benefits relating to the floor area ratio/Floor space Index origination form the physical area thereof and/or all such additional FAR/FSI either by way of TDR or ancillary, supplementary and all other consequential rights thereto.

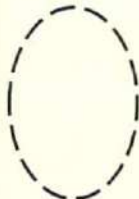
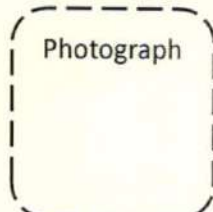
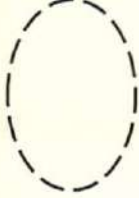
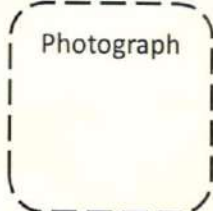


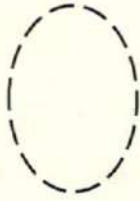
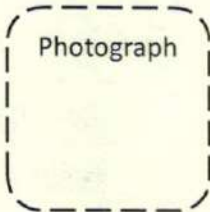
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed Society **THE PUNE PATRAKAR SAHAKARI GRUHRACHANA SANSTHA MARYADIT**, by the hand of

SHRI. VIJAYKUMAR SITARAM SAWANT (Chairman)	_____ Signature		 Photograph
SHRI. VINAYAK NARAYAN PATWARDHAN (Secretary)	_____ Signature		 Photograph
Mrs. Arundhati Bhide (TREASURER)	_____ Signature		 Photograph

SIGNED AND DELIVERED by the withinnamed Developer, **NYATI SHUBHAM NIRMAN DEVELOPERS LLP**, by the hand of three of its Designated Partners,

1	M/s. Nyati Shubham Nirman Developers LLP Through its Partner Mr. Sandeep Balkrishnadas Maheshwari	_____ Signature		 Photograph
2	M/s. Nyati Shubham Nirman Developers LLP Through its Partner Mr. Pranav Nitin Nyati	_____ Signature		 Photograph

3	M/s. Nyati Shubham Nirman Developers LLP Through its Partner Mr. Vinay Khushalchand Badera	Signature		 Photograph
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PARTY OF THE SECOND PART

Witness 1: Signature: Name: Address:	Witness 2: Signature: Name: Address:
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Annexure	Particulars
A	List of all 102 present Members of the Society including their Share Certificate details, details of the Residential Tenaments held by each of such Member, Carpet Areas of such Residential Tenaments (inclusive of areas under Balcony/Enclosed Balcony/Terrace) held by each of such Member
B	Photocopy of the NOC granted to the Society for redevelopment by the Office of the Deputy Registrar of Co-operative Societies, Pune City (1), Pune vide its letter bearing No. REDEVELOPMENT/PUNE PATRAKAR/RESI/NOC/ YEAR 24 dated 23.02.2024
C	Photocopy of the Order of the Collector of Pune towards conversion of Tenure of land from "Occupancy Class II" to "Occupancy Class I"
C1	Photocopy of the Extract of the Property Register Card maintained by the City Survey Office in respect of land bearing CTS No.3024/12
D	Proposed Building LayoutPlans.
E	List of all 102 present Members of the Society including the number and the carpet areas of the Residential Tenaments, presently held by them, the carpet areas of the Residential Tenaments to which they are entitled to, total number of parking to be granted to them.
F, F1	Details of various compensation amounts to be paid to each of the existing member.
G, G1	List of Specifications of the New Residential Tenaments out of the Society Premises List of Specifications of the New Commercial Premises out of the Society Premises List of Amenities available for the Residential Tenaments.
H	Statement of FSI



ANNEXURE - "A"

Sr. No.	Building in which situated	Name of Present Member	Flat/ Unit Number presently held	Share Certificate Details	Carpet Area of existing Flat/ Unit (in sq. ft.)	Membership nature
1)	KSHIPRA	Miskil Jayant Dharmadhikari	1		894	Nomination
2)	KSHIPRA	Abha & Jayant Madhukar Wamburkar	2	516 to 520	894	Transfer
3)	VEDGANGA	Shantabai Raghunath Shirode	1	421 to 425	894	Original
4)	VEDGANGA	Vinit Vasant Deshpande	2	111 to 115	894	Nomination
5)	ALAKANANDA	Ruta Manohar Bawadekar	1	31 to 35	894	Nomination
6)	ALAKANANDA	Sucheta Suresh Dongare	2	136 to 140	894	Nomination
7)	PADMA	Legal heirs of Late Manohar Pagar	1	321 to 325	894	Nomination
8)	PADMA	Premlata Vitthal Inamdar	2	506 to 510	894	Nomination
9)	KAVERI	Anuradha Govind Angal	1	6 to 10	894	Nomination
10)	KAVERI	Suhas Shankar Deshpande	2	106 to 110	894	Nomination
11)	NARMADA	Ramesh Vasant Chaware	1	86 to 90	894	Transfer
12)	NARMADA	Pravin Balkrishna Bidkar	2	61 to 65	894	Transfer
13)	PRAVARA	Suvarnkant Bhikensingh Thakor	1	451 to 455	1026	Transfer
14)	PRAVARA	Meeta Dattatraya Patki	2	336 to 340	1062	Nomination
15)	PRAVARA	Pournima Mukund Joshi	3	211 to 215	1062	Transfer
16)	PRAVARA	Vaishali Govind Madiwale	4	281 to 285	1062	Nomination
17)	PRAVARA	Ranjana Dhananjay Makode	5	291 to 295	1062	Transfer
18)	PRAVARA	Jayashree Shashank Gokhale & Shashank Bhalchandra Gokhale	6	166 to 170	1062	Transfer
19)	MEGHANA	Suvarna Chandrakant Dixit (Wagh)	1	126 to 130	1026	Nomination
20)	MEGHANA	Arvind Vishwanath Karandikar	2	226 to 230	1062	Nomination
21)	MEGHANA	Dilip Gopal Patwardhan	3	341 to 345	1062	Nomination
22)	MEGHANA	Hemant Purushottam Alabal	4	56 to 60	1062	Transfer
23)	MEGHANA	Shalini Krishnarao Borade	5	71 to 75	1062	Transfer
24)	MEGHANA	Anuradha Bhalchandra Purandare	6	361 to 365	1062	Nomination
25)	MANASI	Vijay Waman Lele	1	271 to 275	685	Original
26)	MANASI	Mrudula Vilas Kulkarni	2	266 to 270	685	Nomination

27)	MANASI	Anuradha Babasaheb Patil	3	331 to 335	855	Nomination
28)	MANASI	Late Rekha Pramod Jog	4	196 to 200	855	
29)	MANASI	Yeshwant Ramrao Kenjale	5	246 to 250	716	Nomination
30)	MANASI	Pranav Vijay Lele & Manasi Pranav Lele	6	286 to 290	716	Transfer
31)	MANASI	Pradeep Balkrishna Newalkar	7	311 to 315	855	Nomination
32)	MANASI	Ekanath Umakant Bagul	8	21 to 25	855	Original
33)	MANASI	Harry Pankiyam David	9	116 to 120	716	Original
34)	MANASI	Mahesh Madhukar Prabhudesai	10	356 to 360	716	Nomination
35)	MANASI	Sureshchandra Shankarrao Padhey & Lalita Sureshchandra Padhey	11	316 to 320	855	Original
36)	MANASI	Ashish Dattatriya Pingale	12	351 to 355	855	Transfer
37)	SHARAWATI	Nikhil Shreeram Geet	1	161 to 165	685	Nomination
38)	SHARAWATI	Rasika Rakesh Gupta	2	91 to 95	685	Nomination
39)	SHARAWATI	Sagar Vinayak Kad, Vinayak Babanrao Kad, Sangita Vinayak Kad and Suraj Vinayak Kad.	3	326 to 330	855	Transfer
40)	SHARAWATI	Jayram Raghoji Desai	4	101 to 105	855	Original
41)	SHARAWATI	Bhushan Waman Talwalkar	5	441 to 445	716	Nomination
42)	SHARAWATI	Nitin Sakharam Namjoshi	6	301 to 305	716	Nomination
43)	SHARAWATI	Padma Srinivas Rahrurkar	7	366 to 370	855	Nomination
44)	SHARAWATI	Raghunath Dagdu Barve & Surekha Raghunath Barve.	8	26 to 30	855	Transfer
45)	SHARAWATI	Vijay Narhar Sirdeshpande	9	381 to 385	716	Original
46)	SHARAWATI	Anant Shankar Bedarkar	10	36 to 40	716	Original
47)	SHARAWATI	Amol Padmakar Gowaikar	11	501 to 505	855	Nomination
48)	SHARAWATI	Nishikant Gajanan Jadhav	12	181 to 185	855	succession
49)	SHARAYU	Chandrakala Pandurang Nankar	1	306 to 310	685	Transfer
50)	SHARAYU	Kishor Madhukar Jakate, Mrs. Lata Madhukar Jakate & Mrs. Prachi Kishor Jakate	2	486 to 490	685	Transfer
51)	SHARAYU	Madhuri Madhukar Chavare	3	81 to 85	855	Original
52)	SHARAYU	Rohan Dattatriya More	4	391 to 395	855	Nomination
53)	SHARAYU	Nirmala Shashikunmar Savadekar	5	386 to 390	716	Transfer
54)	SHARAYU	Vijaykumar Sitaram Savant	6	396 to 400	716	Original
55)	SHARAYU	Sharmila Nandkumar Karkhanis	7	241 to 245	855	Nomination



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56)	SHARAYU	Shubha Charudatta Thakur	8	461 to 465	855	Nomination
57)	SHARAYU	Vinayak Narayan Patwardhan & Vrishali Vinayak Patwardhan	9	346 to 350	716	Transfer
58)	SHARAYU	Shirish Kantilal Shah	10	401 to 405	716	Transfer
59)	SHARAYU	Vijay Gopal Vaidya	11	471 to 475	855	Nomination
60)	SHARAYU	Atul Suresh Dongare	12	131 to 135	855	
61)	ZELAM	Prasanna Shriwardhan Gadgil, Shrivardhan Vasant Gadgil & Aishwarya Shrivardhan Gadgil	1	151 to 155	685	Transfer
62)	ZELAM	Sanjay Gulabrao Nawale	2	186 to 190	685	Transfer
63)	ZELAM	Shilaja Govind Galgali & Mugdha Milind Khedkar	3	156 to 160	855	Nomination
64)	ZELAM	Late MV Balkrishna Rao through Legal heirs : Wife - Bala Rau & Son - M. V. Bravishwar	4		855	succession
65)	ZELAM	Manoj Laxman Shivapurkar	5	431 to 435	716	Nomination
66)	ZELAM	Legal heirs of Late Maimuma Bashir Kotwal	6		716	
67)	ZELAM	Amit Chandrashekhar Karkhanis	7	236 to 240	855	Transfer
68)	ZELAM	Anil Mohan Takalkar	8	436 to 440	855	Original
69)	ZELAM	Raghunath Vinayak Bhat and Manjiri Raghunath Bhat	9	46 to 50	716	Transfer
70)	ZELAM	Anjali Anil Ketkar	10	251 to 255	716	Transfer
71)	ZELAM	Prakash Balasaheb Joshi	11	216 to 220	855	Original
72)	ZELAM	Surekha Venkat Biradar, Mrs. Neha Pradeep Kawale & Mrs. Rujula Venkat Biradar	12	526 to 530	855	Nomination
73)	INDRAYANI	Vivek Jayantrao Shinde	1	426 to 430	685	Transfer
74)	INDRAYANI	Arundhati Varunraj Bhide	2	51 to 55	685	Nomination
75)	INDRAYANI	Late Kiran Kanhayalal Thakoor	3	521 to 525	855	
76)	INDRAYANI	Moreshwar Bhalchandra Joshi	4	206 to 210	855	Original
77)	INDRAYANI	Y. V. Krushnamoorti	5	261 to 265	716	Original
78)	INDRAYANI	Rahul Madhav Ekabote	6	146 to 150	716	Transfer
79)	INDRAYANI	Suman Narayan Thakar	7	446 to 450	855	Nomination
80)	INDRAYANI	Asha Prakash Kardale & Amol Prakash Kardale	8	231 to 235	855	Nomination
81)	INDRAYANI	Rajesh Ratilal Shah	9	491 to 495	716	succession
82)	INDRAYANI	Shubhangi Sadashiv Dumbray	10	141 to 145	716	Nomination
83)	INDRAYANI	Ashok Gopal Budhkar	11	76 to 80	855	Nomination
84)	INDRAYANI	Vasant Hemant Jogdeo	12	201 to 205	855	Transfer

85)	SINDHU	Sushil Pitambarkumar Jain & Samir Pitamberkumar Jain	1	191 to 195	1206	succession
86)	SINDHU	Vaishal Dushyant Naik	2	296 to 300	1206	Transfer
87)	SINDHU	Rajiv Balwant Sabde	3	371 to 375	1206	Original
88)	SINDHU	Sureshchandra Nivarutti Warghade	4	466 to 470	1206	Original
89)	SINDHU	Meera Mukund Shastri & Ichchha Nitin Walimbe	5	416 to 420	1206	Transfer
90)	SINDHU	Ravindra Ganapati Behere	6	41 to 45	1206	Nomination
91)	KRUSHNA	Vrinda Pravin Walunjkar & Vandana Mukul Naik	1	376 to 380	1172	Nomination
92)	KRUSHNA	Mukta Vishwanath Satheye	2	171 to 175	1172	Release
93)	KRUSHNA	Late Rambhau Annaji Joshi	3	481 to 485	1206	
94)	KRUSHNA	Malay Shashikant Datar	4	96 to 100	1206	Nomination
95)	KRUSHNA	Satish Vasant Alekar	5	1 to 5	1206	Nomination
96)	KRUSHNA	Yashoda Parag Wakankar	6	16 to 20	1206	Nomination
97)	GODAVARI	Shahin Madhukar Limaye	1	511 to 515	1172	Nomination
98)	GODAVARI	Leela Dattatraya Gulavani	2	176 to 180	1172	Nomination
99)	GODAVARI	Rajaram Madhukar Joshi	3	221 to 225	1206	Nomination
100)	GODAVARI	Shri Jayant Balkrishna Shaligram & Shri Anant Balkrishna Shaligram	4	411 to 415	1206	Nomination
101)	GODAVARI	Ashwin Nandkumar Kulkarni & Reva Ashwin Kulkarni	5	11 to 15	1206	Transfer
102)	GODAVARI	Anant Balkrishna Shaligram	6	406 to 410	1206	Transfer



ANNEXURE - "B"

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उप निबंधक सहकारी संस्था पुणे शहर (१), पुणे

यांचे कार्यालय ५८२/डी गुलटेकडी मार्केट यार्ड पुणे ३७

ई-मेल आयडी-drcspune1@gmail.com

दुरध्वनी क्रमांक ०२०-२४२६२९५८

४३९

जा.क्र.उनिपुश(१)/वैधा/पुनर्विकास/ पुणे पत्रकार /गृह /नाहरकत/सन -२४ दिनांक :- २३/०२/२०२४

✓ वेअरमन / सेक्रेटरी,

पुणे पत्रकार सहकारी गृहरचना संस्था मर्या,

पत्रकारनगर, सिंधु इमारत, पुणे -१६.



विषय:-संस्थेच्या इमारतीच्या पुनर्विकासास ना-हरकत प्रमाणपत्र मिळणेबाबत...

संदर्भ :- १. सहकार व वस्त्रोद्योग विभागाचे क्र.सगृयो २०१८/प्र.क्र.८५/१४-स, दिनांक

०४/०७/२०१९ चे निर्देश

२. संस्थेचा दिनांक २१/०६/२०२३ व ०१/०१/२०२४ चा प्रस्ताव.

३. या कार्यालयाकडील जा.क्र.उनिपुश(१)/पुनर्विकास/ ७९२/पुणे पत्रकार/गृह/ विसस / प्राधीकृत/सन २०२३ दिनांक २१/०६/२०२३ रोजीचे पत्र.

४.प्राधीकृत अधिकारी यांचा दिनांक ०५/०२/२०२४ रोजीचा अहवाल.

सदर प्रस्तावाप्रमाणे आपण संस्थेच्या पुनर्विकासाकरीता मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांची विकसक म्हणून निवड केल्याचे नमूद करुन दिनांक ०१/०१/२०२४ रोजी या कार्यालयाकडे पुनर्विकासाकरीता ना-हरकत प्रमाणपत्र देण्याची मागणी केली आहे. संस्थेने प्रस्तावासोबत पुनर्विकासासंदर्भात झालेल्या विशेष सर्वसाधारण सभेच्या इतिवृत्तांच्या छायाप्रती सोबत जोडलेल्या आहेत. संस्थेच्या सदर सभेस १०२ सभासदांपैकी ८३ सभासद समक्ष उपस्थित होते. सदर सभेस समक्ष उपस्थित ८३ सभासदांपैकी ७५ सभासदांनी सदर विकसक निवडीस मान्यता दिलेली आहे. अशा एकूण समक्ष उपस्थित ८३ सभासदांपैकी ७५ सभासदांनी मे. न्याती ग्रुप (न्याती डेव्हलपर्स + शुभम ईपीसी + निर्माण डेव्हलपर्स) च्यातर्फे नियोजित मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांची विकसक म्हणून निवड करणेस संमती दिलेली आहे आणि त्यामुळे शासन निर्णयाचा विचार करता बहुमताने विकसक निवडीचा ठराव पारित झालेला आहे.

त्याचप्रमाणे संस्थेस प्राप्त निविदांमधून शॉर्टलिस्ट करण्यात आलेल्या ०३ निविदा - नियोजित न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी., मे. मॅजेटिक लॅंडमार्क, मे. कोहिनुर ग्रुप अशा पुनर्विकास प्रस्तावांच्या तुलनात्मक तक्त्याची प्रत, विकसक निवडीच्या सभेची दृकश्राव्य चित्रफीत, सभासदांचे लेखी संमतीपत्र व मतपत्रिकेची छायाप्रत इत्यादि कागदपत्रे सोबत जोडली आहेत.

संस्थेने दाखल केलेला प्रस्ताव पाहता संस्थेच्या दिनांक २५/०६/२०२३ रोजीच्या पुनर्विकासाविषयी बोलाविण्यात आलेल्या विशेष सर्वसाधारण सभेत १०२ पैकी ८३ सभासदांच्या समक्ष उपस्थितीत व ७५ सभासदांच्या संमतीसह प्राप्त प्रस्तावाच्या दर्जात्मक बाबींचा विचार करून चर्चा करून प्राधिकृत अधिकारी यांच्या उपस्थितीत बहुमताने नियोजित मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांची विकसक म्हणून निवड केल्याचे दिसते. तसेच, संस्थेच्या १०२ पैकी ७५ सभासदांनी नियोजित मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांना पुनर्विकासाकरीता विकसक म्हणून संमती दिलेली आहे.

संस्थेने दाखल केलेला प्रस्ताव पाहता संस्थेतील १०२ पैकी ७५ सभासदांची मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांची विकसक म्हणून नियुक्ती करण्यास संमती आहे. प्राप्त प्रस्तावाचा अभ्यास करून व चर्चा करून संस्थेने विकसक निवडला आहे असे दिसते. प्रस्तावांचा एकत्रित विचार करून संस्थेच्या पुनर्विकासासाठी मे. न्याती शुभम निर्माण डेव्हलपर्स एल. एल. पी. यांची विकसक म्हणून नियुक्ती करण्यास व पुनर्विकास योजना राबविण्यास खालील अटी व शर्तीवर परवानगी देण्यात येत आहे.

अटी-शर्ती :-

१. संस्थेच्या साधारण सभेने मंजूर केलेल्या सर्व अटी व शर्तीस अधिन राहून वास्तुविशारद/प्रकल्प व्यवस्थापन सल्लागार यांच्या मार्गदर्शनानुसार नोंदणीकृत दस्ताद्वारे विकसकाबरोबर विकसन करार करावा. या करारातील अटी-शर्ती बाबत संपूर्ण जबाबदारी संस्थेची असेल.
२. महाराष्ट्र शासन, सहकार व वस्त्रोद्योग विभाग याचे निर्देश क्रमांक सगृयो २००७/प्र.क्र. ५५४/१४-स दिनांक ०३/०१/२००९ व ०४/०७/२०१९ मधील मुद्द्यांचा विकसन करारात समावेश करण्याची दक्षता घ्यावी.
३. पुनर्विकासासाठी विकसकाची निवड, विकसन करार वा पुनर्विकासाचे काम याबाबत भविष्यात काही वाद वा न्यायालयीन प्रकरण उद्भवू नये यासाठी दक्षता घ्यावी. असा वाद वा न्यायालयीन प्रकरण उद्भवल्यास त्याची संपूर्ण जबाबदारी संस्थेची राहिल.



४. पुणे महानगरपालिका यांनी पुनर्विकासाचे नकाशे मंजूर केल्यानंतर त्याची एक प्रत या कार्यालयात सादर करावी.
५. पुनर्विकासाचे काम विहित कालावधीत व योग्य दर्जाचे होईल यासाठी आवश्यक ती दक्षता संस्थेने घ्यावी.
६. पुनर्विकासाकरीता आवश्यक त्या परवानग्या संबंधितांनी वेळोवेळी योग्य त्या प्राधीकरणाकडून प्राप्त करून घ्याव्यात.
७. पुनर्विकासाच्या काळात सभासद विस्थापित होत असल्याने या कालावधीत संस्थेचे हिशोब व सभा इत्यादीबाबत दक्षता घ्यावी.
८. संस्थेची जमीन भोगवठादार वर्ग १ करणेकामी आवश्यक रूपांतरण अधिमुल्य शासनास भरणा करणेची संपूर्ण जबाबदारी संस्थेची राहिल.
९. संस्थेच्या सभासदत्वामध्ये होणाऱ्या वाढीविषयी त्यांचे नाव व इतर तपशीलासह या कार्यालयास विधीवत पद्धतीने अवगत करावे.
१०. नविन सदनिकाधारकांना सभासदत्व देण्यासाठी आवश्यकतर भागभांडवल वाढीविषयी पोटनियम दुरुस्ती सादर करावी.
११. महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९ (१) (अ) व ७९ (१) (ब) अन्वये विहीत केलेली विवरणपत्रे विहीत मुदतीत दाखल करावीत.
१२. महाराष्ट्र सहकारी संस्था (समिती निवडणूक) नियम २०१४ अन्वये विहीत नमुना ई-२ या कार्यालयात दाखल करावा.



(Signature)
(स्नेहा जोशी)

उप निबंधक,
सहकारी संस्था, पुणे शहर (१), पुणे.

प्रत माहितीस्तव सविनय सादर:-

मा. कार्यकारी अभियंता, बांधकाम विभाग, पुणे महानगरपालिका, पुणे.



ANNEXURE - "C"

- वाचले:- १. अॅड विजय सावंत, अध्यक्ष, पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे यांचा दिनांक २४/०३/२०२२ रोजीचा अर्ज.
२. तहसिलदार पुणे शहर यांचा अहवाल पत्र क्र.जमीन/कावि/५४४/२०२३, दिनांक ८/६/२०२३.
३. उपविभागीय अधिकारी पुणे-शिरूर, उपविभाग, पुणे यांचेकडील पत्र क्र.जमीन/कावि/०२/२०२३, दि.०२/०१/२०२४ (प्रत्यक्ष प्राप्त दिनांक ११/०१/२०२४)
४. जिल्हाधिकारी कार्यालयाकडील जागा प्रदान आदेश क्रमांक LND/WS/IV/५९९/७३, दिनांक ३०/३/१९७३.
५. महाराष्ट्र शासन राजपत्र, असाधारण भाग चार-ब, दि.०८/०३/२०१९.व (सुधारणा) नियम दि.२७/३/२०२३.
६. महाराष्ट्र शासन महसूल व वन विभाग यांचेकडील पत्र क्र.जमीन-२०२४/प्र.क्र.३१/ज-१, दि.०६ जून २०२४.

जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा.
क्र.पमल/वर्ग-१रुपांतर/एसआर/०१/२०२४
पुणे, दिनांक-११/०६/२०२४



विषय:- भोगवटादार वर्ग-२ या धारणाधिकारावर प्रदान केलेल्या जमिनीचे भोगवटादार वर्ग-१ मध्ये रुपांतरण करणेबाबत.
मौजे शिवाजीनगर, ता.पुणे शहर जि.पुणे येथील स.नं.२७०, सि.स.नं.३०२४/१२ क्षेत्र ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.)

आदेश



- ज्याअर्थी, चेअरमन, पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे यांनी महाराष्ट्र शासन राजपत्र, असाधारण भाग चार-ब, दिनांक ०८/०३/२०१९ मधील तरतुदीनुसार मौजे शिवाजीनगर, ता.पुणे शहर जि.पुणे येथील पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे यांना शासनाने प्रदान केलेले स.नं.२७०, सि.स.नं.३०२४/१२ क्षेत्र ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.) या जमिनीचे भोगवटादार वर्ग-१ मध्ये रुपांतरण करणेबाबत दिनांक २४/०३/२०२२ रोजीच्या अर्जांन्वये विनंती केली आहे.
२. ज्याअर्थी, या कार्यालयाकडील जागा प्रदान आदेश क्रमांक LND/WS/IV/५९९/७३, दिनांक ३०/३/१९७३ अन्वये मौजे शिवाजीनगर, ता. पुणे शहर जि.पुणे येथील पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे यांना शासनाने स.नं.२७०, सि.स.नं.३०२४/१२ क्षेत्र ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.) निवासी प्रयोजनार्थ कब्जेहक्काने प्रदान केली होती.
३. ज्याअर्थी, तहसिलदार पुणे शहर यांनी पत्र क्र.जमीन/कावि/५४४/२०२३, दिनांक ८/६/२०२३, लगत उप-विभागीय अधिकारी पुणे-शिरूर, उपविभाग पुणे यांनी पत्र क्र.जमीन/कावि/०२/२०२३, दि.०२/०१/२०२४ अन्वये सादर केलेला अहवाल व प्रतिग्रहिता संस्था यांनी दिनांक ०७/०३/२०२४ रोजी सादर केलेला फेरअर्ज आणि त्यासोबतची कागदपत्रे पाहता, प्रतिग्रहिता संस्था यांनी मुळ जमीन प्रदान आदेशातील अटी/शर्तीचा भंग केलेचे दिसून येत नाही.
४. ज्याअर्थी, महाराष्ट्र शासन राजपत्र, असाधारण भाग चार-ब, दिनांक ८/३/२०१९ रोजीच्या नियमातील नियम क्रमांक ३ (४) खालील तक्त्यातील (ब) नुसार म्हणजेच निवासी, औद्योगिक, किंवा वाणिज्यिक प्रयोजनासाठी भाडेपट्ट्याने अथवा भोगवटादार वर्ग २ सत्ता प्रकाराने प्रदान करण्यात आलेल्या किंवा प्रदानानंतर असा वापर अनुज्ञेय करण्यात आलेल्या प्रकरणात भोगवटादार वर्ग २ सत्ता प्रकारातून भोगवटादार वर्ग १ सत्ता प्रकारात रुपांतरण करता येईल अशी तरतूद आहे. तसेच (सुधारणा) नियम दि.२७/३/२०२३ मधील तरतुदीनुसार विषयांकित मिळकत ही मूळ प्रतिग्रहित्यास सन १९७३ साली प्रदान करण्यात आली असून, सदर जमिनीवर सन २००८ साली पुणे महानगरपालिका यांचेकडून निवासी प्रयोजनार्थ बांधकाम काराखंडे मंजूर केल्याचे दिसते. त्यामुळे मूळ प्रतिग्रहित्याने वाटप केलेल्या प्रयोजनार्थ सदर मिळकतीचा ५ वर्षांपेक्षा अधिक कालावधीसाठी वापर केलेला असल्याने, दिनांक २७ मे २०२३ रोजी करण्यात आलेल्या (सुधारणा) नियम मध्ये अंतर्भूत केलेल्या अटीची पूर्तता प्रस्तुत प्रकरणात होते.
५. ज्याअर्थी, मौजे शिवाजीनगर, ता.पुणे शहर जि.पुणे येथील पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे येथील जमीन स.नं.२७०, सि.स.नं.३०२४/१२ क्षेत्र ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.) या जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रुपांतरीत करताना अधिसूचना दिनांक ०८/०३/२०१९ मधील नियम अ.क्र.ब(५) मधील तरतुदीनुसार पुढीलप्रमाणे अधिमूल्य आकारणेत आले आहे.

गाव	स.नं. / सि.स.नं.	क्षेत्र	बाजारमूल्य दर प्रती चौ.मी.	एकुण बाजारमूल्य रक्कम	१५% प्रमाणे होणारी बाजारमूल्य रक्कम
मौजे शिवाजीनगर (भांबुडी),	स.नं.२७०, सि.स.नं. ३०२४/१२	१२१००.०० चौ.मी	२८७००/-	३४,७२,७०,०००/-	५,२०,९०,५००/-

६. ज्याअर्थी, विषयांकित जमीनीची वरील प्रमाणे होणारी अधिमूल्याची रक्कम रु. ५,२०,९०,५००/- इतकी होत असून, सदर जमीनीचे रूपांतरण करण्यासाठीच्या अधिमूल्याची रक्कम रु. १ कोटीपेक्षा जास्त कमी आहे. तसेच, शासन अधिसूचना दिनांक ०८/०३/२०१९ मधील तरतूद ब (१) व दिनांक २७/०३/२०२३ रोजीचे अधिसूचनेतील सुधारणा नियम २०२३ मधील तरतूदीनुसार, भोगवटादार वर्ग -२ अथवा भाडेपट्ट्याने प्रदान केलेल्या शासकीय जमीनीचे रूपांतरण करण्यासाठीच्या अधिमूल्याची रक्कम रु. १ कोटी पेक्षा अधिक येत असेल, अशा प्रकरणी राज्य शासनाची पूर्वमान्यता (जमीन प्रदान केलेल्या सहकारी गृहनिर्माण संस्था वगळून) घेतल्या खेरीज, जिल्हाधिकारी अशा जमीनीचे भोगवटादार वर्ग १ मध्ये रूपांतरणाचे कोणतेही आदेश पारित करून शकणार नाहीत, असे नमूद केले आहे.

७. परंतु सदर मिळकत सहकारी गृहनिर्माण संस्थेस प्रदान केलेली असल्याने, सदर मिळकतीचे मुल्यांकन १ कोटी पेक्षा जास्त असले तरी सदर मिळकत भोगवटादार वर्ग २ वरून भोगवटादार वर्ग १ वर रूपांतरीत करणेचे अधिकार या कार्यालयास आहे. त्यानुसार सदर अधिमूल्याची रक्कम रु. ५,२०,९०,५००/- इतकी ग्रास प्रणालीद्वारे शासन समा करणेकामी प्रतिग्रहिता संस्थेस इकडील दिनांक ०५/६/२०२४ रोजीच्या पत्रान्वये कळविणेत आले होते. त्यानुसार सदरची शासनास देय असलेली रक्कम प्रतिग्रहिता यांनी ग्रास प्रणालीद्वारे १.क्र. MH००३१२५८६२०२४२५E, २.क्र. MH००३१२६२४४२०२४२५E, ३.क्र. MH००३१२६६१५२०२४२५E, ४. क्र. MH००३१२६९२१२०२४२५E, ५. क्र. MH००३१२७२७५२०२४२५E, व ६.क्र. MH००३१३३९७८२०२४२५E, दिनांक ०६/६/२०२४ रोजी शासन जमा केली असून, सदरचे चलन दिनांक १९/६/२०२४ रोजी डिफेस झालेली आहेत.

८. ज्याअर्थी विषयांकित मिळकतीचे भोगवटा वर्ग- २ मधून भोगवटा वर्ग-१ मध्ये रूपांतर करतांना आकारण्यात आलेल्या अधिमूल्याबाबत तसेच फरकाच्या रक्कमेबाबत भविष्यात लेखा आक्षेप उपस्थित झाल्यास व सदर आक्षेपानुसार अतिरिक्त रक्कम भरणा करावी लागल्यास सदरची रक्कम प्रतिग्रहितास शासन जमा करणे बंधनकारक राहील. याबाबत दिनांक ११/४/२०२३ रोजीचे नोटलाईज प्रतिज्ञापत्र प्रतिग्रहिता यांचेवर बंधनकारक राहील.

१३. सबब मी, डॉ. सुहास दिवसे, जिल्हाधिकारी, पुणे मौजे शिवाजीनगर, ता.पुणे शहर जि.पुणे येथील पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे स.नं.२७०,सि.स.नं.३०२४/१२ मधील ०३ एकर ०१ गुंठा (१२१००.०० चौ.मी.) क्षेत्र महाराष्ट्र शासन राजपत्र, असाधारण भाग चार-ब, दिनांक ८/०३/२०१९ व (सुधारणा) नियम दि.२७/०३/२०२३ मधील तरतूदीनुसार भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्यास मान्यता देण्यात येत आहे.

प्रति,

चेअरमन, पुणे पत्रकार सहाकारी गृहरचना संस्था मर्या.पुणे



(डॉ. सुहास दिवसे)
जिल्हाधिकारी पुणे.



६५/१०९

ANNEXURE - " C1 "



महाराष्ट्र शासन

मालमत्ता पत्रक



PU-ID: 76640756559

[महाराष्ट्र जमीन महसूल (गाव, नगर व ऊहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : मांबुडा	तालुका/न.भू.का. : नगर भूमापन अधिकारी, क्र. १ पुणे				जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३०२४/१२			१२१००.००	[-- १२१००.००] क	जिल्हाधिकारी पुणे यांचेकडील पी आर एन/१२२/II/दि. ८-११-७७ अन्वये नि. शे.सार रकम रु. १३४६.८० बसविलाह. मु दि २-४-९९ अखेर

सुविधाधिकार :

हक्काचा मूळ धारक :

वर्ष :

पट्टेदार :

इतर भार :

इतर जेअर :



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घ), पट्टेदार(घ) किंवा भार (इ)	सम्यांकन
08/10/1982	विनोदी झालेने १३५६.९ चौ. फूट ए ब्लॉक		पुणे पत्रकार को ऑर्गेनाइज्ड होसिंग सोसायटी	सही- 08/10/1982 न.भू.अ.क्र.१, पुणे
25/03/1992	नवीन प्लॉट हि रस्ते झालेने नवीन मिळकत पत्रिका तयार केली			सही- 30/03/1992 जि.नि.भू.अ. तथा न.भू.अ.१ पुणे
28/05/2015	परिपत्रकानुसार - मा.जमबंदी आयुक्त आणि संचालक भूमि अभिलेख (म राजस्व पुणे यांचेकडील पत्र क्र. /ना.भू. १ / मि.प. अक्षरी नोंद /२०१५ दि.१६/०२/२०१५ रोजीचे परिपत्रकाव्यये मिळकत पत्रिकेवर अक्षरी क्षेत्र -कारा हजार एकशे चौ मी			फेरफार क्र. २३२७ प्रमाणे सही- 28/05/2015 न.भू.अ.क्र.१, पुणे
04/03/2024	आदेशाने नोंद - जिल्हा अधीक्षक भूमी अभिलेख, पुणे यांचे कडील आदेश क्र. : क.न.भू/पुणे /खंड/फेरचौकशी/२०२३ दि. : ०४/०८/२०२३ अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम २४(२) चे प्राप्त अधिकारानुसार इकडील कार्यालयाकडील आदेश क्र./न.भू.अ.क्र.१/पुणे/फेरचौकशी/२०२३ दिनांक २९/११/२०२३ अन्वये आदेशात न.भू.क.समोर नमूद धारणाधिकार दाखल केला.			फेरफार क्र. ४९९२ प्रमाणे सही- 04/03/2024 न.भू.अ. न.भू.अ. क्र. १ पुणे
20/08/2024	आदेशाने नोंद - जिल्हा अधिकारी, पुणे यांचे कडील आदेश क्र. : क.पमल/वर्ग-१ रुपांतर/एसआर/०१/२०२४ दि. : २१/०६/२०२४ अन्वये मौजे शिवाजीनगर तह. पुणे शहर जि.पुणे येथील पुणे पत्रकार सहकारी गृहपणा संस्था मध्ये, पुणे स.नं.२००, सि.स.नं.३०२४/१२ मधील ०३ एकर ०१ गुंडा (१२१००.०० चौ.मी.) क्षेत्र महाराष्ट्र शासन राजपत्र, असाधारण भग धार-ब, दिनांक ०८/०३/२०१९ व (सुधारणा) नियम दिनांक २४/०३/२०२३ मधील तरतुदीनुसार भोगवटदार वर्ग-१ मध्ये रुपांतरण करण्यास मान्यता देण्यात येत आहे असा आदेश झालेने आदेशाची नोंद घेतली.			फेरफार क्र. ५१६९ प्रमाणे सही- 20/08/2024 न.भू.अ. न.भू.अ. क्र. १ पुणे

हि मिळकत पत्रिका (दिनांक 20/08/2024 11:08:58 AM रोजी) डिजिटल स्वक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 21/08/2024 12:08:55 PM

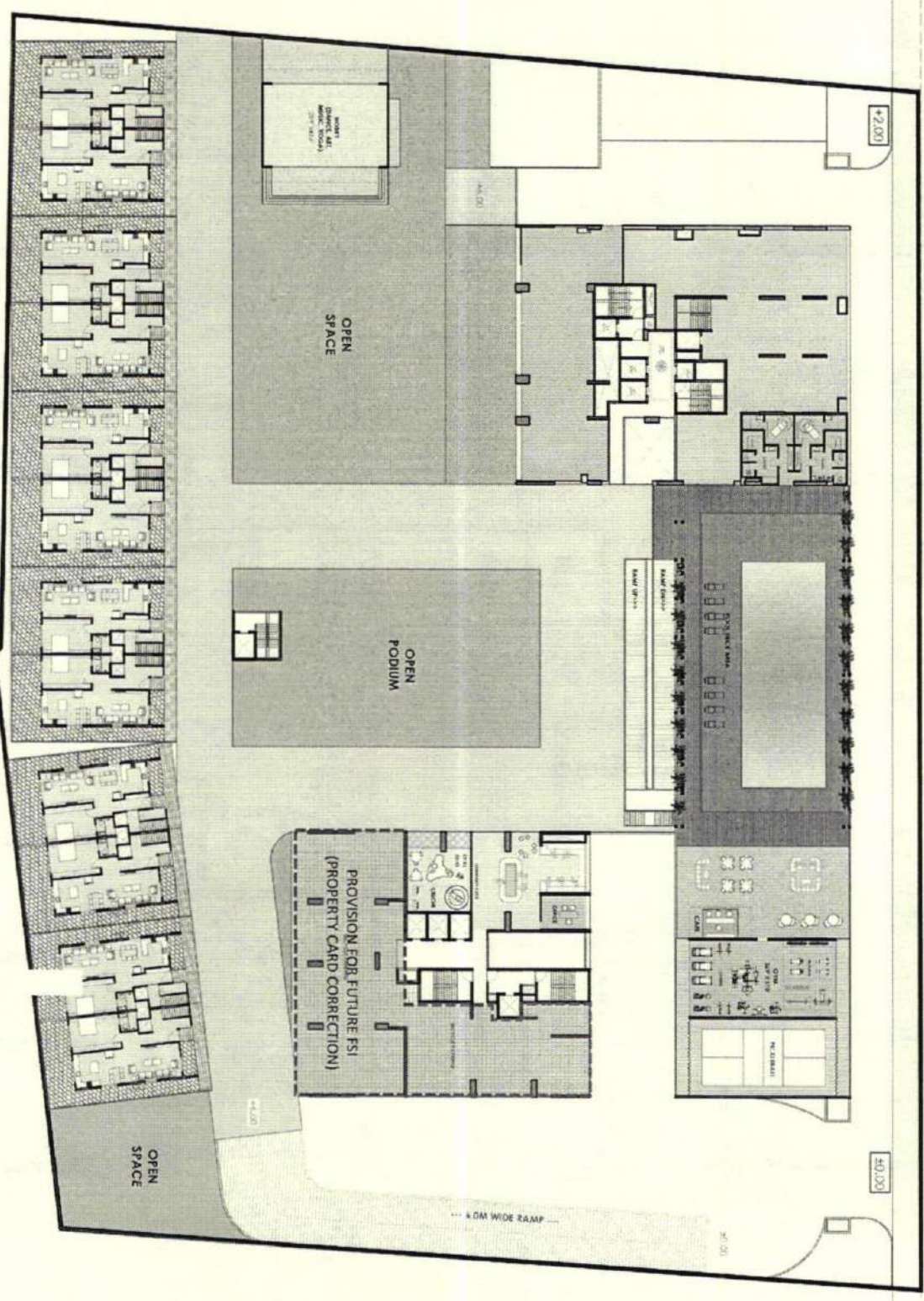
वेबसाइटवरील सही <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2515100006615337 हा क्रमांक वापरता.



26/09

ANNEXURE – “ D ”

18 M WIDE ROAD



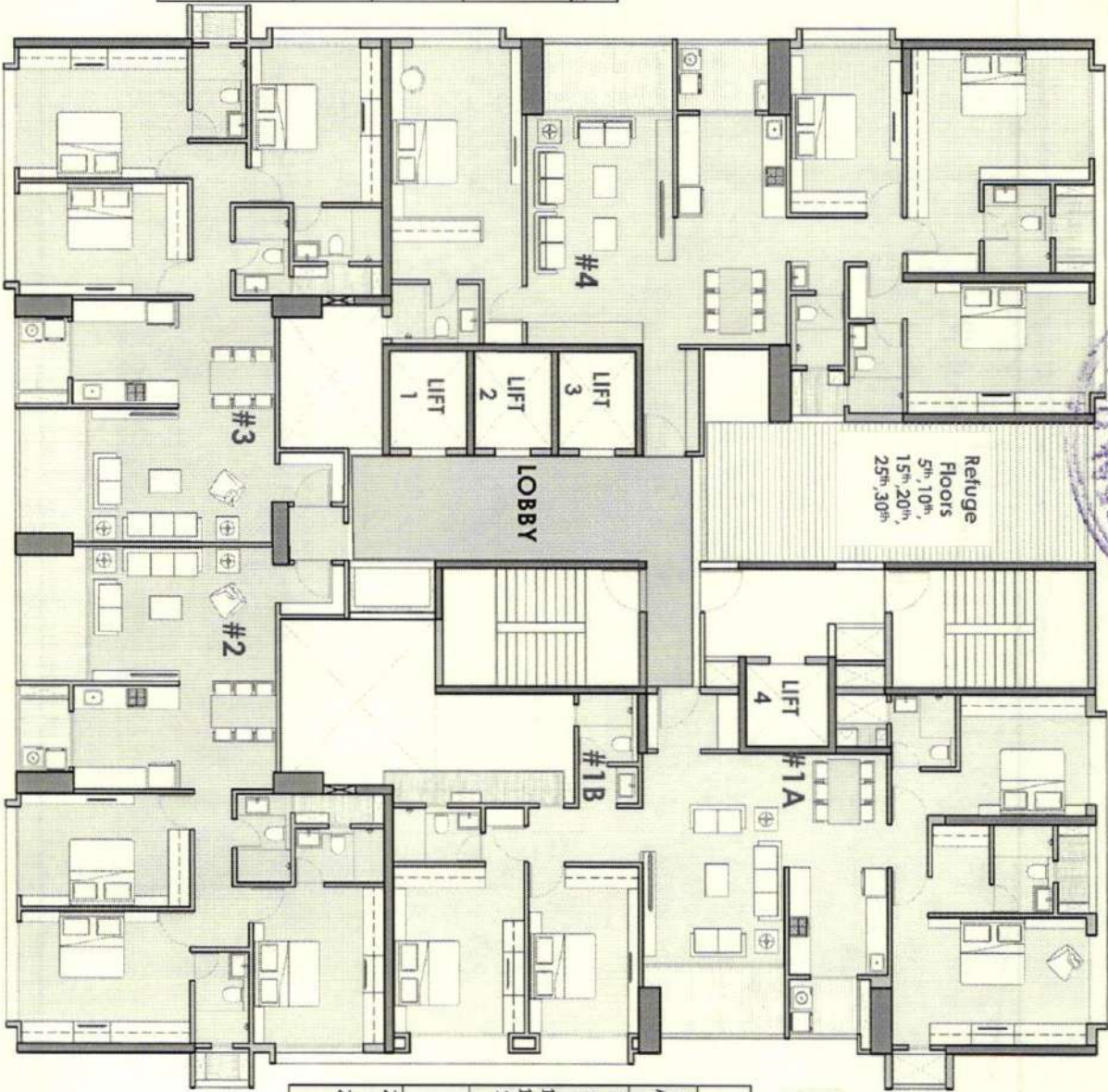
BUILDING LAYOUT

4 BHK
1872 SQ. FT.

Flat Numbers	Floors	No. Of Units	Expected RERA Carpet
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504	1-16, 18-25	24	1872

Flat Numbers	Floors	No. Of Units	Expected RERA Carpet
102, 103	1	2	2172 (Split)
202, 203, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 803	2-8	14	2250 (Split)
902, 903, 1002, 1003	9, 10	4	2492 (Split)
1102, 1103, 1202, 1203, 1302, 1303, 1402, 1403, 1502, 1503, 1602, 1603, 1802, 1803, 1902, 1903, 2002, 2003, 2102, 2103, 2202, 2203, 2302, 2303, 2402, 2403	11-16, 18-24	26	2566 (Split)

3 BHK
2172/ 2250/ 2492/
2566
SQ. FT. split



4 BHK
1615/1683 SQ. FT.

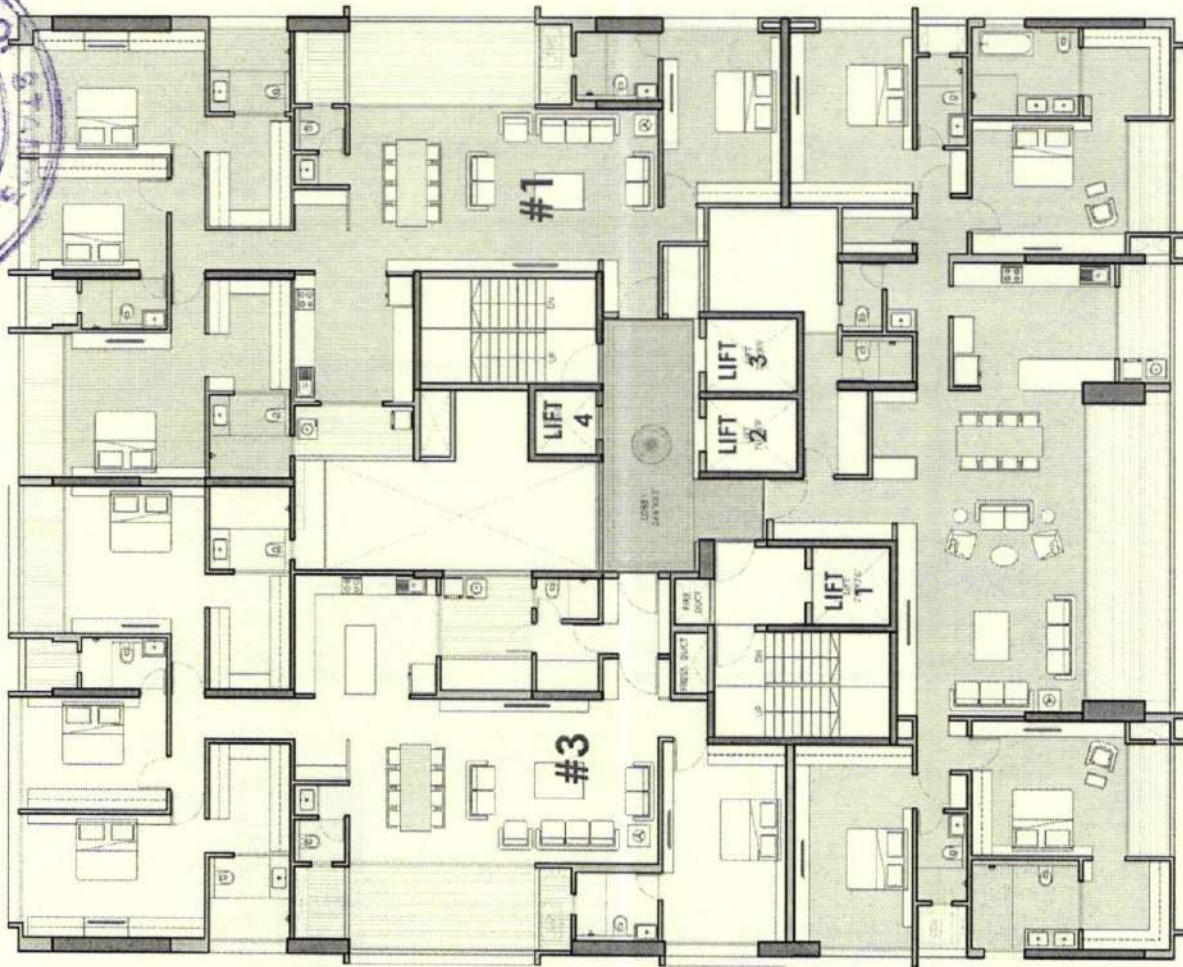
2 BHK
842/ 936 SQ. FT.

+

2 BHK
842/ 936 SQ. FT.

Flat Numbers	Floors	No. Of Units	Expected RERA Carpet
101A, 101B, 201A, 201B, 301A, 301B, 401A, 401B, 501A, 501B, 601A, 601B	1-6	12	1683 (Split)
701A, 701B, 801A, 801B, 901A, 901B, 1001A, 1001B, 1101A, 1101B, 1201A, 1201B, 1301A, 1301B, 1401A, 1401B, 1501A, 1501B, 1601A, 1601B, 1801A, 1801B, 1901A, 1901B	7-16, 18, 19	24	1872 (Split)
2001	20	1	1615
2101, 2201, 2301, 2401, 2501			
2601, 2701, 2801, 2901, 3001	21-32	12	1683
3101, 3201			

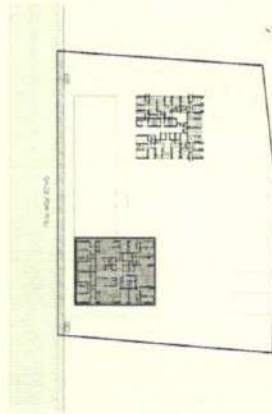
22/9/09

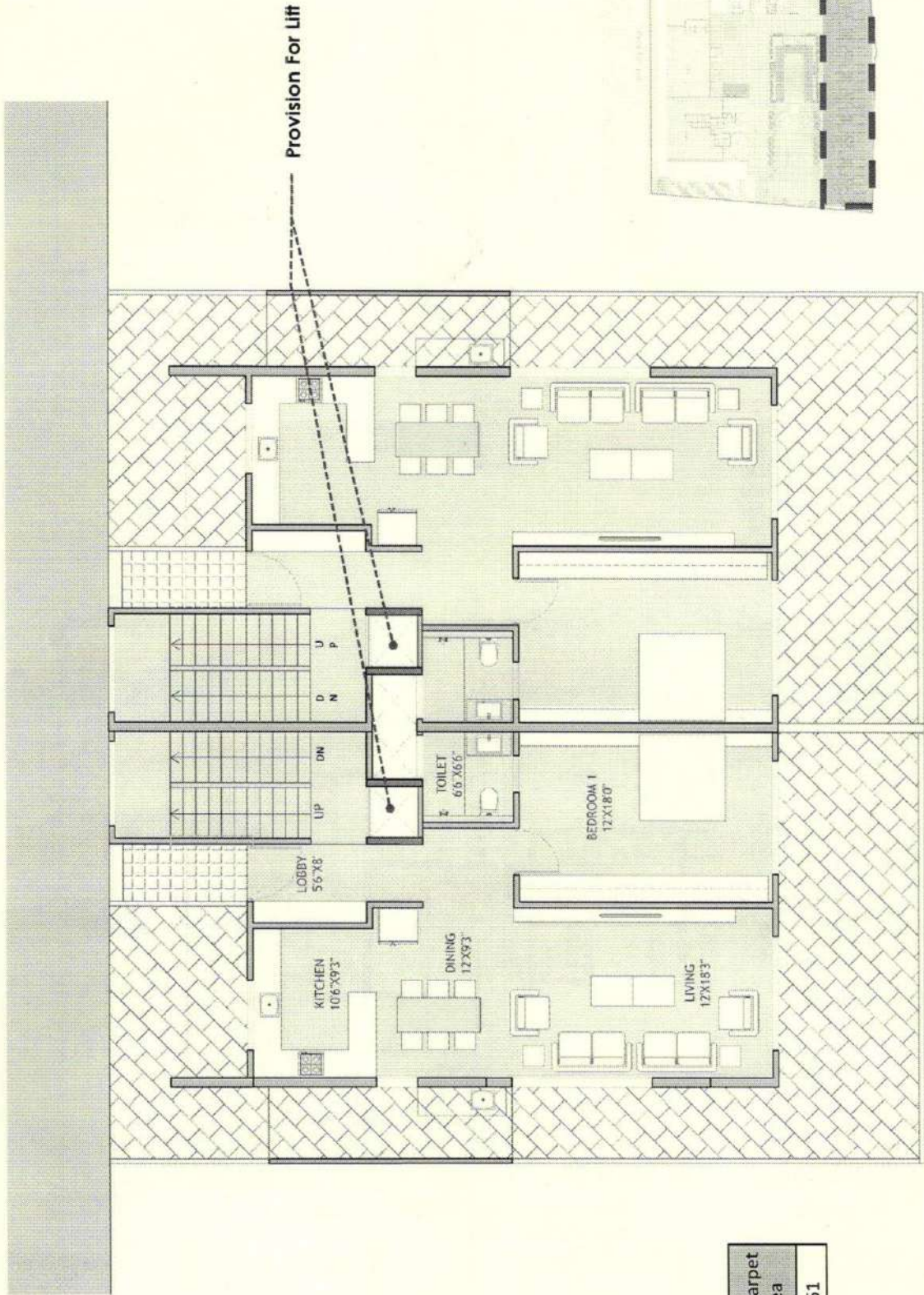


4.5 BHK
2566 SQ.FT.

4 BHK
2250 SQ.FT.

Flat Numbers	Floors	No. Of Units	Expected RERA Carpet
301,401,501,601,801	3-6,8	5	2250
303,403,503,603,703,803	3-8	6	2566





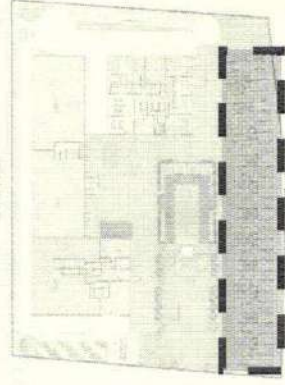
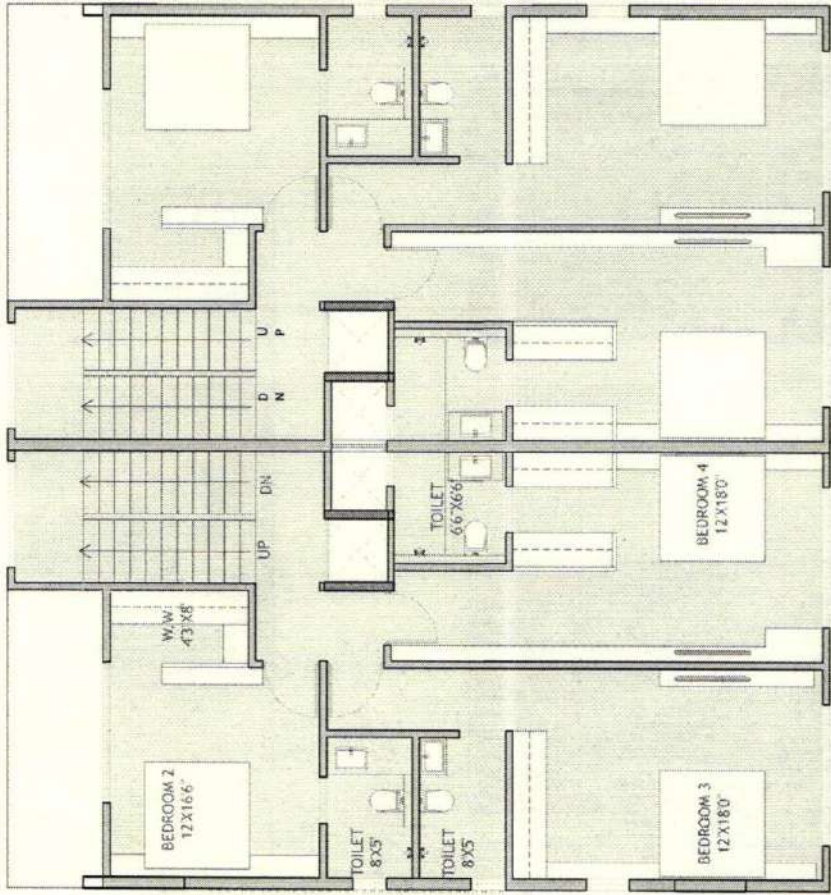
Flat type	Total Carpet Area
4 BHK - DUPLEX	1961

GROUND FLOOR



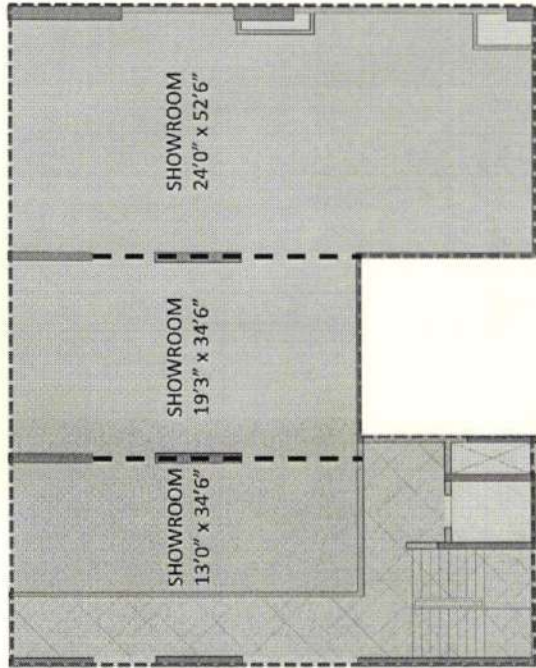
DUPLEX

First Floor

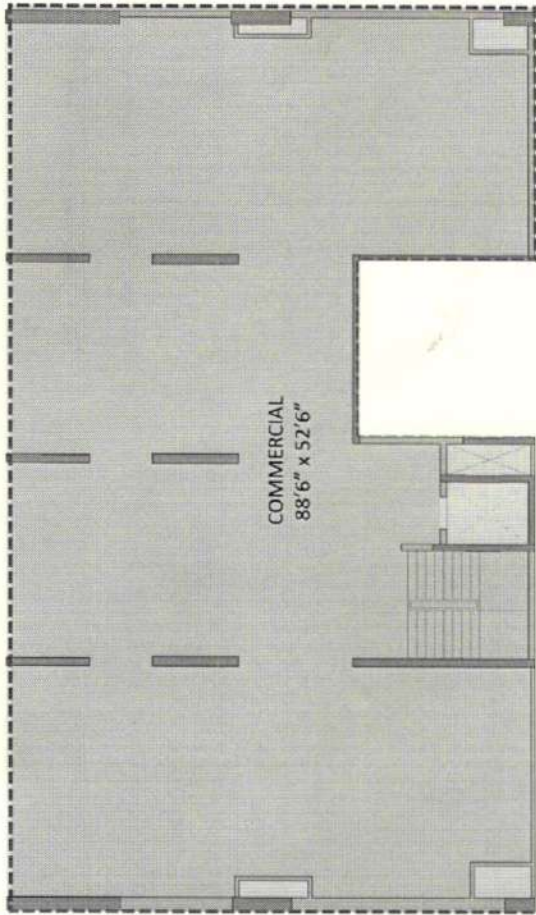


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25.02.2025



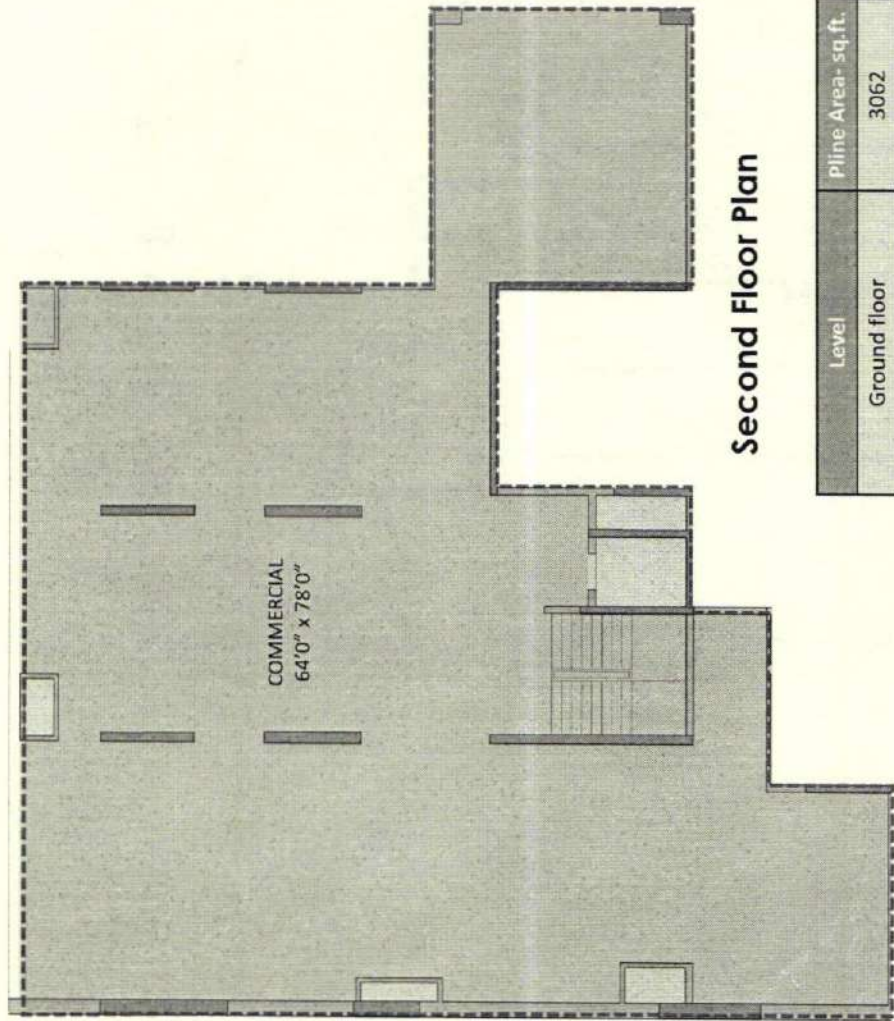
Ground Floor Plan



First Floor Plan

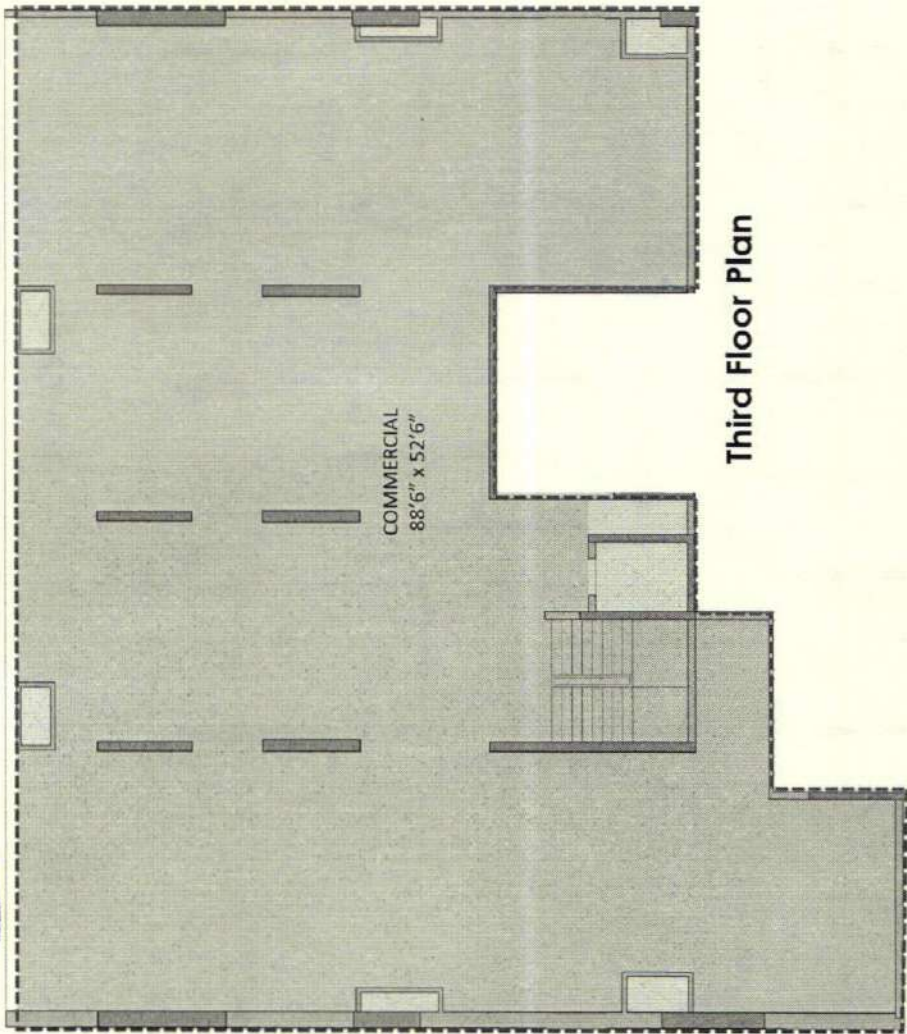
Level	Pline Area- sq.ft.
Ground floor	3062
First Floor	4300
Second floor	4675
Third floor	5400
TOTAL- Sq. Ft.	17,437





Second Floor Plan

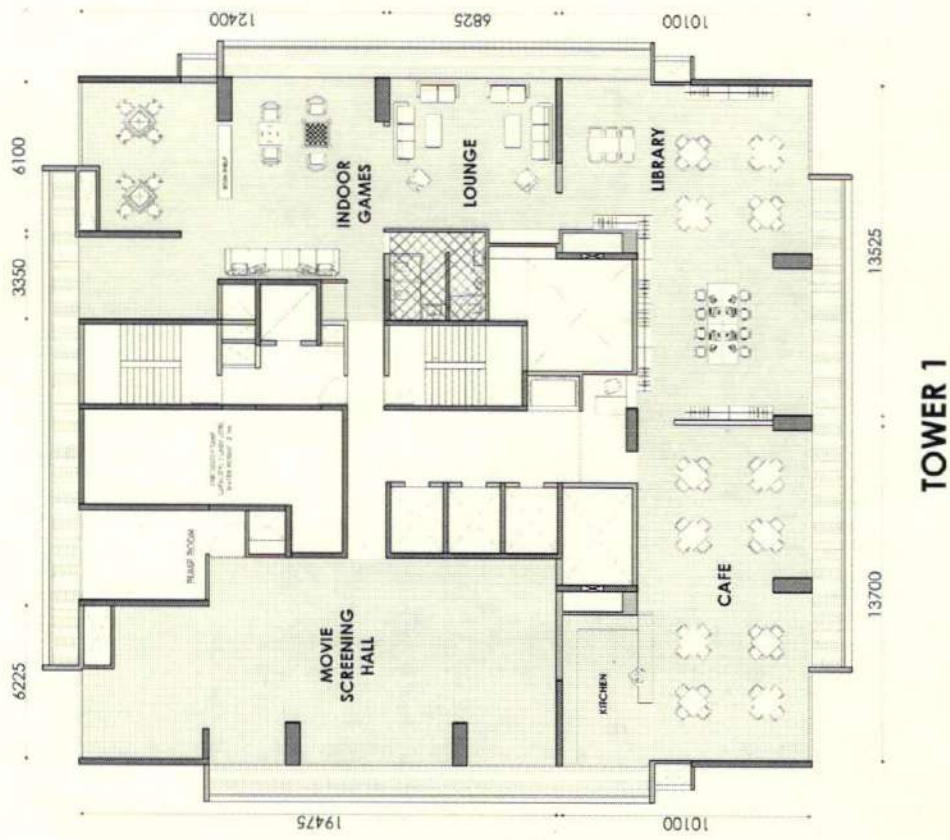
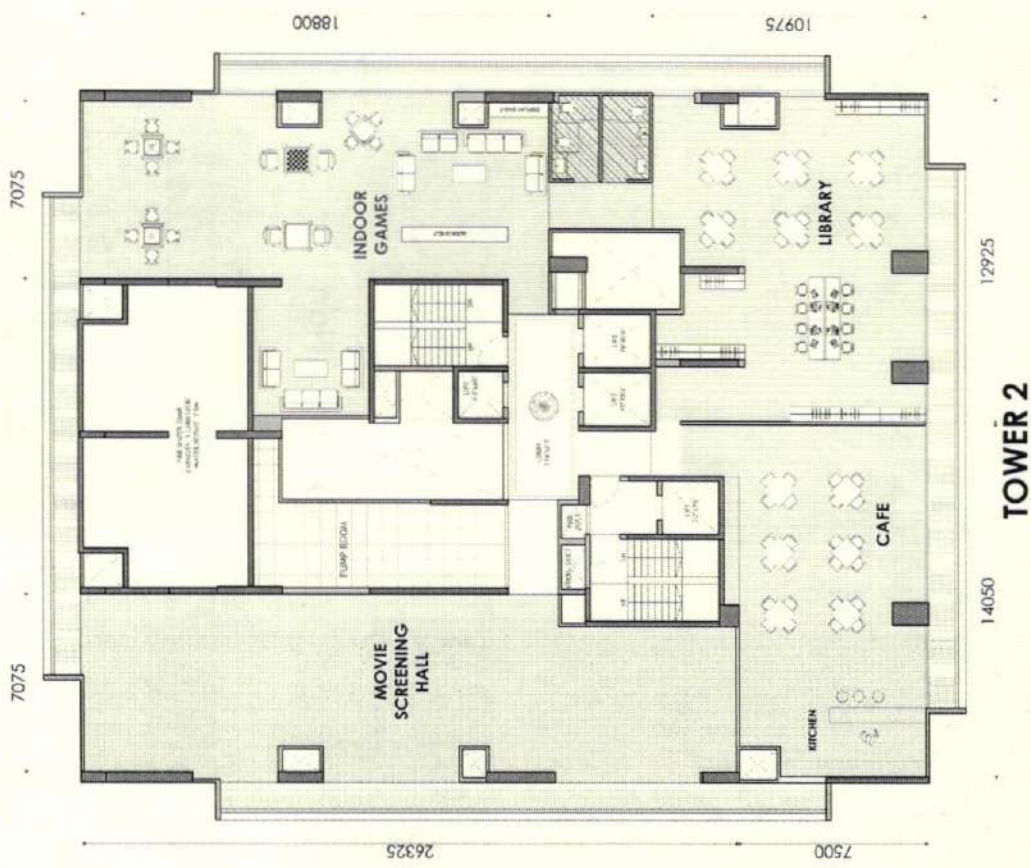
Level	Pline Area- sq. ft.
Ground floor	3062
First Floor	4300
Second floor	4675
Third floor	5400
TOTAL- Sq. Ft.	17,437



Third Floor Plan

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RECREATIONAL FLOOR



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ANNEXURE - " E "

Sr. No.	Building in which situated	Name of Present Member	Flat/ Unit Number presently held	Carpet Area of existing Flat/ Unit (in sq. ft.)	Carpet Area of New Flat/ Unit to be allotted (in sq. ft.)	Car Park Per Unit	Two Wheeler Park Per Unit
1)	KSHIPRA	Miskil Jayant Dharmadhikari	1	894	1961	2	2
2)	KSHIPRA	Abha & Jayant Madhukar Wamburkar	2	894	1961	2	2
3)	VEDGANGA	Shantabai Raghunath Shirode	1	894	1961	2	2
4)	VEDGANGA	Vinit Vasant Deshpande	2	894	1961	2	2
5)	ALAKANANDA	Ruta Manohar Bawadekar	1	894	1961	2	2
6)	ALAKANANDA	Sucheta Suresh Dongare	2	894	1961	2	2
7)	PADMA	Legal heirs of Late Manohar Pagar	1	894	1961	2	2
8)	PADMA	Premilata Vitthal Inamdar	2	894	1961	2	2
9)	KAVERI	Anuradha Govind Angal	1	894	1961	2	2
10)	KAVERI	Suhas Shankar Deshpande	2	894	1961	2	2
11)	NARMADA	Ramesh Vasant Chaware	1	894	1961	2	2
12)	NARMADA	Pravin Balkrishna Bidkar	2	894	1961	2	2
13)	PRAVARA	Suvarnkant Bhikensingh Thakor	1	1026	2172	2	2
14)	PRAVARA	Meeta Dattatraya Patki	2	1062	2251	2	2
15)	PRAVARA	Pournima Mukund Joshi	3	1062	2251	2	2
16)	PRAVARA	Vaishali Govind Madiwale	4	1062	2251	2	2
17)	PRAVARA	Ranjana Dhananjay Makode	5	1062	2251	2	2
18)	PRAVARA	Jayashree Shashank Gokhale & Shashank Bhalchandra Gokhale	6	1062	2251	2	2
19)	MEGHANA	Suvarna Chandrakant Dixit (Wagh)	1	1026	2172	2	2
20)	MEGHANA	Arvind Vishwanath Karandikar	2	1062	2251	2	2
21)	MEGHANA	Dilip Gopal Patwardhan	3	1062	2251	2	2
22)	MEGHANA	Hemant Purushottam Alabal	4	1062	2251	2	2
23)	MEGHANA	Shalini Krishnarao Borade	5	1062	2251	2	2
24)	MEGHANA	Anuradha Bhalchandra Purandare	6	1062	2251	2	2
25)	MANASI	Vijay Waman Lele	1	685	1615	2	2
26)	MANASI	Mrudula Vilas Kulkarni	2	685	1615	2	2
27)	MANASI	Anuradha Babasaheb Patil	3	855	1872	2	2
28)	MANASI	Late Rekha Pramod Jog	4	855	1872	2	2
29)	MANASI	Yeshwant Ramrao Kenjale	5	716	1683	2	2
30)	MANASI	Pranav Vijay Lele & Manasi Pranav Lele	6	716	1683	2	2
31)	MANASI	Pradeep Balkrishna Newalkar	7	855	1872	2	2
32)	MANASI	Ekanath Umakant Bagul	8	855	1872	2	2
33)	MANASI	Harry Pankiyam David	9	716	1683	2	2
34)	MANASI	Mahesh Madhukar Prabhudesai	10	716	1683	2	2
35)	MANASI	Sureshchandra Shankarrao Padhey & Lalita Sureshchandra Padhey	11	855	1872	2	2
36)	MANASI	Ashish Dattatriya Pingale	12	855	1872	2	2
37)	SHARAWATI	Nikhil Shreeram Geet	1	685	1615	2	2
38)	SHARAWATI	Rasika Rakesh Gupta	2	685	1615	2	2
39)	SHARAWATI	Sagar Vinayak Kad, Vinayak Babanrao Kad, Sangita Vinayak Kad and Suraj Vinayak Kad.	3	855	1872	2	2
40)	SHARAWATI	Jayram Raghoji Desai	4	855	1872	2	2
41)	SHARAWATI	Bhushan Waman Talwalkar	5	716	1683	2	2
42)	SHARAWATI	Nitin Sakharam Namjoshi	6	716	1683	2	2
43)	SHARAWATI	Padma Srinivas Rahrurkar	7	855	1872	2	2

44)	SHARAWATI	Raghunath Dagdu Barve & Surekha Raghunath Barve.	8	855	1872	2	2
45)	SHARAWATI	Vijay Narhar Sirdeshpande	9	716	1683	2	2
46)	SHARAWATI	Anant Shankar Bedarkar	10	716	1683	2	2
47)	SHARAWATI	Amol Padmakar Gowaikar	11	855	1872	2	2
48)	SHARAWATI	Nishikant Gajanan Jadhav	12	855	1872	2	2
49)	SHARAYU	Chandrakala Pandurang Nankar	1	685	1615	2	2
50)	SHARAYU	Kishor Madhukar Jakate, Mrs. Lata Madhukar Jakate & Mrs. Prachi Kishor Jakate	2	685	1615	2	2
51)	SHARAYU	Madhuri Madhukar Chavare	3	855	1872	2	2
52)	SHARAYU	Rohan Dattatriya More	4	855	1872	2	2
53)	SHARAYU	Nirmala Shashikunmar Savadekar	5	716	1683	2	2
54)	SHARAYU	Vijaykumar Sitaram Savant	6	716	1683	2	2
55)	SHARAYU	Sharmila Nandkumar Karkhanis	7	855	1872	2	2
56)	SHARAYU	Shubha Charudatta Thakur	8	855	1872	2	2
57)	SHARAYU	Vinayak Narayan Patwardhan & Vrishali Vinayak Patwardhan	9	716	1683	2	2
58)	SHARAYU	Shirish Kantilal Shah	10	716	1683	2	2
59)	SHARAYU	Vijay Gopal Vaidya	11	855	1872	2	2
60)	SHARAYU	Atul Suresh Dongare	12	855	1872	2	2
61)	ZELAM	Prasanna Shriwardhan Gadgil, Shrivardhan Vasant Gadgil & Aishwarya Shrivardhan Gadgil	1	685	1615	2	2
62)	ZELAM	Sanjay Gulabrao Nawale	2	685	1615	2	2
63)	ZELAM	Shilaja Govind Galgali & Mugdha Milind Khedkar	3	855	1872	2	2
64)	ZELAM	Late MV Balkrishna Rao through Legal heirs : Wife – Bala Rau & Son – M. V. Bravishwar	4	855	1872	2	2
65)	ZELAM	Manoj Laxman Shivapurkar	5	716	1683	2	2
66)	ZELAM	Legal heirs of Late Maimuma Bashir Kotwal	6	716	1683	2	2
67)	ZELAM	Amit Chandrashekhar Karkhanis	7	855	1872	2	2
68)	ZELAM	Anil Mohan Takalkar	8	855	1872	2	2
69)	ZELAM	Raghunath Vinayak Bhat and Manjiri Raghunath Bhat	9	716	1683	2	2
70)	ZELAM	Anjali Anil Ketkar	10	716	1683	2	2
71)	ZELAM	Prakash Balasaheb Joshi	11	855	1872	2	2
72)	ZELAM	Surekha Venkat Biradar, Mrs. Neha Pradeep Kawale & Mrs. Rujula Venkat Biradar	12	855	1872	2	2
73)	INDRAYANI	Vivek Jayantrao Shinde	1	685	1615	2	2
74)	INDRAYANI	Arundhati Varunraj Bhide	2	685	1615	2	2
75)	INDRAYANI	Late Kiran Kanhayalal Thakoor	3	855	1872	2	2
76)	INDRAYANI	Moreshwar Bhalchandra Joshi	4	855	1872	2	2
77)	INDRAYANI	Y. V. Krushnamoorti	5	716	1683	2	2
78)	INDRAYANI	Rahul Madhav Ekabote	6	716	1683	2	2
79)	INDRAYANI	Suman Narayan Thakar	7	855	1872	2	2
80)	INDRAYANI	Asha Prakash Kardale & Amol Prakash Kardale	8	855	1872	2	2
81)	INDRAYANI	Rajesh Ratilal Shah	9	716	1683	2	2
82)	INDRAYANI	Shubhangi Sadashiv Dumbray	10	716	1683	2	2
83)	INDRAYANI	Ashok Gopal Budhkar	11	855	1872	2	2
84)	INDRAYANI	Vasant Hemant Jogdeo	12	855	1872	2	2
85)	SINDHU	Sushil Pitambarkumar Jain & Samir Pitamberkumar Jain	1	1206	2566	2	2



86)	SINDHU	Vaishal Dushyant Naik	2	1206	2566	2	2
87)	SINDHU	Rajiv Balwant Sabde	3	1206	2566	2	2
88)	SINDHU	Sureshchandra Nivarutti Warghade	4	1206	2566	2	2
89)	SINDHU	Meera Mukund Shastri & Ichchha Nitin Walimbe	5	1206	2566	2	2
90)	SINDHU	Ravindra Ganapati Behere	6	1206	2566	2	2
91)	KRUSHNA	Vrinda Pravin Walunjkar & Vandana Mukul Naik	1	1172	2492	2	2
92)	KRUSHNA	Mukta Vishwanath Satheye	2	1172	2492	2	2
93)	KRUSHNA	Late Rambhau Annaji Joshi	3	1206	2566	2	2
94)	KRUSHNA	Malay Shashikant Datar	4	1206	2566	2	2
95)	KRUSHNA	Satish Vasant Alekar	5	1206	2566	2	2
96)	KRUSHNA	Yashoda Parag Wakankar	6	1206	2566	2	2
97)	GODAVARI	Shahin Madhukar Limaye	1	1172	2492	2	2
98)	GODAVARI	Leela Dattatraya Gulavani	2	1172	2492	2	2
99)	GODAVARI	Rajaram Madhukar Joshi	3	1206	2566	2	2
100)	GODAVARI	Shri Jayant Balkrishna Shaligram & Shri Anant Balkrishna Shaligram	4	1206	2566	2	2
101)	GODAVARI	Ashwin Nandkumar Kulkarni & Reva Ashwin Kulkarni	5	1206	2566	2	2
102)	GODAVARI	Anant Balkrishna Shaligram	6	1206	2566	2	2
				91792	202248	204	204





ANNEXURE - " F "

Sr. No.	Building in which situated	Name of Present Member	Fiat/ Unit Number presently held	Carpet Area of existing Flat/ Unit (in sq. ft.)	Monthly Rent (Rent For 1st Year- Rs.45 /- per sq ft on Existing Carpet Area)	Monthly Rent (Rent For 2nd Year - Rs.45 /- per sq ft on Existing Carpet Area (45+5% Increase Per Annum = Rs.47.25)	Monthly Rent (Rent For 3rd Year- Rs.45 /- per sq ft on Existing Carpet Area (45+5%+5% Increase Per Annum = Rs.49.50)	Refundable Deposit Rs. 250 per Sq ft on Existing Carpet Area	Shifting Charges at the time of handing over the vacant possession of unit to the Developer.	Shifting Charges at the time of taking possession of proposed New Unit from the developer.
1)	KSHIPRA	Miskil Jayant Dharmadhikari	1	894	40230	42242	44253	223500	25000	25000
2)	KSHIPRA	Abha & Jayant Madhukar Wamburkar	2	894	40230	42242	44253	223500	25000	25000
3)	VEDGANGA	Shantabai Raghunath Shirode	1	894	40230	42242	44253	223500	25000	25000
4)	VEDGANGA	Vinit Vasant Deshpande	2	894	40230	42242	44253	223500	25000	25000
5)	ALAKANANDA	Ruta Manohar Bawadekar	1	894	40230	42242	44253	223500	25000	25000
6)	ALAKANANDA	Sucheta Suresh Dongare	2	894	40230	42242	44253	223500	25000	25000
7)	PADMA	Legal heirs of Late Manohar Pagar	1	894	40230	42242	44253	223500	25000	25000
8)	PADMA	Premilata Vitthal Inamdar	2	894	40230	42242	44253	223500	25000	25000
9)	KAVERI	Anuradha Govind Angal	1	894	40230	42242	44253	223500	25000	25000
10)	KAVERI	Suhas Shankar Deshpande	2	894	40230	42242	44253	223500	25000	25000
11)	NARMADA	Ramesh Vasant Chaware	1	894	40230	42242	44253	223500	25000	25000
12)	NARMADA	Pravin Balkrishna Bidkar	2	894	40230	42242	44253	223500	25000	25000
13)	PRAVARA	Suvmkant Bhikensingh Thakor	1	1026	46170	48479	50787	256500	25000	25000
14)	PRAVARA	Meeta Dattatraya Patki	2	1062	47790	50180	52569	265500	25000	25000
15)	PRAVARA	Pournima Mukund Joshi	3	1062	47790	50180	52569	265500	25000	25000
16)	PRAVARA	Vaishali Govind Madhwal	4	1062	47790	50180	52569	265500	25000	25000
17)	PRAVARA	Ranjana Dhananjay Makode	5	1062	47790	50180	52569	265500	25000	25000
18)	PRAVARA	Jayashree Shashank Gokhale & Shashank Bhalchandra Gokhale	6	1062	47790	50180	52569	265500	25000	25000
19)	MEGHANA	Suvarna Chandrakant Dixit (Wagh)	1	1026	46170	48479	50787	256500	25000	25000
20)	MEGHANA	Arvind Vishwanath Karandikar	2	1062	47790	50180	52569	265500	25000	25000
21)	MEGHANA	Dilip Gopal Patwardhan	3	1062	47790	50180	52569	265500	25000	25000
22)	MEGHANA	Hemant Purushottam Alabal	4	1062	47790	50180	52569	265500	25000	25000
23)	MEGHANA	Shalini Krishnarao Borade	5	1062	47790	50180	52569	265500	25000	25000
24)	MEGHANA	Anuradha Bhalchandra Purandare	6	1062	47790	50180	52569	265500	25000	25000
25)	MANASI	Vijay Waman Lele	1	685	30825	32366	33908	171250	25000	25000
26)	MANASI	Mrudula Vilas Kulkarni	2	685	30825	32366	33908	171250	25000	25000
27)	MANASI	Anuradha Babasaheb Patil	3	855	38475	40399	42323	213750	25000	25000
28)	MANASI	Late Rekha Pramod Jog	4	855	38475	40399	42323	213750	25000	25000
29)	MANASI	Yeshwant Ramrao Kenjale	5	716	32220	33831	35442	179000	25000	25000
30)	MANASI	Pranav Vijay Lele & Manasi Pranav Lele	6	716	32220	33831	35442	179000	25000	25000
31)	MANASI	Pradeep Balkrishna Newalkar	7	855	38475	40399	42323	213750	25000	25000
32)	MANASI	Ekanath Umakant Bagul	8	855	38475	40399	42323	213750	25000	25000
33)	MANASI	Harry Pankiyam David	9	716	32220	33831	35442	179000	25000	25000
34)	MANASI	Mahesh Madhukar Prabhudesai	10	716	32220	33831	35442	179000	25000	25000
35)	MANASI	Sureshchandra Shankarrao Padhey & Lalita Sureshchandra Padhey	11	855	38475	40399	42323	213750	25000	25000
36)	MANASI	Ashish Dattatraya Pingale	12	855	38475	40399	42323	213750	25000	25000
37)	SHARAWATI	Nikhil Shreeram Geet	1	685	30825	32366	33908	171250	25000	25000
38)	SHARAWATI	Rasika Rakesh Gupta	2	685	30825	32366	33908	171250	25000	25000
39)	SHARAWATI	Sagar Vinayak Kad, Vinayak Babanrao Kad, Sangita Vinayak Kad and Suraj Vinayak Kad.	3	855	38475	40399	42323	213750	25000	25000
40)	SHARAWATI	Jayram Raghooji Desai	4	855	38475	40399	42323	213750	25000	25000
41)	SHARAWATI	Bhushan Waman Talwalkar	5	716	32220	33831	35442	179000	25000	25000
42)	SHARAWATI	Nitin Sakharam Namjoshi	6	716	32220	33831	35442	179000	25000	25000
43)	SHARAWATI	Padma Srinivas Rahurkar	7	855	38475	40399	42323	213750	25000	25000
44)	SHARAWATI	Raghunath Dagdu Barve & Surekha Raghunath Barve.	8	855	38475	40399	42323	213750	25000	25000
45)	SHARAWATI	Vijay Narhar Sirdeshpande	9	716	32220	33831	35442	179000	25000	25000
46)	SHARAWATI	Anant Shankar Bedarkar	10	716	32220	33831	35442	179000	25000	25000
47)	SHARAWATI	Amol Padmakar Gawaihar	11	855	38475	40399	42323	213750	25000	25000
48)	SHARAWATI	Nishikant Gajanan Jadhav	12	855	38475	40399	42323	213750	25000	25000
49)	SHARAYU	Chandrakala Pandurang Nankar	1	685	30825	32366	33908	171250	25000	25000
50)	SHARAYU	Kishor Madhukar Jakate, Mrs. Lata Madhukar Jakate & Mrs. Prachi Kishor Jakate	2	685	30825	32366	33908	171250	25000	25000
51)	SHARAYU	Madhuri Madhukar Chavare	3	855	38475	40399	42323	213750	25000	25000
52)	SHARAYU	Rohan Dattatraya More	4	855	38475	40399	42323	213750	25000	25000
53)	SHARAYU	Nirmala Shashikunmar Savadekar	5	716	32220	33831	35442	179000	25000	25000
54)	SHARAYU	Vijaykumar Sitaram Savant	6	716	32220	33831	35442	179000	25000	25000
55)	SHARAYU	Sharmila Nandkumar Karkhanis	7	855	38475	40399	42323	213750	25000	25000
56)	SHARAYU	Shubha Charudatta Thakur	8	855	38475	40399	42323	213750	25000	25000
57)	SHARAYU	Vinayak Narayan Patwardhan & Vrishali Vinayak Patwardhan	9	716	32220	33831	35442	179000	25000	25000
58)	SHARAYU	Shirish Kantilal Shah	10	716	32220	33831	35442	179000	25000	25000
59)	SHARAYU	Vijay Gopal Vaidya	11	855	38475	40399	42323	213750	25000	25000
60)	SHARAYU	Atul Suresh Dongare	12	855	38475	40399	42323	213750	25000	25000

61)	ZELAM	Prasanna Shrivardhan Gadgil, Shrivardhan Vasant Gadgil & Aishwarya Shrivardhan Gadgil	1	685	30825	32366	33908	171250	25000	25000
62)	ZELAM	Sanjay Gulabrao Nawale	2	685	30825	32366	33908	171250	25000	25000
63)	ZELAM	Shilaja Govind Gaigali & Mugdha Milind Khedkar	3	855	38475	40399	42323	213750	25000	25000
64)	ZELAM	Late MV Balkrishna Rao through Legal heirs : Wife – Bala Rau & Son – M. V. Bravishwar	4	855	38475	40399	42323	213750	25000	25000
65)	ZELAM	Manoj Laxman Shivapurkar	5	716	32220	33831	35442	179000	25000	25000
66)	ZELAM	Legal heirs of Late Maimuma Bashir Kotwal	6	716	32220	33831	35442	179000	25000	25000
67)	ZELAM	Amit Chandrashekhar Karkhanis	7	855	38475	40399	42323	213750	25000	25000
68)	ZELAM	Anil Mohan Takalkar	8	855	38475	40399	42323	213750	25000	25000
69)	ZELAM	Raghunath Vinayak Bhat and Manjiri Raghunath Bhat	9	716	32220	33831	35442	179000	25000	25000
70)	ZELAM	Anjali Anil Ketkar	10	716	32220	33831	35442	179000	25000	25000
71)	ZELAM	Prakash Balasaheb Joshi	11	855	38475	40399	42323	213750	25000	25000
72)	ZELAM	Surekha Venkat Biradar, Mrs. Neha Pradeep Kawale & Mrs. Rujula Venkat Biradar	12	855	38475	40399	42323	213750	25000	25000
73)	INDRAYANI	Vivek Jayantrao Shinde	1	685	30825	32366	33908	171250	25000	25000
74)	INDRAYANI	Arundhati Varunraj Bhide	2	685	30825	32366	33908	171250	25000	25000
75)	INDRAYANI	Late Kiran Kanhayalal Thakoor	3	855	38475	40399	42323	213750	25000	25000
76)	INDRAYANI	Moreshwar Bhalchandra Joshi	4	855	38475	40399	42323	213750	25000	25000
77)	INDRAYANI	Y. V. Krushnamoorti	5	716	32220	33831	35442	179000	25000	25000
78)	INDRAYANI	Rahul Madhav Ekabote	6	716	32220	33831	35442	179000	25000	25000
79)	INDRAYANI	Suman Narayan Thakar	7	855	38475	40399	42323	213750	25000	25000
80)	INDRAYANI	Asha Prakash Kardale & Amol Prakash Kardale	8	855	38475	40399	42323	213750	25000	25000
81)	INDRAYANI	Rajesh Ratilal Shah	9	716	32220	33831	35442	179000	25000	25000
82)	INDRAYANI	Shubhangi Sadashiv Dumbay	10	716	32220	33831	35442	179000	25000	25000
83)	INDRAYANI	Ashok Gopal Budhkar	11	855	38475	40399	42323	213750	25000	25000
84)	INDRAYANI	Vasant Hemant Jogdeo	12	855	38475	40399	42323	213750	25000	25000
85)	SINDHU	Sushil Pitambarkumar Jain & Samir Pitambarkumar Jain	1	1206	54270	56984	59697	301500	25000	25000
86)	SINDHU	Vaishal Dushyant Naik	2	1206	54270	56984	59697	301500	25000	25000
87)	SINDHU	Rajiv Bahwant Sabde	3	1206	54270	56984	59697	301500	25000	25000
88)	SINDHU	Sureshchandra Nivarutti Warghade	4	1206	54270	56984	59697	301500	25000	25000
89)	SINDHU	Meera Mukund Shastri & Ichchha Nitin Walimbe	5	1206	54270	56984	59697	301500	25000	25000
90)	SINDHU	Ravindra Ganapati Behere	6	1206	54270	56984	59697	301500	25000	25000
91)	KRUSHNA	Vrinda Pravin Walunjkar & Vandana Mukul Naik	1	1172	52740	55377	58014	293000	25000	25000
92)	KRUSHNA	Mukta Vishwanath Satheye	2	1172	52740	55377	58014	293000	25000	25000
93)	KRUSHNA	Late Rambhau Annaji Joshi	3	1206	54270	56984	59697	301500	25000	25000
94)	KRUSHNA	Malay Shashikant Datar	4	1206	54270	56984	59697	301500	25000	25000
95)	KRUSHNA	Satish Vasant Alekar	5	1206	54270	56984	59697	301500	25000	25000
96)	KRUSHNA	Yashoda Parag Wakankar	6	1206	54270	56984	59697	301500	25000	25000
97)	GODAVARI	Shahin Madhukar Limaye	1	1172	52740	55377	58014	293000	25000	25000
98)	GODAVARI	Leela Dattatraya Gulavani	2	1172	52740	55377	58014	293000	25000	25000
99)	GODAVARI	Rajaram Madhukar Joshi	3	1206	54270	56984	59697	301500	25000	25000
100)	GODAVARI	Shri Jayant Balkrishna Shaligram & Shri Anant Balkrishna Shaligram	4	1206	54270	56984	59697	301500	25000	25000
101)	GODAVARI	Ashwin Nandkumar Kulkarni & Reva Ashwin Kulkarni	5	1206	54270	56984	59697	301500	25000	25000
102)	GODAVARI	Anant Balkrishna Shaligram	6	1206	54270	56984	59697	301500	25000	25000
				4130640	4337172	4543704	22948000	2550000	2550000	

Total

4,95,67,680

5,20,46,064

5,45,24,448

2,29,48,000

25,50,000

25,50,000



ANNEXURE - " F 1 "

Sr. No.	Building in which situated	Name of Present Member	Flat/ Unit Number presently held	Carpet Area of existing Flat/ Unit (in sq. ft.)	Betterment Charges at the time of handing over the vacant possession of unit to the Developer	Betterment Charges at the time of taking possession of proposed New Unit from the developer.	Corpus Fund at the time of taking possession of proposed New Unit from the developer
1)	KSHIPRA	Miskil Jayant Dharmadhikari	1	894	200000	1800000	500000
2)	KSHIPRA	Abha & Jayant Madhukar Wamburkar	2	894	200000	1800000	500000
3)	VEDGANGA	Shantabai Raghunath Shirode	1	894	200000	1800000	500000
4)	VEDGANGA	Vinit Vasant Deshpande	2	894	200000	1800000	500000
5)	ALAKANANDA	Ruta Manohar Bawadekar	1	894	200000	1800000	500000
6)	ALAKANANDA	Sucheta Suresh Dongare	2	894	200000	1800000	500000
7)	PADMA	Legal heirs of Late Manohar Pagar	1	894	200000	1800000	500000
8)	PADMA	Premilata Vitthal Inamdar	2	894	200000	1800000	500000
9)	KAVERI	Anuradha Govind Angal	1	894	200000	1800000	500000
10)	KAVERI	Suhas Shankar Deshpande	2	894	200000	1800000	500000
11)	NARMADA	Ramesh Vasant Chaware	1	894	200000	1800000	500000
12)	NARMADA	Pravin Balkrishna Bidkar	2	894	200000	1800000	500000
13)	PRAVARA	Suvarnkant Bhikensingh Thakor	1	1026	200000	1250000	500000
14)	PRAVARA	Meeta Dattatraya Patki	2	1062	200000	1250000	500000
15)	PRAVARA	Pournima Mukund Joshi	3	1062	200000	1250000	500000
16)	PRAVARA	Vaishali Govind Madiwale	4	1062	200000	1250000	500000
17)	PRAVARA	Ranjana Dhananjay Makode	5	1062	200000	1800000	500000
18)	PRAVARA	Jayashree Shashank Gokhale & Shashank Bhalchandra Gokhale	6	1062	200000	1800000	500000
19)	MEGHANA	Suvarna Chandrakant Dixit (Wagh)	1	1026	200000	1250000	500000
20)	MEGHANA	Arvind Vishwanath Karandikar	2	1062	200000	1800000	500000
21)	MEGHANA	Dilip Gopal Patwardhan	3	1062	200000	1800000	500000
22)	MEGHANA	Hemant Purushottam Alabal	4	1062	200000	1250000	500000
23)	MEGHANA	Shalini Krishnarao Borade	5	1062	200000	1250000	500000
24)	MEGHANA	Anuradha Bhalchandra Purandare	6	1062	200000	1800000	500000
25)	MANASI	Vijay Waman Lele	1	685	200000	1800000	500000
26)	MANASI	Mrudula Vilas Kulkarni	2	685	200000	1800000	500000
27)	MANASI	Anuradha Babasaheb Patil	3	855	200000	1800000	500000
28)	MANASI	Late Rekha Pramod Jog	4	855	200000	1250000	500000
29)	MANASI	Yeshwant Ramrao Kenjale	5	716	200000	1800000	500000
30)	MANASI	Pranav Vijay Lele & Manasi Pranav Lele	6	716	200000	1800000	500000
31)	MANASI	Pradeep Balkrishna Newalkar	7	855	200000	1800000	500000
32)	MANASI	Ekanath Umakant Bagul	8	855	200000	1800000	500000
33)	MANASI	Harry Pankiyam David	9	716	200000	1800000	500000
34)	MANASI	Mahesh Madhukar Prabhudesai	10	716	200000	1800000	500000
35)	MANASI	Sureshchandra Shankarrao Padhey & Lalita Sureshchandra Padhey	11	855	200000	1250000	500000
36)	MANASI	Ashish Dattatriya Pingale	12	855	200000	1800000	500000
37)	SHARAWATI	Nikhil Shreeram Geet	1	685	200000	1800000	500000
38)	SHARAWATI	Rasika Rakesh Gupta	2	685	200000	1800000	500000
39)	SHARAWATI	Sagar Vinayak Kad, Vinayak Babanrao Kad, Sangita Vinayak Kad and Suraj Vinayak Kad.	3	855	200000	1250000	500000
40)	SHARAWATI	Jayram Raghoji Desai	4	855	200000	1250000	500000
41)	SHARAWATI	Bhushan Waman Talwalkar	5	716	200000	1250000	500000
42)	SHARAWATI	Nitin Sakharam Namjoshi	6	716	200000	1250000	500000
43)	SHARAWATI	Padma Srinivas Rahurkar	7	855	200000	1250000	500000
44)	SHARAWATI	Raghunath Dagdu Barve & Surekha Raghunath Barve.	8	855	200000	1800000	500000
45)	SHARAWATI	Vijay Narhar Sirdeshpande	9	716	200000	1250000	500000
46)	SHARAWATI	Anant Shankar Bedarkar	10	716	200000	1800000	500000
47)	SHARAWATI	Amol Padmakar Gowaikar	11	855	200000	1250000	500000
48)	SHARAWATI	Nishikant Gajanan Jadhav	12	855	200000	1250000	500000
49)	SHARAYU	Chandrakala Pandurang Nankar	1	685	200000	1800000	500000
50)	SHARAYU	Kishor Madhukar Jakate, Mrs. Lata Madhukar Jakate & Mrs. Prachi Kishor Jakate	2	685	200000	1800000	500000
51)	SHARAYU	Madhuri Madhukar Chavare	3	855	200000	1250000	500000
52)	SHARAYU	Rohan Dattatriya More	4	855	200000	1800000	500000
53)	SHARAYU	Nirmala Shashikunmar Savadekar	5	716	200000	1800000	500000
54)	SHARAYU	Vijaykumar Sitaram Savant	6	716	200000	1800000	500000
55)	SHARAYU	Sharmila Nandkumar Karkhanis	7	855	200000	1800000	500000
56)	SHARAYU	Shubha Charudatta Thakur	8	855	200000	1800000	500000
57)	SHARAYU	Vinayak Narayan Patwardhan & Vrishali Vinayak Patwardhan	9	716	200000	1250000	500000
58)	SHARAYU	Shirish Kantilal Shah	10	716	200000	1800000	500000
59)	SHARAYU	Vijay Gopal Vaidya	11	855	200000	1250000	500000
60)	SHARAYU	Atul Suresh Dongare	12	855	200000	1800000	500000

61)	ZELAM	Prasanna Shriwardhan Gadgil, Shrivardhan Vasant Gadgil & Aishwarya Shrivardhan Gadgil	1	685	200000	1800000	500000
62)	ZELAM	Sanjay Gulabrao Nawale	2	685	200000	1800000	500000
63)	ZELAM	Shilaja Govind Galgali & Mugdha Milind Khedkar	3	855	200000	1800000	500000
64)	ZELAM	Late MV Balkrishna Rao through Legal heirs : Wife - Bala Rau & Son - M. V. Bravishwar	4	855	200000	1800000	500000
65)	ZELAM	Manoj Laxman Shivapurkar	5	716	200000	1800000	500000
66)	ZELAM	Legal heirs of Late Maimuma Bashir Kotwal	6	716	200000	1800000	500000
67)	ZELAM	Amit Chandrashekhar Karkhanis	7	855	200000	1800000	500000
68)	ZELAM	Anil Mohan Takalkar	8	855	200000	1800000	500000
69)	ZELAM	Raghunath Vinayak Bhat and Manjiri Raghunath Bhat	9	716	200000	1800000	500000
70)	ZELAM	Anjali Anil Ketkar	10	716	200000	1800000	500000
71)	ZELAM	Prakash Balasaheb Joshi	11	855	200000	1250000	500000
72)	ZELAM	Surekha Vennkat Biradar, Mrs. Neha Pradeep Kawale & Mrs. Rujula Venkat Biradar	12	855	200000	1800000	500000
73)	INDRAYANI	Vivek Jayantrao Shinde	1	685	200000	1800000	500000
74)	INDRAYANI	Arundhati Varunraj Bhide	2	685	200000	1250000	500000
75)	INDRAYANI	Late Kiran Kanhayalal Thakoor	3	855	200000	1250000	500000
76)	INDRAYANI	Moreswar Bhalchandra Joshi	4	855	200000	1250000	500000
77)	INDRAYANI	Y. V. Krushnamoorti	5	716	200000	1250000	500000
78)	INDRAYANI	Rahul Madhav Ekabote	6	716	200000	1800000	500000
79)	INDRAYANI	Suman Narayan Thakar	7	855	200000	1250000	500000
80)	INDRAYANI	Asha Prakash Kardale & Amol Prakash Kardale	8	855	200000	1800000	500000
81)	INDRAYANI	Rajesh Ratilal Shah	9	716	200000	1800000	500000
82)	INDRAYANI	Shubhangi Sadashiv Dumbray	10	716	200000	1250000	500000
83)	INDRAYANI	Ashok Gopal Budhkar	11	855	200000	1800000	500000
84)	INDRAYANI	Vasant Hemant Jogdeo	12	855	200000	1250000	500000
85)	SINDHU	Sushil Pitambarkumar Jain & Samir Pitamberkumar Jain	1	1206	200000	1250000	500000
86)	SINDHU	Vaishal Dushyant Naik	2	1206	200000	1250000	500000
87)	SINDHU	Rajiv Balwant Sabde	3	1206	200000	1250000	500000
88)	SINDHU	Sureshchandra Nivarutti Warghade	4	1206	200000	1250000	500000
89)	SINDHU	Meera Mukund Shastri & Ichchha Nitin Walimbe	5	1206	200000	1250000	500000
90)	SINDHU	Ravindra Ganapati Behere	6	1206	200000	1250000	500000
91)	KRUSHNA	Vrinda Pravin Walunjkar & Vandana Mukul Naik	1	1172	200000	1250000	500000
92)	KRUSHNA	Mukta Vishwanath Satheye	2	1172	200000	1250000	500000
93)	KRUSHNA	Late Rambhau Annaji Joshi	3	1206	200000	1250000	500000
94)	KRUSHNA	Malay Shashikant Datar	4	1206	200000	1800000	500000
95)	KRUSHNA	Satish Vasant Alekar	5	1206	200000	1250000	500000
96)	KRUSHNA	Yashoda Parag Wakankar	6	1206	200000	1800000	500000
97)	GODAVARI	Shahin Madhukar Limaye	1	1172	200000	1250000	500000
98)	GODAVARI	Leela Dattatraya Gulavani	2	1172	200000	1800000	500000
99)	GODAVARI	Rajaram Madhukar Joshi	3	1206	200000	1250000	500000
100)	GODAVARI	Shri Jayant Balkrishna Shaligram & Shri Anant Balkrishna Shaligram	4	1206	200000	1800000	500000
101)	GODAVARI	Ashwin Nandkumar Kulkarni & Reva Ashwin Kulkarni	5	1206	200000	1250000	500000
102)	GODAVARI	Anant Balkrishna Shaligram	6	1206	200000	1800000	500000
				2,04,00,000		16,10,50,000	5,10,00,000



ANNEXURE - " G "

BRIEF SPECIFICATIONS

1. RCC, MASONRY AND PLASTER & WATERPROOFING

- Earthquake resistant RCC structure
- AAC Block Masonry jointed with Green mortar
- Gypsum Finished internal plaster
- Double Coat Sand Faced External Plaster
- Waterproofing with 10 years guarantee

2. FLOORING

- Designer Common Entrance lobby
- 800 mm x 1600 mm Vitrified flooring in living & 800 mm x 1200 mm in other areas
- Engineered Wooden flooring in Master Bedroom
- 600 x 1200 vitrified tiles Dado in Toilets and anti skid flooring
- Granite Window Jambs in Toilets and Kitchen in Granite
- All window sills in Granite
- 600mm x 1200mm Vitrified tiles in Common Passages
- Vitrified steps in staircase
- All wall tops to be fitted with Granite

3. KITCHEN

- L shaped/ parallel Granite Kitchen top with SS sink.
- 600 mm x 1200 mm vitrified tiles Dado up to ceiling level
- Plain white glazed Tiles below Kitchen Platform
- Designer Glazed Tiles Dado above Platform
- Easy Dry in Dry Balcony/ Terrace
- Provision for washing machine/ water purifier
- Granite platform with sink in Dry Balcony/ Terrace

4. TOILETS

- Wall Hung Commodes with Soft closing seat Cover
- Flush Valve
- Designer Wash Basin
- Single Lever Bath Fittings of Grohe/ equivalent

5. DOORS AND WINDOWS

- Euro Series Aluminium windows/ UPVC Windows with mosquito net
- Appropriate safety grills/ Invisible grills to be provided
- All doors with mortise locks
- Veneer finish main door
- Provision of Safety Doors
- Laminated internal doors



6. ELECTRIFICATION

- Concealed electrification with Polycab / Finolex cables
- Ample Points in the flat
- MCCB of required capacity
- Switches of Legrand/ Anchor / Schneider make
- LED Lights in entire flat to be Wipro / Philips / Havells make
- 3 phase mains wiring to entire flat
- Separate Distribution board for Fibre optic cable
- Generator Backup to all light points in flat
- All common LED lights connected to generator backup
- Well Protected Transformer as per MSEB requirements
- Earthing for the complete building to be as per MSEB specifications
- Lighting Arrestor as per MSEB high Rise Norms
- AC / Electrical duct to be provided with proper service ledges which are accessible
- Electric charging points for vehicles to be provided from common meter

7. PLUMBING

- Automatic water Level Controller for all Tanks
- Plumbing of best quality as per High Rise
- New Water Connection from PMC of sufficient Capacity

8. RAILINGS

- Toughened Glass Railings of 4' Height to all Balconies / Terraces
- SS Railings in staircase

9. PAINTING

- Plastic Emulsion paint in Rooms of Nerolac/Asian
- External Apex Ultima Protek or Equivalent paint
- OBD/ Washable paint in Staircases, passages & parkings

10. LIFTS & GENERATOR

- Number of lifts to be as per Fire NOC, with one lift shall be goods lift
- Lift to have auto rescue device
- Lift make – Schindler / Otis / Kone/ Johnson or equivalent make
- Generator Backup for all common Areas and light points in all flats

11. COMMON AMENITIES

- Composter Machine for wet garbage disposal.
- CC TV will be installed in common areas
- Single MDU unit for cable connection
- Coloured Video Door Phone
- Intercom facility between flats and security
- Well designed Entrance lobby with access control security system
- Solar Photo Voltaic system to generate electricity for the common lights /pumps /lifts thereby reducing maintenance costs.



- Name plate board at Entrance Lobby
- Beautiful large size letter boxes
- Paved / Tremix driveways
- Timer controlled common lights
- Water tanks will be tiled from inside and will have separate compartments
- Bore well (if there is water table)
- Rain Water Harvesting
- Universal Access Entrance lobbies to be provided
- Well designed Compound wall with decorative gates
- Pigeon Net will be fixed to all toilet ducts

12. RECREATIONAL FLOOR / AMENITIES FOR RESIDENTIAL PREMISES

- Landscape Garden
- Furnished Clubhouse
- Furnished Society office with attached toilet.
- Party Lawn
- Library
- Well Equipped Gymnasium
- Swimming Pool
- Senior Citizen Katta
- Children Play Area
- Temple
- And Much More as per design



13. MISCELLANEOUS

- Smart systems to monitor various systems
- Anti pest treatment at the time of building construction
- Firefighting system as per NBC norms/PMC NOC
- Alternate Backup pumps



ANNEXURE - " G1 "

[Technical Specifications and Internal Amenities of the Office/ Units]

1) STRUCTURE, MASONARY WALLS, EXTERNAL FACE & PLASTER/PAINTS

- a) RCC Framed Structure.
- b) Masonry Walls in AAC Blocks.
- c) Natural Stone cladding/ Sand faced plaster/Texture paint/Glazing for Elevation.
- d) Combination of Glass and Walls in Passages.
- e) Gypsum finished internal walls inside Offices.

2) FLOORING & DADO

- a) Vitrified tiles flooring inside Offices.
- b) Vitrified tile flooring & Dado inside common toilets.
- c) Antiskid Vitrified tiles in common terrace area.
- d) Staircase - Vitrified tiles for Treads, Risers and Skirting.
- e) Lift Lobby & Common passage - Combination of Marble and Vitrified tiles.

3) COMMON TOILETS

- a) Concealed CPVC Pipes plumbing lines. Brand - Finolex/Prince/Supreme/TECE
- b) External Plumbing Lines - White UPVC - Brand - Astral Wavin or equivalent
- c) C P fittings. Brand- Jaguar/Grohe/Isenberg/Kohler
- d) Sanitary Wares. Brand - RAK/Hindware/Jaguar/Kohler/Toto

4) ELECTRIFICATION & CABLING

- a) Concealed copper wiring with modular switches in Common areas & Common Toilet area. Brand for Electrical Switches - Legrand/Schneider/Anchor: Electrical Wiring - Polycab/Finolex/R.R.Kabel/Havells
- b) Electric supply of appropriate load from Transformer up to DB at every Floor/Unit.

5) DOORS

- a) Glass doors/Post Form Doors frames with Veneer finish doors
- b) Granite/Post Doors frames with both side Laminated Shutter for Common Toilets.

6) FALSE CEILING AT COMMON PASSAGE

- a) False Ceiling at Common Passage with Modular Gypsum board- Brand -
Amstrong/AMF/Gyproc/Knauf/Danoline.

7) LIFTS

- a) Passenger Lifts and Service lift. Brand - Kone/Otis/Schindler/Johnson/ Mitsubishi

8) PAINTING

- a) All Internal walls inside Offices - Oil Bound Distemper: Brand - Dulux-
ICI/Asian/Berger/Nerolac
- b) Passage area - Acrylic paint.

9) FIRE FIGHTING

- a) Fire Fighting shall be provided at the entrance of every Office/ Unit.



PART II:

(Other amenities, common areas and facilities to be provided by the Promoter for the said Unit, the said Project and the said Whole Project)

- a) Generator back up for Offices & Common areas.
- b) Internal Tremix concrete/Pavers for driveways.
- c) STP as Statutory requirements.
- d) Rain water harvesting.
- e) Combination of Stack and Puzzle Car Parking. Provision of EV Charging Points for Cars as per norms.
- f) OWC.

10/10/09

ANNEXURE - " H "

Patrakar nagar FSI statement(New area)

AREA STATEMENT		
S.NO	DESCRIPTION	AREA IN SQ.M.
1	PLOT AREA	12100
2	DEDUCTIONS -	
	a. any reservation	0
	b. D.P. Road Widening	0
	Total Deductions	0
3	GROSS PLOT AREA	12100
4	DEDUCTIONS -	
	a. Amenity space	0
	b. Open space (on gross plot)	0
	c. Internal road	0
	Total Deductions	0
5	NET AREA OF PLOT	12100
6	PERMISSIBLE FSI (1.10)	13310
7	Green Fsi (Platinum Rating)	931.7
8	ADDITION TO FSI	
	(+) in-Situ Area Against 9.00 M W D P Road (0.00)	0
	(+) Paid FSI (0.50) Permissible Paid FSI (12100.00 X 0.50)	6050
	(+) TDR (0.40) Permissible TDR (12100.00 X 0.90)	10890
	Total Addition	17871.7
9	TOTAL FSI AREA (6 + 7)	31181.7
	Proposed Residential FSI	29047
	Proposed Commercial FSI	2133.33
	Total Proposed FSI	31180.33
9	Ancillary Area 60% on Residential	18709.02
	Ancillary area 80% on commercial	1706.66
	TOTAL AREA	51597.38





Date: 01/02/ 2025

CERTIFICATE
(TO WHOM SO EVER IT MAY CONCERN)

This is to state that the Plot area on **S.No.270/2A+2B/1,Block No.2**, Patrakar Nagar, Village Bhamburda, Tal. -Haveli, Dist. - Pune.

The Area Statement is as follows:

	Area Statement	Sq.mtrs.
1	Area of Plot (Minimum area of a, b, c to be considered)	12100.00
	(a) As per ownership document (7/12, CTS Extract)	0.00
	(b) As per Measurement Sheet	0.00
	(c) As per Site	0.00
2	Deductions for	--
	(a) Proposed DP/DP road Widening Area (15.00 m wide road)	0.00
	(b) Any DP Reservation Area	0.00
	(c) (Total a+b)	0.00
3	Balance area of Plot (1-2)	12100.00
4	Amenity Space if Applicable	0.00
	(a) Required -	--
	(b) Proposed -	--
5	Net Plot Area (3-4(C))	12100.00
6	Recreational Open Space (if applicable)	0.00
	(a) Required - (10%)	--
	(b) Proposed - (Minimum 200 Sq.m)	--
7	Internal Road Area	0.00
8	Plotable Area (if applicable)	0.00
9	Built up area with reference to Basic FSI as per front road width (sr.no. 5 x basic FSI)	13310.00
10	Addition of FSI on payment of premium	--
	(a) Maximum permissible premium FSI-based on road width /TOD zone	--
	(b) Proposed FSI on Payment of Premium	6050.00
11	In Situ FSI/TDR Loading	
	(a) In situ area against DP road [2.0xSr no 2 (d)], if any	--
	(b) In situ area against Amenity Space [2.00 x 1.85 x sr.no.4 (b) and /or(C)],	--
	(c) TDR Area	--



	(d) Total in-situ/TDR loading (11(a)+(b)+(c))	10890.00
	i) Regular TDR (70%)	--
	ii) Slum TDR (30%)	--
	(e) Green FSI (0.07 % of Basic FSI)	931.70
	(f) Total Addition (11(c+e))	11821.70
12	Additional FSI area under Chapter 7	--
13	Total Entitlement of FSI in the proposal	--
	(a) [9 + 10(b)+11(d)+(e)] or 12 whichever is applicable	31181.70
	(b) Ancillary Area FSI upto 60% (residential) with payment of charges	18709.02
	(c) Total entitlement (a+b)	49890.72
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 & 1.8}	--
15	Total built-up area in proposal	--
	(a) Existing Built-up Area	--
	(b) Proposed Commercial Built-up Area	--
	(c) Proposed Residential Built-up Area	--
	(Total of a + b +c)	--
16	FSI consumed (15/13) (should not be more than serial no.14 above)	--
17	Area for inclusive Housing, if any	0.00
	(a) Required (20% of Sr.No.5)	0.00
	(b) Proposed	0.00

Certificate of Area:

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Thanking you,

For **ankur associates**

(Prakash Kulkarni)

CA/98/22909





24/10/20

सहकारी गृहनिर्माण संस्था / अपार्टमेंट पुनर्विकाससाठी प्रस्ताव सन 2023-24 करिता वार्षिक मूल्यदर तक्त्यातील अंमलबजावणी सूचना क्रमांक 28 नुसार मूल्यांकन खालीलप्रमाणे.

प्र. क्र. 47/202
दि. 1 / 202

दस्त मिळकतीचे वर्णन तपशिल:-		
स.नं.	सि.स.नं./अंभुक्रमांक 3024	सूजे - भांदुडी ता.हवेली - जि.पुणे
1) लिहून देणार :-	निर्मिती डेव्हलपर्स तर्फे सदीप माहेश्वरी	
2) लिहून घेणार :-	पुणे पत्रकार सहकारी गृहनिर्माण संस्था	
3) दस्तातील एकूण क्षेत्र :-	12100 Sqm	
4) बांधकाम क्षेत्र :-	202247 Sqft 49890.72 Sqm	
5) सोसायटीस मिळणारा मोबदला :-		
अ) बांधकाम -	202247 Sqft	कार पार्किंग - 102 क) कालावधी
सन 2023-2024 चे बाजारमूल्य दर तक्त्यानुसार- (रु./प्रति चौ.मी.दर)		
मूल्य विभाग क्र.	मूल्य दर जमीन 28700/-	बांधकाम दर- 26620/-
सदनिका दर-	दुकान दर 85230/-	
अ.क्र.	तपशिल	मूल्यांकन
अ)	सोसायटी/सभासदांना मिळणा-या मोबदल्याचे खालीलप्रमाणे एकूण मूल्य.	
1	सोसायटीस/सभासदास, सदनिका / इतर गाळे स्वरूपात मिळणारे एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य.	$202247 \times 1.1 \times 26620 \times \frac{1}{10.76}$ $= 550390500/-$ $ii) 102 \times 12.5 \times 26620 \times 0.25$ $= 8485125/-$ $\text{एकूण} = 55,88,75,625/-$
2	सोसायटीस मिळणारे सुविधा क्षेत्र, क्लब हाऊस ऑफिस इत्यादी एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य.	
3	सोसायटीस बांधकामाव्यतीरीक्त मिळणारा रोख मोबदला.	
4	विकसन कर्त्याने सोसायटीला दिलेले डिपॉझिट वरील प्रकल्प पूर्ण होईपर्यंतच्या कालावधीचे व्याज (6% दराने सरळ व्याज)	$22948000 \times \frac{6}{100} \times \frac{42}{12}$ $= 48,19,080/-$
5	सोसायटी /सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड.	5,10,00,000/-

6	सभासदांसाठी दयवयाच्या तात्पुरत्या निवासाचे दस्तात नमूद कालवधीचे भाडे.	$[4130640 + 4337172 + 4543704] \times 12 = 15,61,38,192/-$
7	सभासदांसाठी देण्यात येणारे शिफटींग चार्जेस	$2550000 \times 2 = 5100000/-$
8	सभासदांसाठी तात्पुरते निवास उपलब्ध करून देणाऱ्या दयवयाचे ब्रोकरेज.	16,10,50,000/-
9	सोसायटीस/सभासदांना मिळणा-या एकूण बांधकाम क्षेत्राचे विकास शुल्क (महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे तरतुदीनुसार)	$202247 \times 1.1 \times 27 \times 28700 \times 0.3 = 3560374/-$
10	सोसायटीस/सभासदास जुन्या इमारतीमधील विद्यमान बांधकाम क्षेत्रापेक्षा जास्तीचे मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या 30% दराने येणारे मूल्य (फंजीबल प्रीमियम, टि.डी.आर, पिमियम एफ.एस.आय. इ.चा विचार करून)	$[202247 - 91792] \times 1.1 \times \frac{1}{10.76} \times 0.3 \times 28700 = 9,72,22,983/-$
11	नमूद मुदयाव्यतिरीक्त विकसनकर्त्यामार्फत ज्या अन्य कोणत्या जबाबदा-या पार पाडल्या जाणार आहेत त्याचे दस्तामध्ये नमूद असल्यास ते मूल्य.	
12	क) उपरोक्त 4 ते 10 बाबीमधील ज्या बाबीचे मूल्य दस्तात नमूद नसेल तर, सदर बाबीचे मूल्य निश्चित करून मूल्यामध्ये समाविष्ट करावे ख) उपरोक्त 4 ते 10 बाबीमधील काही बाबी बाबीसाठी कोणताही मोबदला देण्यात आलेला नाही / देण्यात येणार नाही असे दस्तात स्पष्टपणे नमूद असल्यास त्या बाबीचे मूल्य समाविष्ट करू नये.	
	एकुण	103,77,66,254/- समजा, 103,77,66,500/-



26/9/09

ब)	विकसनकर्त्याला मिळणा-या हिश्याचे दस्तात नमूद नमूद बांधकाम क्षेत्राचे मूल्य :-	
	विकसनकर्त्यास त्याच्या वापरासाठी उपलब्ध होणारे बांधकाम क्षेत्र x जमिनीचा दर	$[49890.72 - 20675.8]$ $\times 28700$ $= 83,84,68,204/-$
एकूण	व]	83,84,68,500/-

बँक गॅरंटी - 10,00,000/-

वरीलपैकी 31 चे मूल्यांकन जास्त असल्याने ते बाजारमूल्य म्हणून (रु. 103,77,66,500/-) ग्राह्य धरणे उचित वाटते. निर्णय व आदेशार्थ सादर.

S. B. R. K.

सहायक नगर-रचनाकार



thamke

सह जिल्हा निबंधक वर्ग-2

शशिदे

सह जिल्हा निबंधक वर्ग-1

तथा मुद्रांक जिल्हाधिकारी पुणे शहर, पुणे



२२/१०१

अंतिम आदेश



महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग



सह जिल्हा निबंधक वर्ग -1 तथा मुद्रांक जिल्हाधिकारी पुणे शहर पुणे यांचे कार्यालय
शासकिय छायाचित्र नोंदणी कार्यालयाची इमारत, पहिला मजला, 5 फायनान्स रोड, पुणे-01

दूरध्वनि क्र.020-26050637

ई-मेल :- jdr.punecity@gmail.com

जा.क्र./पुणेशहर/अभि.प्र.क्र.477/2025/

दि. 30/03/2025

विषय :- अभिनिर्णय प्र.क्र.477/2025

संदर्भ :- द.पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे चेअरमन श्री.विजयकुमार सिताराम सावंत, पत्ता- पत्रकार नगर, सिंधू बिल्डींग, पुणे-411016 यांचा दि.26/03/2025 रोजीचा अभिनिर्णय अर्ज.

आदेश

ज्याअर्थी, द.पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे चेअरमन श्री.विजयकुमार सिताराम सावंत, पत्ता- पत्रकार नगर, सिंधू बिल्डींग, पुणे-411016 यांचा दि.26/03/2025 रोजी अॅग्रीमेंट ऑफ डेव्हलपमेंट या शिर्षकाचा दस्तऐवज अभिनिर्णय करिता सादर केलेला आहे. अभिनिर्णय फी रु.100/- ई-चलनाव्दारे जी.आर.एन.क्र. MH018651977202425E दि.26/03/2025 रोजी शासन जमा करण्यात आलेली आहे.

सदरचा सादर केलेला अॅग्रीमेंट ऑफ डेव्हलपमेंट दस्तऐवज हा निष्पादित केलेला नाही. सादर केलेल्या दस्तामध्ये सोसायटी / वन पार्ट - द.पुणे पत्रकार सहकारी गृहरचना संस्था मर्यादित तर्फे विजयकुमार सिताराम सावंत (चेअरमन) व इतर, डेव्हलपर्स / अदर पार्ट - मे. न्याती शुभम निर्माण डेव्हलपर्स तर्फे श्री संदीप बालकृष्णदास माहेश्वरी व इतर, यांचे मध्ये निष्पादित होणार आहे.

दस्तातील मिळकत वर्णन - पुणे महानगरपालिका यांचे हद्दीतील गाव मौजे भांबूर्डा (शिवाजीनगर) येथील सिटीएस नं.3024/12 यांसी क्षेत्र 12100 चौ.मी (मालमत्ता पत्रक प्रमाणे क्षेत्र 131769 चौ.फुट) ही मिळकत सदर दस्ताचा विषय आहे.

अभिनिर्णय प्रकरणासोबत सादर केलेली कागदपत्रे - 1) अभिनिर्णय अर्ज 2) प्रतिज्ञापत्र 3) अधिकारपत्र 4) अभिनिर्णय ऑनलाईन अर्ज टोकन 5) अभिनिर्णय फि चलन प्रत 6) दस्तऐवजाचा मसुदा 7) मालमत्ता पत्रक 8) वास्तू विषारद यांचे प्रमाणपत्र व इतर कागदपत्रे प्रकरणासोबत जोडलेली आहेत.

मूल्यांकन - या कार्यालयाचे सहाय्यक नगररचनाकार यांनी सदर दस्तऐवजातील मिळकतीचे मूल्यांकन पुढीलप्रमाणे निश्चित केलेले आहे.

अ) जमिन मालक यांना मिळणारा मोबदला मूल्य ----- रु.103,77,66,500/-

ब) विकसक यांना मिळणाऱ्या जमिनीचे मूल्य ----- रु.83,84,68,500/-

मुद्रांक शुल्क - सादर केलेला विकसन करारनामा चा दस्तऐवज हा नवीन अटी व शर्तीनुसार स्वतंत्र सादर केलेला असून वरिलपैकी अ चे मुल्यांकन जास्त आहे. सदर दस्तांकित मिळकत ही पुणे महानगरपालिका हद्दीतील आहे, त्यामुळे सदरचा दस्तऐवज हा महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब चे व्याप्तीत येत असून त्यास पुढील प्रमाणे मुद्रांक शुल्क आवश्यक आहे.

वर्ष	मुल्यांकन	5 टक्के प्रमाणे मुद्रांक शुल्क
2024-25	103,77,66,500/-	5,18,88,400/-
बँक गॅरंटी	10,00,00,000/- यावर 0.3 टक्के प्रमाणे मुशु	3,00,000/-
	एकूण देय मुद्रांक शुल्क	5,21,88,400/-

वरीलप्रमाणे महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब प्रमाणे मुद्रांक शुल्काची आकारणी करण्यात आलेली असून दस्तऐवजास मुद्रांक शुल्क रु.5,21,88,400/- इतके मुद्रांक शुल्क भरणे आवश्यक आहे.

वरीलप्रमाणे निष्कर्ष अर्जदार यांना दि.28/03/2025 रोजी दिलेल्या मागणी नोटीसद्वारे कळविण्यात आलेले होते, सदरचे मुल्यांकन व मुद्रांक शुल्क आकारणी मान्य असल्यास त्याप्रमाणे मुद्रांक शुल्काची रक्कम शासन जमा करण्यास कळविलेले होते, सदर मुल्यांकन व मुद्रांक शुल्क आकारणी अर्जदारांना मान्य असल्यामुळे त्यांनी मागणीप्रमाणे रक्कम रु.5,21,88,400/- इतके मुद्रांक शुल्काची रक्कम ई चलन जीआरएन क्र. MH019020451202425E, MH019019812202425E, MH019021048202425E दि. 29/03/2025 अन्वये शासन जमा केली आहे.

वरील सर्व बाबी विचारात घेऊन मी श्री. संतोष हिंगाणे, मुद्रांक जिल्हाधिकारी पुणे शहर, महाराष्ट्र मुद्रांक अधिनियमान्वये कलम 53 अ च्या अधिन राहून खालील आदेश देत आहे.

आदेश

- उक्त दस्तऐवजास महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ च्या अधिन राहून आदेश पारीत करण्यात येत आहे.
- महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमुद केल्या प्रमाणे मुद्रांक शुल्क /मुल्यांकन आकरणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्यांचा परिणाम होईलअसे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्णपणे खरे पणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्रा व्दारे खात्री करून दिलेली आहे. कलम 28 चे तरतुदी संबंधी अर्जदार यांनी अनुपाल न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करण्याचे अधिन राहून आदेश देत आहेत.

3. महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब प्रमाणे मुद्रांक शुल्काची आकारणी करण्यात आलेली असून दस्तऐवजास मुद्रांक शुल्क रु. 5,21,88,400/- इतके मुद्रांक शुल्क ई-चलन क्र. MH019020451202425E, MH019019812202425E, MH019021048202425E अन्वये शासन जमा करण्यांत आलेले असून त्यांचा चलन डिफेस क्र. 0010444623202425, 0010444700202425, 0010444751202425 असा आहे. सदर अधिनियमातील कलम 32 (2) खाली प्रमाणित करण्यात येत आहे.

4. मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. का.5 / अभिनिर्णय /प्र. क्र. 27/12/ 804/12 दि. 23/08/2012 च्या आदेशान्वये हे प्रमाणपत्र " महाराष्ट्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे.

5. प्रस्तुत प्रकरण मुद्रांक शुल्क संबंधित आहे उर्वरीत कायदेशीर अथवा बेकायदेशीर बाबींशी संबंध येत नाही.

6. सदर दस्तऐवज दिनांक.31/03/2025 पुर्वी लागू असलेल्या मूल्य दरानुसार (2024-2025) मूल्यांकन करून मुद्रांकित करण्यात आला असून सदर दस्तऐवजाचे निष्पादन दिनांक.31/03/2025 किंवा त्यापुर्वी केल्यास सदर मुद्रांक शुल्क लागू राहील. दिनांक.31/03/2025 नंतर दस्त निष्पादीत केल्यास, मूल्यदर व अंमलबजावणी सुचना मध्ये बदल झाल्यास उक्त दर व सुचना नुसार मुद्रांक शुल्क फरक भरणे आवश्यक राहील याची नोंद घ्यावी.



(संतोष हिगाणे)

सह जिल्हा निबंधक वर्ग-1 तथा
मुद्रांक जिल्हाधिकारी, पुणे शहर

प्रत :- 1. द.पुणे पत्रकार सहकारी गृहचरणा संस्था मर्यादित तर्फे चेअरमन श्री.विजयकुमार सिताराम सावंत, पत्ता- पत्रकार नगर, सिंधू बिल्डींग, पुणे-411016

2. दुय्यम निबंधक हवेली क्र.1 ते 27 पुणे.

2/- आपणास कळविणेत येते की, आपण उक्त आदेशातील मिळकतीचे वर्णन व आपणाकडे नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे वर्णन बरोबर असल्याची खात्री करून नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतूदी नुसार दस्त नोंदणीची कार्यवाही करावी.