

**MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING IS MADE AT PUNE ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

**BETWEEN**

**SHREE DHANALAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED**

A Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 having Registration No. PNA/(PNA)/HSG(TC)/673/85-56 and having its address at: CTS No. 3025/6, S. No. 93A-1, Bhamburda, Shivajinagar, Pune-411016.

**Through its Office bearers:**

**1. Mr. Sunil Vasant Rao Deshpande**

Age: 63 Years, Occupation: Business

PAN: AAOPD 0844 R

Aadhar No.: 2379 0467 1155

Residing at: Flat No. A11, Shree Dhanlaxmi CHS, Senapati Bapat Road, Pune 411 016.

**(Chairmen of Shree Dhanalaxmi Co-operative Housing Society Limited)**

**2. Mr. Amogh Vidyadhar Upadhye**

Age: 54 Years, Occupation: Business

PAN: AAAPU 7550 M

Aadhar No: 4404 3400 1311

Residing at: Flat No. A 9, Shree Dhanlaxmi CHS, Senapati Bapat Road, Pune 411 016.

**(Secretary of Shree Dhanalaxmi Co-operative Housing Society Limited)**

**3. Mr. Rahul Gajanan Khandekar**

Age: 50 Years, Occupation: Business

PAN: AGVPK 5939 P

Aadhar No: 4975 1666 7682

Residing at: S/O Gajanan Khandekar, fl. 10 Dhanlaxmi 93/A-1, Off. Senapati Bapat Road, Hanuman Nagar, Near SYMB OSIS College, Pune 411 016.

**(Treasurer of Shree Dhanalaxmi Co-operative Housing Society Limited)**

[Hereinafter, for the sake of brevity and convenience be referred to as “**Shree Dhanalaxmi CHS**”, which expression shall unless repugnant to the context and meaning thereof shall mean and include Shree Dhanalaxmi CHS, its present and future office bearers, its members, their successors/heirs, legal representatives etc.]

**... PARTY OF THE FIRST PART**

[Resolution dated **10<sup>th</sup> September 2023** authorizing aforesaid parties is attached herewith as

**Annexure - A ]**

**AND**

**M/S. SIDDHASHILA DEVELOPERS**

A registered Partnership Firm registered under Indian Partnership Act, 1932

Having its Office at: Siddhashila House, 770/4, Lane No. 7, Bhandarkar Road,  
Deccan Gymkhana, Pune - 411004.

Through its Partner,

**Mr. Pritam Vilas Rathod**

Age: 43 Years, Occupation: Business

Address: 759/90A, "Shantai", Deccan Gymkhana, Bhandarkar Road, Pune, Maharashtra -  
411004

[Hereinafter called as the "**Promoter - Developer**", which expression, unless repugnant to the context or meaning thereof, shall mean and include its present and future partners, administrators, assignees, attorneys, representatives etc.]

**... PARTY OF THE SECOND PART**

**AND**

**1) Late. MANGLORE RAMESH PAI through his legal heirs**

**MRS. LEENA RAMESH PAI**

Age: 75 Years, Occupation: Housewife

PAN: ADVPP 1920 C

Aadhar No.: 7601 6411 4820

Residing at: B 1, Dhanalaxmi Soc., 3025/6, off Senapati Bapat Road, Bhamburda,  
Hanuman Nagar 93 a, Shivajinagar, Pune 411016.

[Owners of Flat No. 1 situated in Building No. B]

**2a) MRS. ANURADHA ASHOK GOKHALE**

Age: 80 Years, Occupation: Housewife

PAN: AAMPG3029K

Aadhar No.: 8514 6568 8367

Residing at: B-2, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati Bapat Marg,  
Pune 411 016.

**2b) MR. ASHOK KASHINATH GOKHALE**

Age: 87 Years, Occupation: Retired

PAN: AADPG 7996 E

Aadhar No.: 4967 4376 8292

Residing at: B-2, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

[Owners of Flat No. 2 and Garage situated in Building No. B]

**3. LATE. RAVSAHEB BABANRAO HADKE &**

**LATE. ANURADHA RAVSAHEB HADKE through their legal heirs,**

**(a) MR. KAMLESH RAVSAHEB HADKE**

Age: 41 Years, Occupation: Business

PAN: ABWPH5085M\_

Aadhar No.: 4838 4325 6111

Residing at: Dhanlaxmi Apartment, Bldg No 2, Flat No 3,, Hanuman Nagar,, Senapati  
Bapat Road, Pune 411016.

**(b) MR. YOGESH RAVSAHEB HADKE**

Age: 42 Years, Occupation: Business

PAN: ABGPH 9212 E

Aadhar No.: 2119 7377 4724

Residing at.: Dhanlaxmi Apartment, Bldg No 2, Flat No 3,, Hanuman Nagar,,  
Senapati Bapat Road, Pune 411016.

**(c) MR. PRITESH RAVSAHEB HADKE**

Age: 39 Years, Occupation: Service

PAN: AFRPH 1514 G

Aadhar No.: 6000 4523 1158

Residing at: Dhanlaxmi Apartment, Bldg No 2, Flat No 3,, Hanuman Nagar,,  
Senapati Bapat Road, Pune 411016.

[Owner of Flat No. 3 situated in Building No. B]

**4. MR. TEJAS SHASHIKANT NATU**

Age: 43 Years, Occupation: Service

PAN: ACYPN 2084 K

OCI No.: A507835

Residing at: A-305, Camellia, Baner Pashan Link Road, Pune 411021

[Owner of Flat No. 4 situated in Building No. B]



**5. (a) MR. DILIP DIGAMBAR PUNDLIK**

Age: 76 Years, Occupation: Consultant

PAN: ABMPP 4134 B

Aadhar No.: 7129 0701 1227

Residing at: B-5, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

**(b) MRS. VIDYA DILIP PUNDLIK**

Age: 71 Years, Occupation: Housewife

PAN: AAUPP 9305 M

Aadhar No.: 7471 8640 9884

Residing at: B-5, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.  
[Owner of Flat No. 5 situated in Building No. B]

**6. MRS. NITA DATTATRAY ASHTEKAR alias NITA RAJEEV SARAF**

Age: 59 Years, Occupation: House wife

PAN: ACNPS 2296 K

OCI No.: A1435961

Residing at: 312 Pembroke CT San Ramon 94582 USA  
[Owner of Flat No. 6B situated in Building No. B]

**7a) MR. PRASKASH NATHMAL BALDOTA**

Age: 75 Years, Occupation: Business

PAN: AAPPB 8960 K

Aadhar No.: 4773 0713 2968

Residing at: 6 A, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

**7b) MRS. SAROJ PRAKASH BALDOTA**

Age: 66 Years, Occupation: Housewife

PAN: AAPPB 8963 L

Aadhar No.: 9984 6751 4898

Residing at: 6 A, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.  
[Owner of Flat No. 6A situated in Building No. A]

8a) **MR. RAVINDRA VASANT JOSHI**

Age: 55 Years, Occupation: Business

PAN: AAVPJ8568P

Aadhar No.: 9210 6159 3954

Residing at: Building 4 Wing A1 Flat 24, New Ajantha Avenue, Paud Road  
Pune 411038.

8b) **MRS. SHUBHA VASANT JOSHI**

Age: 80 Years, Occupation: House Wife

PAN: AFSPJ 3882 L

Aadhar No.: 3325 0930 1424

Residing at: Building 4 Wing A1 Flat 24, New Ajantha Avenue, Paud Road  
Pune 411038.

[Owner of Flat No. 7 situated in Building No. A]

9. **DR. POONAM SATISH PATIL**

Age: 55 Years, Occupation: Doctor

PAN: AAVPP 2601 H

Aadhar No.: 2816 8576 4141

Residing at: A 8, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

[Owner of Flat No. 8 situated in Building No. A]

10. **MR. AMOGH VIDYADHAR UPADHYE**

Age: 54 Years, Occupation: Business

PAN: \_AAAPU 7550 M

Aadhar No: 4404 3400 1311

Residing at: A 9, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 0106.

[Owner of Flat No. 9 situated in Building No. A]

11a) **SMT. VIJAYA GAJANAN KHANDEKAR**

Age: 77 Years, Occupation: Housewife

PAN: AFZPK 8474 L

Aadhar No.: 3178 6724 3661

Residing at: A 10, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

**11b) MR. RAJEEV GAJANAN KHANDEKAR**

Age: 55 Years, Occupation: Business

PAN: ACDPK 5461 A

Aadhar No.: 4975 1666 7682

Residing at.: A 10, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

**11c) MR. RAHUL GAJANAN KHANDEKAR**

Age: 50 Years, Occupation: Business

PAN: AGVPK 5939 P

Aadhar No.: 8616 4764 3639

Residing at: A 10, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 016.

[Owner of Flat No. 10 situated in Building No. A]

**12. MR. SUNIL VASANTRAO DESHPANDE**

Age: 63 Years, Occupation: Business

PAN: AAOPD 0844 R

Aadhar No.: 2379 0467 1155

Residing at: A 11, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 0106.

[Owner of Flat No. 11 situated in Building No. A]

**13. LATE. RAMESHCHANDRA RAMGOPAL RATHI through his legal heirs**

**SMT. BHARATI RAMESHCHANDRA RATHI**

Age: 74 Years, Occupation: Housewife

PAN: AAVPR 9553 J

Aadhar No.: 3610 4223 3500

Residing at: A 12, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati Bapat  
Marg, Pune 411 0106.

[Owner of Flat No. 12 situated in Building No. A]

**14. MRS. SULABHA DEVIDAS KUWAR**

Age: 69 Years, Occupation: Housewife

PAN: ACVPK 8200 H

Aadhar No.: 2385 8648 3094

Residing at: A 13, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati Bapat Marg, Pune 411 0106.

[Owner of Flat No. 13 situated in Building No. A]

**15. MRS. NALINI ANAND JOSHI**

Age: 80 Years, Occupation: Housewife

PAN: AAUPJ 8243 J

Aadhar No.: 4534 5974 1399

Residing at: B 1004, Ruturang Apartments, S.No.41, Behind Paranjape School, Kothrud, Pune 411038.

[Owner of Flat No. 14 situated in Building No. A]

**16. MRS. REENA SUMIT MAYADEO**

Age: 46 Years, Occupation: Housewife

PAN: AJZPM6208J

Aadhar No.: 791085324379

Residing at: 25 Kuber CHS Plot No 43 Sector 17 Vashi NAVI Mumbai 400703.

[Owner of Flat No. 15 situated in Building No. A]

**17. LATE. ANJALI KUSUMAKAR JAWALE through her legal heirs**

**MR. KUSUMAKAR MANSARAM JAWALE**

Age: 83 Years, Occupation: Retired

PAN: ABBPJ 1524 A

Aadhar No.: 8481 7048 0404

Residing at: A 16, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati Bapat Marg, Pune 411 0106.

[Owners of Flat No. 16 situated in Building No. A]

**18a) MR. ARVIND BHIKANRAO PATIL**

Age: 80 Years, Occupation: Retired

PAN: ABQPP 4641 P

Aadhar No.: 8343 5217 7443

Residing at: A 17, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati Bapat Marg, Pune 411 0106.

18b) **MRS. MANDAKINI ARVIND PATIL**

Age: 75 Years, Occupation: Housewife

PAN: ANIPP 7850 N

Aadhar No.: 7984 3593 1215

Residing at: A 17, Shree Dhanalaxmi Society, Hanuman Nagar, off Senapati  
Bapat Marg, Pune 411 0106.

[Owners of Flat No. 17 situated in Building No. A]

**19. LATE. NAMDEO VITTHAL MOHITE through his legal heirs**

**SMT. MEENA YASHWANT MOHITE**

Age: 74 Years, Occupation: Housewife

PAN: AAPPM 2275 A

Aadhar No.: 2817 8002 9000

Residing at: A-601 Amar Ambience society. Survey no-61 Sopan Baug, Opposite to the  
football ground, Ghorpadi. Pune-411001.

[Owner of Flat No. 18 situated in Building No. A]

[Hereinafter called as the “**Members of Shree Dhanalaxmi CHS**”, which expression, unless repugnant to the context or meaning thereof, shall mean and include respective members/owners, their respective legal heirs, legal representatives, attorneys, nominees, successors etc.]

**... PARTY OF THE THIRD PART**

**WHEREAS:**

1. All that piece and parcel of land Survey No. 93/A/1 [Part], having corresponding City Survey No. 3025/6 totally admeasuring 4,047 Square Meters, out of which an area admeasuring 1,922 Square Meters [Hereinafter referred to and called as “**said Land**”] along with Building No. A having 13 (Thirteen) residential flats 5 (Five) commercial shops and 2 (Two) commercial stores and Building No. B having 6 (Six) residential flats, 1 (One) garage constructed on the said Land, Building Nos. A and B more particularly known as “**Shree Dhanalaxmi Co-operative Housing Society Limited**” [Hereinafter referred to and called as “**said Buildings**”] situated at Village: Bhamburda, Taluka: Haveli, District: Pune, and situated within jurisdiction of Sub-Registrar Haveli, Pune, and situated within the local limits of the Pune Municipal Corporation, Pune [the said Land and the said Buildings

constructed thereupon shall together be referred to and called as “**said Property**” and is described in **Schedule - I** written hereunder] is the subject matter of these presents.

2. Shree Dhanalaxmi CHS has represented to the Promoter - Developer that only Shree Dhanalaxmi CHS is the owner and possessor of said Property.
3. The structure of the said Buildings has become old and is more than 40 years, maintenance/repairs costs are increasing frequently. There are no lifts hereby causing hardships to senior citizens due to lack of amenities. Therefore, Shree Dhanalaxmi CHS and Members of Shree Dhanalaxmi CHS have found it necessary to re-construct and re-develop the said Property.
4. In furtherance of same, Shree Dhanalaxmi CHS by floating tenders had invited proposals from various Builders/Developers. Shree Dhanalaxmi CHS conducted a meeting at Damle Hall, (Law College Road), Pune on 02/04/2023, wherein various Developers including the Promoter - Developer herein gave presentations regarding their offers for redevelopment of Shree Dhanalaxmi CHS and eventually in the Special General Body Meeting dated 10/09/2023, majority of the members of Shree Dhanalaxmi CHS Promoter - Developer have decided by majority to entrust redevelopment rights of the said Property to the Promoter - Developer herein vide a Resolution dated 10/09/2023, having reached a conclusion that the offer dated 27/07/2023 of the Promoter - Developer was the most feasible and beneficial.
5. Subsequently, both the Parties i.e., Shree Dhanalaxmi CHS and the Promoter - Developer herein issued Letter/s of Intent dated 01/01/2024 confirming their intention to redevelop the said Property of Shree Dhanalaxmi CHS based on terms and conditions mutually accepted between the Parties.
6. Prior to the execution and registration of Development / Re-development Agreement and Power of Attorney with respect to redevelopment of said Property by Shree Dhanalaxmi CHS in favour of the Promoter - Developer, certain compliances are required to be done, and therefore, both the Parties i.e., Shree Dhanalaxmi CHS and the Promoter - Developer have decided to reduce in writing the terms and conditions of this Memorandum of Understanding herein after appearing.

**NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS AGREED BY AND AMONG THE PARTIES HERETO AS FOLLOWS: -**

**1. ASSIGNMENT OF DEVELOPMENT RIGHTS: -**

**1.1** Shree Dhanalaxmi CHS and Members of Shree Dhanalaxmi CHS hereby agree to assign / grant the development/redevelopment rights in respect of the said Property and to construct a New Building/s by the Promoter - Developer on the said Land together with absolute right to utilize and/or consume maximum available Floor Space Index (F.S.I.) on the said Land / said Property as per the rules and regulations, and also to utilize and/or consume the additional permissible F.S.I., in any form that may be available on account of Transferable Development Rights (T.D.R.) or any other form whether floating F.S.I., ancillary F.S.I., incentive F.S.I., road widening F.S.I., TOD F.S.I., Redevelopment F.S.I., Green building F.S.I., and any other F.S.I., Premium F.S.I., Paid F.S.I. etc., if any available, under any of the schemes permissible under the rules from time to time framed in this behalf by the authorities competent in this behalf. The Promoter/Developer shall buy the aforementioned FSI in the name of Shree Dhanalaxmi CHS. The Promoter - Developer shall always be entitled to load T.D.R. / premium F.S.I. on the said Property by availing it from market or availing it from the Pune Municipal Corporation on payment of premium, required for development / redevelopment of said Property. The Promoter - Developer shall be entitled to construct New Building(s) consisting residential flats / commercial units / shops / offices / garages etc. or any tenement as per the sanctioned plan/s, and also to sell / assign / transfer / allot the newly constructed residential flats / commercial units / shops / offices / garages etc. or any tenement in New Building(s) to the prospective purchasers. The residential flats / commercial units / shops / offices / garages etc. or any tenement to be allotted to existing members shall be called and referred to as **“Members’ Units”** and the residential flats / commercial units / shops / offices / garages etc. or any tenement which the Promoter - Developer is entitled to sell / assign / transfer to the new / prospective purchasers shall be called and referred to as **“Promoter - Developer’s Units”**.

**1.2 The Parties agree that existing offer of the Promoter - Developer is based on the minimum available F.S.I. as per existing rules and regulations including Unified Development Control and Promotion Rules, 2020, and on the basis of the assumptions that: -**

**1.2.1** Minimum area of the said Land is 1,922 Square Meters.

**1.2.2** There are Building No. A having 13 (Thirteen) residential flats 5 (Five) commercial shops and 2 (Two) commercial stores and Building No. B having 6 (Six) residential flats, 1 (One) garage constructed on the said Land.

**1.2.3** Entire F.S.I. of the said Property is made available to the Promoter - Developer for redevelopment of said Property.

**1.2.4** The road width abutting the said Property is 12 Meters as per Demarcation dated 27/04/2023. If the road width increases from 12 Meters to 15 Meters wide prior to the signing of Development Agreement or obtaining Completion Certificate, then the proposal for redevelopment, under the present Memorandum will accordingly be revised either in terms of additional area or in terms of monetary compensation, subject to utilization of such additional available F.S.I, as may be mutually decided between the Parties.

**1.2.5** The Process of Redevelopment undertaken by the Promoter - Developer herein and the Offer dated 27/07/2023 is selected by majority by Members of Shree Dhanalaxmi CHS, out of free will and without any force, undue influence, and/or coercion and by following due procedure of applicable law/s.

**1.2.6** The offer given to Shree Dhanalaxmi CHS/Members is based on present rules and regulations and including Unified Development Control and Promotion Rules, 2020 as amended till date.

**1.2.7** Shree Dhanalaxmi CHS has represented to the Promoter - Developer that, title and possession of Shree Dhanalaxmi CHS with respect to the said Property as well as title and possession of each Member of Shree Dhanalaxmi CHS towards respective flat / units / shop / store / office / garage / any tenement by whatever name called in the said Buildings is clean, clear, and marketable, and Shree Dhanalaxmi CHS / respective Members of Shree Dhanalaxmi CHS shall indemnify the Promoter - Developer in case of



any defect found in the title of Shree Dhanalaxmi CHS and/or respective Member's title to the said Property and/or to the respective flats / units / shops / stores / tenements / garages. As far as Shop No. 4, to the best of the information of the Shree Dhanalaxmi CHS, same is in possession of the one person named as Mrs. and Mr. Panchang and the dispute as regards the membership, stamp duty etc. is pending between Society and said Mr. and Mrs. Panchang. It is mutually agreed by and between the parties that the Society with the help of the Promoter - Developer shall try to resolve the issue amicably. However, if the amicable solution is not reached out then the Society and Promoter - Developer shall mutually decide to take the further legal steps, at the cost and consequence of the Shree Dhanalaxmi CHS.

- 1.2.8** There are no dues on the existing tenements / flats / units / garage such as N.A. Tax, Stamp duties, property tax, any outstanding bills, any taxes/charges etc. of Shree Dhanalaxmi CHS or any of its individual Member(s) / Tenement Owners. If any such past dues are found then the respective member and/or Shree Dhanalaxmi CHS shall be liable to pay and clear the same before Development Agreement.
- 1.2.9** Any deficient taxes such as Stamp duty, N.A. Tax, Property Tax, water tax etc., or any outstanding dues towards the flats / garages / shops / stores shall be borne by the respective Members and/or Shree Dhanalaxmi CHS at their own cost/s and responsibility, and they shall indemnify and keep the Promoter - Developer indemnified against any loss, damages, charges, costs, levies, penalties, or any adverse impact arising out of any non-compliance or deficiency / failure in payment of such taxes or dues, if any such demand is raised by any statutory authority.
- 1.2.10** Any legal compliances in respect of said Land and said Buildings shall be the responsibility of Shree Dhanalaxmi CHS and legal compliances in respect of each flat / garage / shop / store shall be the responsibility of respective flat / garage / shop / store owner and Promoter - Developer shall not be held responsible for the same, and Shree Dhanalaxmi CHS and respective Members of Shree Dhanalaxmi CHS, as a case may be, hereby undertake to indemnify and keep the Promoter - Developer indemnified Promoter – Developer for any such non-compliance of this covenant.

## 2. CONSIDERATION TO THE MEMBERS / OWNERS: -

2.1 In consideration against receipt of the development/redevelopment rights of the said Property, the Promoter - Developer has agreed to offer 40% additional RERA Carpet Area in the existing carpet area for all Flat Owners, based on the 12 Meters wide road [hereinafter, referred to and called as **“Offered RERA Carpet Area”**].

*The RERA Carpet Area offered is the RERA Carpet area of Flat + Balconies + Terraces + sit-outs, and useable areas etc., i.e., all areas inside the Flat as defined by Real Estate (Regulation and Development) Act, 2016.*

2.2 The Promoter - Developer shall provide modern specifications and amenities as mentioned in the annexure, attached as **“Annexure – B & C”** with excellent quality of construction.

2.3 The Promoter - Developer shall allot one independent covered car parking space in the form of mechanical / hydraulic car parking in the newly constructed / redeveloped Building(s), to each existing Member of Shree Dhanalaxmi CHS. The Promoter - Developer shall be at liberty to allot / sell the remaining covered car parking/s to the Prospective Purchaser(s) of Promoter’s/Developer’s choice and Shree Dhanalaxmi CHS shall be deemed to have authorized the Promoter - Developer to that effect. Also, the Promoter - Developer shall provide a common parking space for parking two wheelers. That the members units and car parking slots shall be earmarked first and then only the Promoter - Developer shall have right to allot the flats and parking slots to the prospective purchasers. That the details of the parking area shall be mentioned in the Development Agreement.

2.4 If due to increase in the width of the road up to 15 Meters or otherwise and/or due to change in any rules and regulations or due to any change in the Unified Development Control and Promotion Rules, any new / additional F.S.I is available to be utilized in respect of the said Property, then the Promoter/ Developer shall be entitled to use and utilize such new / additional F.S.I., subject to the revised offer of 51% additional carpet area on the existing area of the flats or in the form of monetary compensation, if the additional area is not feasible as per the stage of the construction, and accordingly separate Supplementary Agreement shall be executed by the parties.

### 3. RENT: -

- 3.1 Subject to Members of Shree Dhanalaxmi CHS vacating their respective Flats / shops / stores / units / tenements etc. as per agreed timeline, the Promoter - Developer shall pay rent / compensation for alternate accommodation of the Members of Shree Dhanalaxmi CHS amounting to Rs. 50/- per Square Feet of existing RERA carpet area per month to those existing Members of Shree Dhanalaxmi CHS who own Residential Flat / tenements / units / Garage. The rent / compensation shall be paid on or before 10<sup>th</sup> day of each calendar month in advance to respective owner of the flat / unit / tenement / shop / store. The Promoter - Developer shall start making such payment only after last Residential Unit/Flat in the Shree Dhanalaxmi CHS is vacated and vacant and peaceful possession of the all the Residential Units/Flats are handed over to the Promoter - Developer. The rent shall increase by 10 % every 12 months till possession of the new flat is handed over.
- 3.2 The Promoter - Developer shall pay rent from the time of receiving vacant and peaceful possession of the Entire said Property till the date of offering possession with all the amenities of the flats / tenements / units / shops / offices etc. to the existing Members.
- 3.3 The individual Members of Shree Dhanalaxmi CHS shall be entirely responsible and liable for arranging their alternative accommodation and entering into respective Leave and License Agreement, at their own cost and efforts. The rent shall be paid monthly through bank transfers and/or any other mode as may be mutually agreed between the Parties, to the Members of Shree Dhanalaxmi CHS .
- 3.4 The Promoter - Developer shall not be entitled to stop the payment of rent / license fee / compensation for alternate accommodation of all the members of Shree Dhanalaxmi CHS during the period of Force majeure.

### 4. CORPUS: -

- 4.1 Subject to fulfillment of all the terms and conditions of Development Agreement in agreed timeline, the Promoter - Developer shall pay an amount of **Rs. 1,50,000/- (INR One Lakh Fifty Thousand Only)** per existing residential unit/flat, in the account of Shree Dhanalaxmi

CHS as maintenance corpus. The Promoter - Developer shall pay the aforesaid maintenance corpus at the time of handing over possession of newly constructed / redeveloped building(s) and amenities to the Shree Dhanalaxmi CHS and/or such other legal entity of the purchasers of the new flats / units / tenements / shops / stores / garages etc. in the newly constructed / redeveloped building(s), subject to permissible deductions from initial maintenance corpus as may be utilized for the maintenance of the newly constructed / redeveloped building(s) and the new flats / units / tenements / shops / stores / garages etc. therein of the flat purchasers from the date of obtaining the full completion certificate and handing over the flats / units / tenements / shops / stores / garages etc. along with all amenities whichever is later. That the Promoter - Developer shall collect the equal amount of corpus from each incoming member i.e., Rs. 1,50,000/- from each of the incoming members and handover to the Shree Dhanalaxmi CHS at the time of granting membership to such new members.

- 4.2 The new members i.e., purchasers of new flats / units / tenements / shops / stores / garages etc. in the newly constructed / redeveloped building(s) along with the existing members shall be required to contribute regularly for the maintenance of Shree Dhanalaxmi CHS and the rules and bye-laws of the Shree Dhanalaxmi CHS shall be applicable to all incoming members.

#### **5. BETTERMENT ALLOWANCE: -**

The Promoter - Developer shall pay betterment allowance of **Rs. 200/- [Rs. Two Hundred Only]** per Square Feet of the existing RERA Carpet area, to the existing Members of Shree Dhanalaxmi CHS at the time of handing over possession of new flats / units / tenements / shops / stores / garages etc., after receiving Completion Certificate from Pune Municipal Corporation.

#### **6. RELOCATION ALLOWANCE: -**

The Promoter - Developer shall arrange appropriate services for shifting the belongings of the existing Members of Shree Dhanalaxmi CHS to alternate accommodation and back to the said redeveloped property through a professional shifting agency. The Promoter - Developer shall bear the costs associated with packing of goods & relocation / shifting expenses along with the concerned insurance.

## **7. LEGAL COMPLIANCES: -**

All the legal compliances to be done by Shree Dhanalaxmi CHS in respect of said Property and existing Members of Shree Dhanalaxmi CHS relating to their respective flats / units / tenements / shops / stores / garages etc. shall be the responsibility of Shree Dhanalaxmi CHS and its respective members of Shree Dhanalaxmi CHS, and Shree Dhanalaxmi CHS and its Members agree to complete all the required compliances before execution of Redevelopment Agreement at the cost/s and efforts of Shree Dhanalaxmi CHS and/or the respective the Members of Shree Dhanalaxmi CHS.

## **8. DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY: -**

- 8.1** After the execution of these presents, the Promoter - Developer shall prepare the preliminary drafts of all the drawings and plans of the proposed project of the building(s) to be newly constructed / redeveloped on the said Land, which shall be subject to appropriate modifications, at its own cost. The said Drafts shall be shared with Shree Dhanalaxmi CHS within 60 (Sixty) days from the date of execution of these presents. The Promoter - Developer shall submit the plans to the Pune Municipal Corporation for approval, after execution and registration of Redevelopment Agreement and Power of Attorney by Shree Dhanalaxmi CHS unto and in favour of the Promoter - Developer. The developer undertakes to get the Basic F.S.I. plans sanctioned within 60 days from the date of registration of Development Agreement. Demarcation of the said Land is already carried out by Shree Dhanalaxmi CHS and same is annexed herewith as “**Annexure – E**”. The Promoter - Developer shall also register the said project of the building(s) to be newly constructed / redeveloped on the said Land under MahaRERA.
- 8.2** Except for sanctioned plans, specifications, and nature of fixtures, fittings, location of flats etc. with respect to the Members’ Flats to be constructed in the newly / redeveloped Building(s) on the said Property, the Promoter - Developer shall be at liberty to revise the Layout and Building plan(s) / drawing(s) / design(s) without requiring any further consent from the existing Members of Shree Dhanalaxmi CHS subject to architectural planning.

**9. PERIOD OF CONSTRUCTION OF SCHEME AND OTHER TIMELINES: -**

- 9.1** Subject to Forced Majeure and continuation of work without any interruption due to any title defects on account of Shree Dhanalaxmi CHS and/or any of the Members of Shree Dhanalaxmi CHS, the Redevelopment of the said Property of Shree Dhanalaxmi CHS shall be completed within a period of **30 (Thirty) months plus a grace period of 6 (Six) months** from the date of vacating premise by 100% members.
- 9.2** The Members of Shree Dhanalaxmi CHS shall vacate their respective flats / units / tenements / garage / shops / stores etc. and Shree Dhanalaxmi CHS shall deliver vacant and peaceful possession of the said Property to the Promoter - Developer **within 30 (Thirty) days** from the date of receiving the notice from the Promoter - Developer along with the copy of 1<sup>st</sup> sanctioned plans.
- 9.3** The Members of Shree Dhanalaxmi CHS shall take possession of the new flats / units / tenements / shops / stores / garages etc. in the newly constructed / redeveloped building(s) on the said Land within **7 (Seven) days** from the date of issuance of Completion Certificate in respect of the project.
- 9.4** Except due to the reasons of force majeure and/or any defect/s on the part of Society and its Members, if the Promoter - Developer fails to obtain completion certificate from concerned local authority in agreed timelines, then the Promoter - Developer shall pay the agreed rent prevailing at the time of agreed date of possession to each of the existing Residential Flat/Garage Owners. Subject to other terms and conditions as agreed in present MOU, the aforementioned rent/compensation shall be applicable only for the period of delay for obtaining completion certificate.

**10. DEVELOPMENT RIGHTS OF THE SAID PROPERTY: -**

- 10.1** With a view to develop the said Property more particularly described in the Schedule - I hereunder written, Shree Dhanalaxmi CHS along with its Members hereby have agreed to entrust all the development and selling rights in respect of the said Property (other than the Members' Flats as mentioned hereinabove) to the Promoter - Developer together with right

to utilize and/or consume not only the F.S.I. inherent to the said Property as per the rules and regulations for time being in force but also such permissible F.S.I. as may available as per prevailing Unified Development (Control and Promotion) Rules, such Transferable Development Rights (T.D.R.), Paid / Premium F.S.I., Redevelopment F.S.I., Green F.S.I., Incentive F.S.I., Ancillary F.S.I., Floating F.S.I., road widening F.S.I., Metro TOD F.S.I. / T.D.R. etc. if any, under any of the schemes permissible under the rules from time to time framed in this behalf by the authorities competent in this behalf including Government of Maharashtra or Pune Municipal Corporation and/or any competent local authority. The Development rights shall also allow the Promoter - Developer with the right to engage Architects, Engineers and other professionals for the purpose of preparation submission, approval and sanction of layout plans for the construction of building on the Said Property in accordance with the rules and regulations of the local authorities. For any further increase in FSI due to change of rules over the prevailing rules the same shall be shared with existing members in kind / increased area if such increased FSI is consumed by the Developer.

- 10.2** That, the cost of all applicable government procedures and approvals necessary for seeking approvals from Pune Municipal Corporation for construction based on the development rights shall be borne by Promoter - Developer only.
- 10.3** The Promoter - Developer shall be entitled to engage architects, engineers and other professionals for the purpose of preparation, submission, approval and sanction of layouts plan(s), building plan(s), floor plan(s) etc. for the construction of the New Building(s) to be constructed on the said Land in accordance with the rules and regulations of the local authorities.

<b>11. DEVELOPMENT AND CONSTRUCTION OF FLATS / UNITS / TENEMENTS:-</b>
--

- 11.1** The Promoter - Developer hereby has agreed to develop and / or cause to be developed said Property for and on behalf of Shree Dhanalaxmi CHS and its Members/Owners on the terms mentioned herein and as permitted by the concerned authorities, by constructing building/s thereon with flats / units / tenements on ownership basis and then to sell the balance flats to prospective purchasers or their nominees.

- 11.2** The Promoter - Developer agrees to obtain whatever permissions are required to develop the Said Property at its own costs and on Promoter - Developer's responsibility but in the name of Shree Dhanalaxmi CHS/Members on their behalf and as their Power of Attorney holder.
- 11.3** The Members/Owners shall give permission to the Promoter - Developer to commence, carry out construction, to sell flats or any type of tenement as the case may be, execute agreement, and accept and utilize the consideration and to do all necessary things as may be mentioned in the Development Agreement.
- 11.4** The Promoter - Developer shall construct on the said Property, the new structure/s in accordance with plans seen and approved by the Members/Owners for their specific and respective flats subsequent to the execution and registration of Redevelopment Agreement. The Promoter - Developer shall be entitled to make modifications / changes / revisions in the sanctioned building plan/s as per its discretion so long as it does not alter the sanctioned plans, specifications, and nature of fixtures, fittings, etc. with respect to the Members' flats / units / tenements in the new / redeveloped Building(s) to be allotted to the respective Members / Owners.
- 11.5** Shree Dhanalaxmi CHS and its Members/Owners have agreed to admit the prospective purchasers/new members of the balance flats to be constructed in redeveloped building/new building and issue them share certificates without claiming, demanding, or accepting any additional consideration, fees, or any compensation for the same from the prospective purchasers / new members and/or Promoter - Developer. However, the corpus/maintenance of the said members, share money, application fee and other related fees for membership shall be paid by the member / Promoter - Developer.
- 11.6** The Promoter – Developer shall furnish 20% of the total construction cost, calculated on the new offered area to existing residential flat owners as bank guarantee to Shree Dhanalaxmi CHS at the time of handing over the vacant possession of the newly redeveloped property.



**12. EXTRA AREA:-**

If any of the existing Member/Owner intends to purchase extra area over the Offered RERA Carpet area offered by the Promoter - Developer, then the terms in respect of purchase of extra area shall be as mutually decided by the Promoter - Developer and Member/Owner. The cost agreed by the Promoter – Developer for existing Society Members for purchase of extra area shall be Rs. 16,875/- (Rupees Sixteen Thousand Eight Hundred Seventy Five Only) per Square Feet of RERA Carpet area.

**13. MORTGAGE:-**

It is agreed that, the Promoter - Developer is entitled to mortgage the Promoter's / Developer's flats / units / tenements with proportionate interest to any financial institution, bank and avail loan, construction finance and for that purpose is entitled to execute any documents such as Deed of Mortgage, Equitable Mortgage, Power of Attorney, Deed of Indemnity, Loan Agreement etc. except the Flats allotted to the Existing Members. The Promoter - Developer shall be solely responsible for repayment of such loans or financial assistance and the Shree Dhanalaxmi CHS / Existing Members shall not be liable or responsible in any manner for the repayment of such loan and the Promoter - Developer shall indemnify and keep indemnified the Shree Dhanalaxmi CHS and Existing Members from and against all such claims demands and losses that the Shree Dhanalaxmi CHS and Existing members may incur, suffer or be put to by reason thereof. The prospective flat purchasers are also entitled to mortgage their flat/s to any bank, financial institution for obtaining loan / advance from financial institutions and/ or Bank/s, without making Shree Dhanalaxmi CHS and its existing Members liable to pay mortgage debt and / or interest thereon or other charges. That in any case the Plot of the Shree Dhanalaxmi CHS shall not be mortgaged by the Promoter- Developer and the loan if taken shall be fully repaid before execution of conveyance deed.

**14. OUTGOINGS AND TAXES ETC.:-**

The Shree Dhanalaxmi CHS and its Members/Owners shall pay the required Pune Municipal Corporation Taxes, Electricity Bill, Maintenance Charges, N.A Tax, Nazarana (if applicable), Water Tax etc. of the said Property and of their respective flats. The Promoter - Developer shall not demand any monies from existing Members/Owners for their new MSEB

connections. The Members/Owners shall be responsible to pay any deficient stamp duty, registration charges, if any, on execution of any deeds, agreements etc. in relation to their respective flat/garage. Any dues prior to handing over vacant possession of the said Property to the Promoter - Developer, in relation to Shree Dhanalaxmi CHS and/or any Member/Owner, shall be the liability and responsibility of Shree Dhanalaxmi CHS and/or Members/Owners respectively and they shall bear and pay the same. After handing over possession of the newly allotted flats/units after receiving Completion Certificate, all outgoings in respect of the respective unit/s allotted to the existing Members' shall be borne and paid by the respective Members.

<b>15. TITLE OF THE PROPERTY AND LEGAL DUE DILIGENCE:-</b>
--

**15.1** The Shree Dhanalaxmi CHS shall be responsible for making out clean and clear title to the Said Land and Said Buildings and the respective Member/Owners shall be responsible for making out clean and clear title to their respective flat/garage/shop/store. If required by Shree Dhanalaxmi CHS, the Promoter - Developer shall help/assist Shree Dhanalaxmi CHS and/or its Members to remove title defects at the instance of Society. As far as Shop No. 4, to the best of the information of the Shree Dhanalaxmi CHS, same is in possession of the one person named as Mr. and Mrs. Panchang and Shree Dhanalaxmi CHS agrees and accepts that prior to execution of Development Agreement and Power of Attorney in favour of the Promoter - Developer, the Shree Dhanalaxmi CHS shall get the title of the said Shop No. 4 clear and marketable, with the assistance of the Promoter - Developer.

**15.2** The Society hereby agrees and accepts that, said Society shall resolve all the title defects in relation to the Said Property within 90 days from date of execution of these presents. If said Society fails to resolve the defects/disputes within 90 days, the Promoter - Developer shall make all reasonable attempts resolve the same at the Promoter's/Developer's costs and the Promoter - Developer shall be entitled to be reimbursed for the costs and efforts incurred for removal of such title defects, by proportionately adjusting the same from the betterment charges to be paid by the Promoter - Developer to the existing Members at the time of giving vacant and peaceful possession of newly constructed premises.

**15.3** If any member has mortgaged and/or has any encumbrance or charge standing against his or her flat / garage / shop / store with any banking / non-banking / financial institution, such member shall submit No-Objection Certificate from such financial institution within 30 (Thirty) days from the date of execution of present Memorandum of Understanding at their own cost/s.

**15.4** That, the Promoter / Developer has agreed for construction as per the provisions of RERA from the date of Commencement Certificate issued by Pune Municipal Corporation.

**15.5** Both the Parties agree and accept that, present MOU captures all the agreed understanding between the Parties in relation to redevelopment of the said Property. However, the other terms and conditions shall be mentioned in the Development Agreement to be executed by and between the parties within the stipulated time.

**16. INDEMNITY: -**

The Shree Dhanalaxmi CHS and its Members/Owners agree to indemnify in case of any defect in title or any litigation in respect of Said Land and/or Said Buildings and/or respective flat/garage/shop/store. If any stoppage in work of redevelopment is caused due to defect in title of the Promoter - Developer in respect of Said Land or title of Members/Owners in respective of individual flat/garage/shop/store, then Shree Dhanalaxmi CHS / Member agrees to indemnify the Promoter - Developer for such loss at its costs and efforts.

**17. STAMP DUTY, GST, REGISTRATION COSTS, FEES ETC.: -**

Costs for Stamp Duty, G.S.T., registration charges, and all other miscellaneous and legal expenses and all out of pocket expenses of and incidental to this Memorandum of Understanding and the transactions in pursuance thereof and / or other assurance in respect thereof in relation to Offered RERA Carpet area offered by the Promoter - Developer to the existing Members/Owners including Stamp Duty at current rates and Registration Charges in respect of these presents shall be borne and paid or caused to be paid by Promoter - Developer. The Promoter - Developer shall bear cost for stamp duty and registration of the execution of Redevelopment Agreement and Power of Attorney of the Said Property which

is a subject matter of this presents. Costs for Stamp Duty, G.S.T., registration charges, and all other miscellaneous and legal expenses for any excess / extra area, whether the Offered RERA Carpet Area as per the sanctioned layout and building plans, or as per any change in the Unified Development Control and Promotion Regulations / other applicable rules, which is intended to be purchased by the existing Member / Owner shall be borne by the respective Member / Owner at its own costs.

**18. GST AND OTHER TAXES FOR FLATS ALOTTED TO MEMBERS/OWNERS:-**

It is also agreed by and between the parties that, GST as applicable on the date of signing these presents on the free area of the flats/units/tenements to be allotted to the Member/Owner are to be paid by the Promoter - Developer. GST on extra area purchased by the Members/ Owners shall be paid by the respective Members/Owners.

**19. PERMISSION FOR ISSUING PUBLIC NOTICE:-**

The Members/Owners covenant with Promoter - Developer that the title of the Said Land/Said Building/Said Property is clear and marketable and Members/Owners do hereby grant permission to issue Public Notice in any Newspaper to enable the advocate of the Promoter - Developer to issue Search Report.

**20. HANDING OVER OF PHOTOCOPIES OF DOCUMENTS: -**

Members/Owners hereby confirm that they will furnish photocopies of the all registered or unregistered documents pertaining to title of Society and Member/Owner and original copies shall be handed over at time of execution of Redevelopment Agreement. The Society shall also provide all the society records including Share Register, Member Register etc., for ensuring that Society and its members are not in breach of MCS Act 1960, and any of the applicable rules, regulations etc.

**21. SALVAGE PROCEEDS FROM DEMOLITION OF EXISTING BUILDINGS: -**

The proceeds from salvaging the materials in the existing Said Buildings shall belong to the Promoter - Developer. Members / Owners agree not to remove doors, windows, grills, gates, fixtures etc. of their respective flats/garage/shop/store and also of the said Building/Society. The Members/Owners shall be entitled to remove only their movable belongings.

**22. ADVERTISEMENT: -**

The Promoter - Developer shall be entitled to put up and permitted to put up advertisement boards upon the Said Land/Said Property and elsewhere, to the effect that the Said Property is being developed by the Promoter – Developer after execution of development agreement and power of attorney.

**23. FORCE MAJEURE: -**

If the performance by the Promoter - Developer of any of its obligations hereunder is prevented, restricted or interfered with by reason of natural calamities, change in law or policies of the Government, war, civil war, elections, pandemic, epidemics, Government lockdown, riots etc., or due to any irresistible forces/events/acts beyond the control of Parties, then in such a case the Party shall be excused from such performance of the MOU till such Force Majeure exists.

**24. AMENDMENTS: -**

Any change or modification in the terms and conditions of this Memorandum of Understanding shall necessarily be recorded in writing evidencing the mutual consent of the parties herein.

**25.** It is expressly declared by the parties hereto that, this MOU is nothing but to facilitate the Development Agreement and further process of redevelopment of the said Property. All the terms and conditions with respect to construction, delay in possession, etc. shall be decided mutually at the time of preparation of draft of Redevelopment Agreement. The Promoter -

Developer also assures that, the ownership of the Said Property shall only remain with Shree Dhanalaxmi CHS and Shree Dhanalaxmi CHS shall transfer rights to the Promoter - Developer permitting the developer to carry out the redevelopment of the Said Property along with the right to construct and sell the flats and parkings as mentioned herein above except as agreed to be allotted to members. The Promoter - Developer reserves the right to execute the Development Agreement and Power of Attorney through Siddhashila Developers or one of its group companies/sister concern, provided Mr. Pritam Rathod is the working partner of the such entity.

26. Both the Parties agree and accept that, Memorandum of Understanding shall be executed with the Shop/store owners in the said Society on the terms and conditions agreed with them independently prior to execution of Development Agreement. The MOU made with shop owners shall be shared with the Society immediately.

#### **SCHEDULE I**

##### **[Description of Said Property]**

All that piece and parcel of land bearing Survey No. 93/A/1 [Part], having corresponding City Survey No. 3025/6, totally admeasuring 4047 Square Meters, out of which an area admeasuring 1922 Square Meters along with Building No. A having 13 (Thirteen) residential flats and Building No. B having 6 (Six) residential flats, 1 (One) garage and 5 (Five) commercial shops and 2 (Two) commercial stores constructed on the aforementioned land, Building No. A and B more particularly known as “Shree Dhanalaxmi Co-operative Housing Society limited”, situated at Village: Bhamburda, Taluka: Haveli, District: Pune and situated within jurisdiction of Sub-Registrar Haveli, Pune and situated within the local limits of the Pune Municipal Corporation, Pune is bounded as under:

**On or Towards the East : PMC Road**

**On or Towards the West :Part of CTS No. 3025/6 Gajalaxmi Society**

**On or Towards the South : CTS No. 3028**

**On or Towards the North : PMC Road**

Along with all easements and other appurtenant rights attached thereto.

IN WITNESS WHEREOF THE PARTIES HERETO, HAVE SIGNED AND EXECUTED THIS MEMORANDUM OF UNDERSTANDING ON THE DATE AND AT THE PLACE HEREIN BEFORE FIRST MENTIONED.

NAME	PHOTO	THUMB & SIGN
<b>SHREE DHANALAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED</b>		
<b>Mr. Sunil Vasant Deshpande</b> (Chairman of Shree Dhanalaxmi Co-operative Housing Society Limited)		
<b>Mr. Amogh Vidyadhar Upadhye</b> (Secretary of Shree Dhanalaxmi Co-operative Housing Society Limited)		
<b>Mr. Rahul Gajanan Khandekar</b> (Treasurer of Shree Dhanalaxmi Co-operative Housing Society Limited)		
<b>SIDDHASHILA DEVELOPERS</b>		
<b>M/s. Siddhashila Developers Through its Partner Mr. Pritam Vilas Rathod</b>		

<b>MEMBERS/OWNERS OF SHREE DHANALAXMI CHS</b>		
<b>NAME</b>	<b>PHOTO</b>	<b>THUMB &amp; SIGN</b>
<b>1) MRS. LEENA RAMESH PAI</b>		
<b>2a) MRS. ANURADHA ASHOK GOKHALE</b>		
<b>2b) MR. ASHOK KASHINATH GOKHALE</b>		
<b>3 a) MR. KAMLESH RAVSAHEB HADKE</b>		
<b>(b) MR. YOGESH RAVSAHEB HADKE</b>		



<b>(c) MR. PRITESH RAVSAHEB HADKE</b>		
<b>4) MR. TEJAS SHASHIKANT NATU</b>		
<b>5 a.) MR. DILIP DIGAMBAR PUNDLIK</b>		
<b>5 b.) MRS. VIDYA DILIP PUNDLIK</b>		
<b>6) MRS. NITA DATTATRAY ASHTEKAR alias NITA RAJEEV SARAF</b>		

<b>7a) MR. PRASKASH NATHMAL BALDOTA</b>		
<b>7b) MRS. SAROJ PRAKASH BALDOTA</b>		
<b>8a) MR. RAVINDRA VASANT JOSHI</b>		
<b>8b) MRS. SHUBHA VASANT JOSHI</b>		
<b>9) DR. POONAM SATISH PATIL</b>		

<b>10) MR. AMOGH VIDYADHAR UPADHYE</b>		
<b>11a) SMT. VIJAYA GAJANAN KHANDEKAR</b>		
<b>11b) MR. RAJEEV GAJANAN KHANDEKAR</b>		
<b>11c) MR. RAHUL GAJANAN KHANDEKAR</b>		
<b>12) MR. SUNIL VASANTRAO DESHPANDE</b>		

<b>13) SMT. BHARTI RAMCHANDRA RATHI</b>		
<b>14) MRS. SULABHA DEVIDAS KUWAR</b>		
<b>15) MRS. NALINI ANAND JOSHI</b>		
<b>16) MR. SUMIT SURESH MAYADEO</b>		
<b>17) MR. KUSUMAKAR M. JAWALE</b>		

<p><b>18a) MR. ARVIND BHIKANRAO PATIL</b></p>		
<p><b>18b) MRS. MANDAKINI ARVIND PATIL</b></p>		
<p><b>19) MRS. MEENA YASHWANT MOHITE</b></p>		

**IN THE PRESENCE OF**

1. NAME: - .....

ADDRESS: - .....

SIGN:-

2. NAME: - .....

ADDRESS: - .....

SIGN:-

**:ANNEXURES :**

**ANNEXURE - A**

**[Minutes of Meeting of Annual General Meeting dated 10<sup>th</sup> September 2023]**

**ANNEXURE - B & C**

**[SPECIFICATIONS AND COMMON AMENITIES]**

**ANNEXURE - D**

**[Property Card]**

**ANNEXURE - E**

**[Demarcation]**

**ANNEXURE - F**

**[Letter of Intent]**

**ANNEXURE – G**

**[Offer Letter]**

# ANNEXURE - A

2

**Shree Dhanalaxmi Co-Operative Housing Society Ltd.**  
**3025/6, Shivajinagar, Off Senapati Bapat Road, Pune 411016**  
**Reg no. PNA/(PNA)/HSG/(TC)673/85-86 Dt.31.10.85**

**.Minutes of the Special General Body Meeting dated 10/09/23**  
Venue: Shree Dhanalaxmi CHS Car Park- Building "A" Time : 10.00 AM

**Present Members:**

1. Mrs. Yogita Rajurkar - Chairman) ( Associate member of Mrs. Neeta Saraf
- 2.Mr.Amogh Upadhye - (secretary)
3. Mrs. Vijaya Khandekar
4. Mr. Sunil Deshpande
5. Mr. Arvind Patil
6. Mrs. Nalini Joshi
7. Mrsr. Bharati Rathi
8. Mrs. Anuradha Gokhale
9. Mr. Bipin Jawale ( Associate member of Mr. K. N. Jawale
10. Mrs. Vidya Pundlik (Member)/ Mr. Dilip Pundlik (Jt. Member)
11. Mr. Kamlesh Hadkè
12. Mr. P.N Baldota
13. Mr. Dinesh Jain
14. Mrs. Meena Mohite
15. Mr. Sumit Mayadeo
16. Mrs. Sulbha Kuwar
17. Dr. Parag Sahasrabudhe
- 18.. Mrs. Savita Sahasrabudhe
19. Mrs. Padmavati Talekar



- Special Invitees** – Mrs. Galande Patil -Officer from Dy. Registrar of Coop. societies – Pune
- Adv. Mrs. Chitale – could not attend because of preoccupied
  - Mr. Panchang ( nonmember but occupier ) - Absent.

**Absent Members:**

- 1.Mr. Ravindra Joshi ( informed unwell)
2. Dr. Mrs. Suvarana Bobade ( Informed unable to come & supports shop owners.
3. Dr. Mrs. Poonam Patil ( Informed unable to come & supports developer Sidhashila ).
4. Mr. Tejas Natu ( Overseas member informed supports developer Sidhshila )
5. Mrs. Leena Pai ( Informed that family is out of station and informed support for Siddhashila)

**Agenda of Meeting –**

To select the Developer for Redevelopment of Shree Dhanalaxmi CHS. out of the 3 developers i.e M/s Siddhashila Developers, M/s Achalare / Nirman developers & M/s Bhairav Promoters who had submitted their bids in response to tender notice.

**Proceedings of the Meeting : -**

- Mrs. Yogita Rajurkar ( Chairman) presided over the meeting. She welcomed the special invitee Mrs. Galande patil on behalf of the society. Mrs. Khandekar presented Mrs. Galande Patil the Bouquet as a mark of respect. Mrs. Yogita informed that proceedings of this SGBM are being video recorded.



**Shree Dhanalaxmi Co-Operative Housing Society Ltd.**  
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- Mr. Amogh Upadhye (Secretary ) distributed the copy of comparative statement of the bids of 3 developers. He informed the members that the comparative statement along with the copy of bids from these 3 developers were sent to all members along with the agenda notice on 24.08.23. He informed that voting slips are being distributed to members present in the meeting and members need to tick mark against the developer's name of their choice & sign & handover the voting slips filled in back to him.
- Dr. Parag Sahasrabuddhe intervened and requested for permission to speak on the subject of redevelopment on behalf of 5 shop owners. Mr. Upandhye sought opinion from Mrs. Galande Patil – Cooperative officer who allowed Dr. Parag to speak and requested him to make it short.  
Dr.Parag read out his prepared speech ( copy enclosed ) . The speech contained allegations i.e 1) lack of transparency, 2) appointment of architect without inviting the quotations, 3) not replying to the shopkeepers concerns /demands on redevelopment, 4) consent affidavit copies of members not given, 5) managing committee having vested interests etc.  
Dr. Parag also mentioned that nearby Narendra society having 9 M road width their members got 110 % increase in their carpet areas where as in our case though having 12 / 15 M road width all 3 developers are giving only around 50 % increase in the carpet area.
- Mr. Upadhye & Mr. Deshpande answered that all allegations made by Dr. Parag were answered in the past appropriately by email / letters / meetings as well as by our advocate Mrs. Chitale on appointment of architect.  
As regards 110 % increase received by Narendra society members Mr. Upadhye informed the same will be studied and answer will be given all members on our findings.
- Filled in voting slips by members for selection of developer as well as the consent letters were collected and handed over to Mrs. Galande for her scrutiny.  
Mr. Galande informed that out of 19 members present in the meeting 14 members + 3 members by email ( total 17 members ) have voted for Siddhashila developers as their choice. 4 shop owners ( Dr Parag, Mrs. Sahasrabudhe, Mr.Jain & Mrs. Talekar) present & 1 resident member ( Mr. Jawale) present did not vote for any one of the 3 developers. 1 shop owner ( Dr. Mrs Bobade) who did not attend informed that she is siding with shopkeepers. 1 member ( Mr. Ravindra Joshi) who could not attend informed by email that he needs more time to go through the details.





**Shree Dhanalaxmi Co-Operative Housing Society Ltd.**  
**3025/6, Shivajinagar, Off Senapati Bapat Road, Pune 411016**  
**Reg no. PNA/(PNA)/HSG/(TC)673/85-86 Dt.31.10.85**

- Mrs. Galande Patil – cooperative officer announced that M/s Siddhshila Developers have been selected for redevelopment of Shree Dhanalaxmi Cooperative Hsg. Soc. by majority of the members.
- Mr. Upadhye then distributed the consent letter form to members and asked those who voted for Siddhshila developers to fill in the details ,sign & give these letters back to him,

Meeting ended with vote of thanks to the Chair & Mrs. Galande Patil – Cooperative officer.

*Mogita*

Chairman

*Ammogh*

Secretary



Enclosed :-1. Copy of the speech given by Dr. Parag Sahasrabudhe

Copies to : 1. Dy. Restrar of Cooperative Societies – Pune City (1).  
2. Adv. Mruduala Chitale 3. V.K. Architect



# ANNEXURE - B & C

## REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE

### 7.0. DETAILED SPECIFICATIONS AND AMENITIES TO BE PROVIDED BY DEVELOPER/BUILDER

Sr No	General Specifications (Minimum expected)
7.1	Latest IS Code Compliant RCC Frame Structure with Earthquake Resistant Structure
7.2	Anti termite Treatment.
7.3	External Brickwork / AAC Block work 150 mm thick
7.4	Internal 100 mm Brickwork / AAC Block
7.5	Internal gypsum plaster over single coat cement sand plaster.
7.6	Single coat plaster in Toilets
7.7	1 <sup>st</sup> coat of 10mm regular sand plaster, 2 <sup>nd</sup> coat Of Ecmas izonil 100% waterproof breathable , natural based component ready mix paste.
7.8	Waterproofing with brick bat coba in Toilets/Bath/attached terrace/ top terrace with 10 years guarantee.
7.9	Checked Tiles/Tremix floor with marking at Parking Floor
7.10	Paving block for other open space area. Other than driveway
7.11	Main entrance lobby - Italian marble / Granite flooring
7.12	Other common lobby area designer vitrified 600x600 mm/approved size flooring of approved quality
7.13	Internal flat flooring 600 x 600 mm /approved size vitrified tile of approved quality. Laminated wooden flooring in all bed rooms.
7.14	Toilet flooring 300 x 300/approved size mm Anti skid ceramic tile
7.15	Ceramic tile dado up to lintel level 300 x 450 mm/ approved size both in Bath/ WC or Toilets. Wash basins to be fitted with on granite platform with mirror. Exhaust fans, Towel rods, Toilet paper holding fixtures to be provided of premium brands.
7.16	Kitchen dado ceramic tile 300x450 mm/approved size up to Ceiling level.
7.17	Dado at wash basin area up to 3'0", Size 300 x 300 mm/as approved
7.18	Granite sills to windows
7.19	Black granite kitchen otta with Stainless Steel Sink and modular kitchen with provision of Chimney. Provide Modular kitchen with Trollies with shelves above kitchen platform and Chimney above kitchen stove as well as Exhaust fan.
7.20	Granite Treads and risers for Ground Floor while Kotah Treads and Risers for the above floors.
7.21	Granite cladding to lift area
7.22	Granite door frame for Toilet & Bath/ WC with waterproof FRP flush door with all fittings
7.23	Anti skid ceramic tile of approved size flooring in attached terrace area
7.24	Main door teak wood frame & flush door with both side veneer & melamine polish with all necessary fittings.



**REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE**

Sr No	General Specifications (Minimum expected)
7.25	Internal door flush door both side painted with plywood frame with all necessary fittings
7.26	MS/GI/ Aluminum (Jindal Make, 18 Guage) powder coated Sliding/Openable door for openings in attached terrace
7.27	Upvc/Aluminum (Jindal Make, 18 Guage) powder coated windows - 3 track with mosquito net, provision for exhaust fan at kitchen window.
7.28	Glass powder coated louvered ventilators to toilet area with provision for exhaust fan
7.29	Powder coated MS grill /Safety door to main door
7.30	MS Box grills with 10 mm dia /thick bars to window with safety measures ( incl. safe distance /gaps) . distance between window & grill to be 12 inches.
7.31	SS / Glass Railing to attached terrace & Staircase
7.32	Internal Painting – Washable acrylic emulsion of Nerolac/Asian or equivalent
7.33	External painting – Nerolac/Asian Apex Ultima or equivalent (7 years warranty)
7.34	Concealed Wiring of approved make, Modular Switches, & Concealed Plumbing of Cpvc pipes etc.
7.34a	External Piping over walls shall be of Upvc.
7.35	High quality wall hung WC, water saver flush tank, 2 way bib cock with health faucet. Wash basins in Toilets to fixed on granite platform. Mirror to be provided above wash basins. Exhaust Fans to be provided in toilets. Plumbing material to be of Jaguar or equivalent.
7.36	25 litre boilers with arrangement for thermostat for the solar water heater
7.37	Shops with glass doors and toughened glass partition for the front side – Modi / SL Gobain Or equivalent and MS rolling shutter with Mechanized system. Shop floor height to be 18 ft To 20 ft and attached toilet, however it should be seen that shop owners and resident members get same % increase in the FSI over their existing areas.
<b>Common Amenities/Facilities</b>	
7.39	Security Cabin with Gate and CCTV at Main Lobbies, Entrance Gate and parking areas
7.40	Compound wall & Tremix Pavement to driveway
7.41	Rain water harvesting system
7.42	Solar water heating system for every flats and Solar PV Electrical Panels for Common electricity generation if feasible.
7.44	Vermiculture Pit
7.45	Landscaped Play Area for Society
7.46	External Lighting.
7.47	1 No. 8 Passenger and 1 Stretcher Auto-Door Elevator of make Kone/Otis/Schindler
7.48	Generator Backup for Lift / Pump Room / Common Area Like Parking, Staircases, Passages etc.



**REDEVELOPMENT OF SHREE DHANALAXMI SOCIETY, PUNE**

7.49	Broadband Connectivity with Fibre Optic cable
7.50	Common DTH (Direct to Home) TV Connection.
7.51	Fire Fighting provision as per rules & regulation
7.52	Piped Gas
7.53	Video security at all flats main door
7.54	Access control at Main Building Lobby
7.55	Provision for Kitchen chimney installation
7.56	Garbage chute for Wet and Dry waste
7.57	Separate Society Office at Ground Floor
7.58	Designer Name Plates and Letter Box for each member at main lobby
7.59	Separate water taps for car washing and gardening in parking and garden areas.
7.60	Jogging Track
7.61	Small Gym, Play Area with play equipment for Kids.
7.62	Provision of Visitor's Parking
7.63	Terrace to be multi-utility. Can be used as a temporary function hall
7.64	A common toilet in the common area for watchman, gardener, etc
7.65	Two separate water connections to Kitchen Sink one from PMC Supply and one from Overhead tank
7.66	Provision of Visitor's Parking
7.67	Borewell with pump and standard motor with standby set of pump and motor
7.68	Commercial and residential building to be separate keeping 2 to 3 meter distance and joined By beams at a appropriate height to be seen as one unit.
7.69	Provision of Electrical Vehicle Charging Points at Parking.



# ANNEXURE - D



महाराष्ट्र शासन

## मालमत्ता पत्रक



ULPIN: 70207783424

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

गाव/पेठ : गांबुर्डा		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 भाळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३०२५/६			४०४७.००	फ	

सुविधाधिकार :
हक्काचा मुळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर श्रेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	सार्थांकन
02/01/1970	नविन पोट हिस्से झालेने		५ कृष्णा मारुती गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी	सही- 02/01/1970 न.भू.अ.क्र.१, पुणे
10/06/1981	कृ. मा. गुंजाळ यांचे अर्ज व जाबाब वरून सह. कब्जेदार नोंद		५ १ शंकर मारुती गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी [ २ गंगाराम मारुती गुंजाळ ] ३ श्रीमती. सोनाबाई लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी ४ चंद्रकांत लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी ५ विनायक लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी ७ दिगंबर लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी ८ राजू लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी ९ शरद लक्ष्मण गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी १० श्रीमती. सखुबाई यशवंतराव गुंजाळ [१६३.३१ चौ.मी] ] १.०० चौ.मी ११ शामराव यशवंतराव गुंजाळ [१६३.३१ चौ.मी] १.०० चौ.मी १२ विजय यशवंतराव गुंजाळ १३ मदन यशवंतराव गुंजाळ [१६३.३० चौ.मी] १.०० चौ.मी १४ सौ. मिना रामचंद्र जाधव [१६३.३० चौ.मी] १.०० चौ.मी	सही- 20/07/1981 न.भू.अ. पुणे
24/10/1983	गावचे ७/१२ रेकॉर्डवरून क्षेत्र दाखल केले.			सही- 24/10/1983 जि.नि.भू.अ. तथा न.भू.अ.१ पुणे

30/09/2014	वारसाने - कै. गंगाराम मारुती गुंजाळ हे दि. ८/४/९५ रोजी मयत पत्नी कै. गंगुबाई गंगुजाळ ह्या दि. २५/९/२००६ रोजी मयत अर्ज, जबाब, प्रतीज्ञापत्र, मृत्यूदाखला इत्यादी वरुण वारसाची नावे दाखल.		५ श्री.मोहन गंगाराम गुंजाळ [४९.३३ चौ.मी] ०.७५ चौ.मी श्री.गुलाब गंगाराम गुंजाळ [४९.३३ चौ.मी] ०.७५ चौ.मी श्री.राजु गंगाराम गुंजाळ [४९.३२ चौ.मी] ०.७५ चौ.मी कुमारीअरुणा गंगाराम गुंजाळ [४९.३२ चौ.मी] ०.७५ चौ.मी	क्र.फार क्र. २९४९ प्रमाणे सही- 30/09/2014 न.शु.अ.क्र.९,पुणे
28/05/2015	परिपत्रकानुसार - ना.जमाबंदी आयुक्त आणि संचालक मूमि अमिले ख (म.राज्य) पुणे यांचेकडील पत्र क्र. /ना.शु. १/ मि.प. अक्षरी नॉद /२०१५ दि. १६/०२/२०१५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र -चार हजार सत्तेचाळीस चौ.मी दाखल केले असे.			क्र.फार क्र. २३२७ प्रमाणे सही- 28/05/2015 न.शु.अ.क्र.९,पुणे
23/10/2019	डिम कन्व्हेंन्स डिड नॉद - १) मे. धनलक्ष्मी बिल्डर्स तर्फे भागीदार धरमचंद मोराजी ओसवाल व इतर २) मे.डि.दुस्थान बिल्डर्स तर्फे भागीदार दिलीप विरवनाथ मॅहदळे ३) कृष्णा मारुती गुंजाळ व इ १५ तर्फे प्रधिकृत तथा पुणे शहर यांच्यातर्फे प्रधिकृत आधिकारी विजय चव्हाण यांनी स.दु.नि.ड.क्र २२ पुणे यांचेकडील र.द.क्र ७३९३/१९ दि १०/५/१९ ये डिग कन्व्हेंन्स दस्तानुसार सदर मिळकतीपैकी १९२२.०० चौ.मी व त्यावर बांधणेत आलेल्या धनलक्ष्मी सहकारी गृहरचना संस्था मर्या तर्फे अध्यक्ष विजया गजानन खांडेकर सेक्रेटरी अरविंद भिकनराव पाटील खजिनदार सुनील वसंतराव देशपांडे यांना दिलेले नाव दाखल केले त्यामध्ये तीन मजली २ इमारत असत इमारत ए -२० गाळेघारक व इमारत बी ६ गाळे १ रॅरिज असे.	सह दु.नि.हवेली 22 7313/2019 10/05/2019	५ धनलक्ष्मी सहकारी गृहरचना संस्था मर्या	क्र.फार क्र. ३३७६ प्रमाणे सही- 23/10/2019 न.शु.अ.क्र.९ पुणे
20/01/2022	खरेदी नॉद - दु.नि.हवेली १ यांचेकडील र.द.क्र. १५७५५/२०२१ दिनांक १५/०९/२०२१ अन्वये कृष्णा मारुती गुंजाळ, शंकर मारुती गुंजाळ, सोनाबाई लक्ष्मण गुंजाळ, चंद्रकांत लक्ष्मण गुंजाळ, विनायक लक्ष्मण गुंजाळ, दिगंबर लक्ष्मण गुंजाळ, राजू लक्ष्मण गुंजाळ, नारद लक्ष्मण गुंजाळ, सखुबाई यशवंतराव गुंजाळ, शामराव यशवंतराव गुंजाळ, मदन यशवंतराव गुंजाळ, मिना रामचंद्र जाधव, मोहन गंगाराम गुंजाळ, गुलाब गंगाराम गुंजाळ, राजु गंगाराम गुंजाळ, अरुणा गंगाराम गुंजाळ यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी देणार यांचे नाव दाखल केले.	दु.नि.हवेली 1 11755/2021 15/09/2021	५ गजलक्ष्मी कोऑप हीसिंग सोसायटी २९९०.०० चौ.मी	क्र.फार क्र. ४९४६ प्रमाणे सही- 20/01/2022 न.शु.अ., न.शु.अ. न.शु.अ. क्र. ९ पुणे

हि मिळकत पत्रिका (दिनांक 20/01/2022 04:01:11 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.




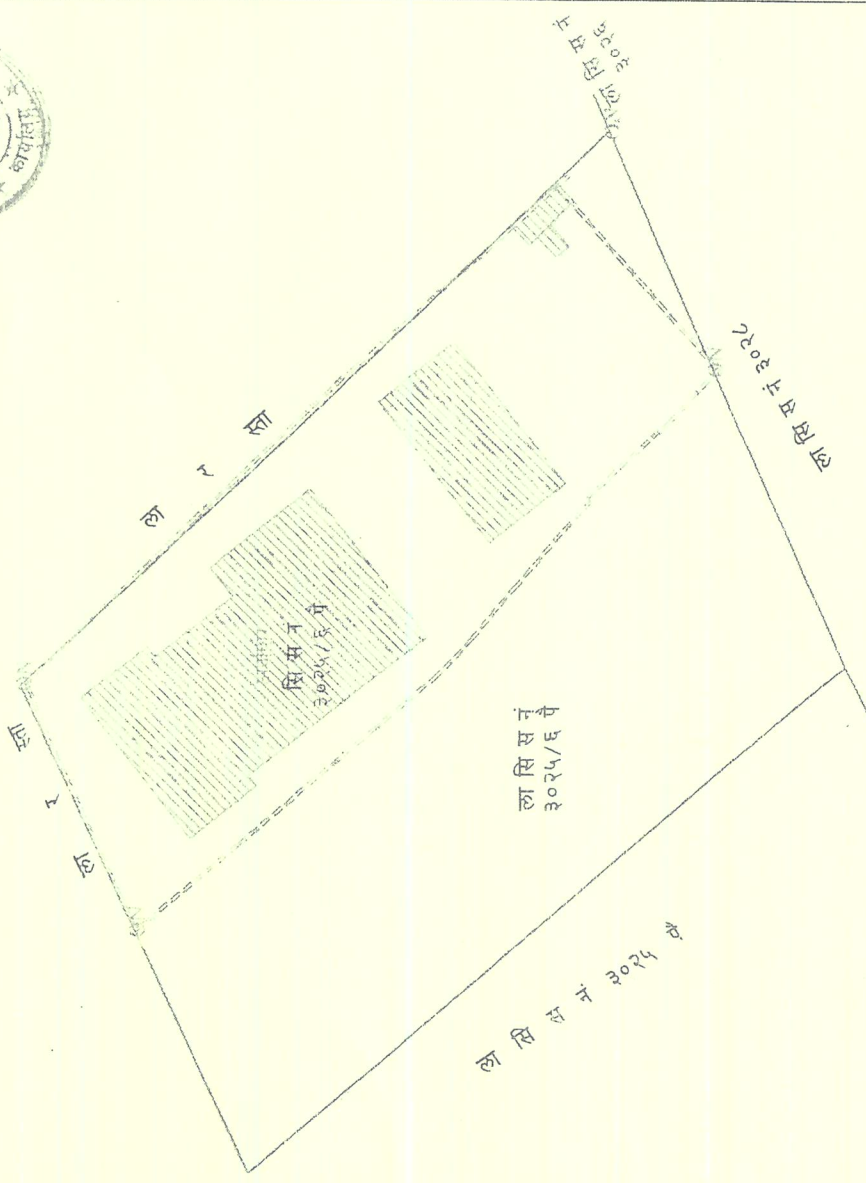

मिळकत पत्रिका डाउनलोड दिनांक 22/02/2023 12:52:56 PM

वेधता पडताळणी साठी <https://digitalsatara.mahabhumi.gov.in/DCLR/Login/VerifyPropertyCard> या संकेत स्थळावर 251510004348286 हा क्रमांक वापरावा.

डिजिटल स्वाक्षरी केली आहे



# ANNEXURE - F

<p>क प्रत</p> <p>पुणे शहर पेट : भांबुर्डा तालुका : पुणे जिल्हा : पुणे</p>	<p>अतिअवितातडी हद्दकायम मो.स.नं. ८६८/२०२३</p> <p>मोजणीचे कारण: श्री धनलक्ष्मी को ऑप हौसींग सोसायटी लि तर्फे चेअरमन योगिता राजुरकर व इतर पुणे पेट भांबुर्डा येथील सि स नं ३०२५/६ पै हद्दकायम मोजणी अर्जावरून मोजणी कामाची पूर्तता केली.</p>	<p>— या प्रमाणे सि.स.नं ची हद्द असे.</p> <p>===== या प्रमाणे अर्जदार यांची जागेवरील वहिवाट व सिमाभित्त असे</p> <p>▨▨▨▨ या प्रमाणे जागेवर बांधकाम असे.</p> <p>ON या प्रमाणे जागेवर नवीन खुणा असत.</p> <p>वरील प्रमाणे १ व ४ समजुतीच्या टिपा असत.</p>	<p>उत्तर</p>  <p>प्रमाण = १:१५००</p> <p>मोजणी करणार :  (अर्चना कोकणे) प.भू.९</p> <p>मोजणी दिनांक : २७.०४.२०२३</p>
		<p>प्रथम प्रत</p> <p> सोडिक-शिस्तदार नगर स्थापन कार्यालय (१) पुणे</p>	



# ANNEXURE - F

SHREE DHANALAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED

30:25/6, SHIVAJINAGAR, OFF SENAPATI BAPAT MARG, PUNE – 411016  
REG.NO. : PNA/(PNA)/HSG (TC) / 673/85-86 DT. 31-10-85

12.09.2023

To ,

M/s Siddhashila Developers

Pune

Dear Sir ,

We are pleased to inform you that in our recently concluded Special General Body Meeting which was held on 10<sup>th</sup> September 2023 , majority of the members of our society voted in your favour.

The formal Conditional letter of intent shall be issued to you in due course.

Thanks & Regards,

Yogita Rajurkar

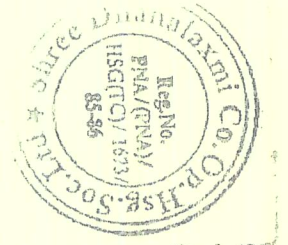
*Yogita*

(Chairman)

Amogh Upadhye

*Amogh*

(Secretary)





# ANNEXURE - G

siddhashila

Date: - 27<sup>nd</sup> Jul, 2023

To,  
Chairman/Secretary and All Members,  
Shree Dhanalaxmi Co-Op Housing Society,  
S. No. 3025/6, Off. Senapati Bapat Road,  
Bhamburda, Pune - 411016

Dear Sir,

Wishing you all good health.

This is with reference to the redevelopment of your society. We are in the business of real estate and construction for over two decades and in the process have evolved as good professionals with experiences of varied types out of this industry. We have put to use this experience and domain knowledge to arrive at this redevelopment proposal, which we are sure you will find justified and with the necessary details.

In this redevelopment proposal, the new building will be designed to have ultra-modern amenities and features, optimised planning, classy elevation and all such features. This building will accommodate all the existing flats/units along with the new proposed flats. The total number of flats in the new building will be dependent on the requirement of upgrade amongst existing members and also on the sizing of the new flats/units

Our quote is based on the following considerations:

- The area of the plot is 1,922 Sq. Mtrs i.e. 20,688.41 Sq. Ft.
- Total Number of Members: - 27 Nos. (Residential + Commercial)
- The title of the property is clear and all members are ready for redevelopment.
- Offer is given considering Commercial + Residential Design.
- All the flats are free of any charge, either individual or that of any bank. If not so, the NOC and/or consent of such person/authority will be arranged for by such respective flat owner/member.

We have studied the above in detail, applied our experience and expertise, and thus have derived the offer, which we proudly and confidently put forward, as under:

Page 1 of 3

## Siddhashila

### 1) FREE CARPET AREA:-

For a 12-meter-wide road, we are offering 40% and for 15-meter 51% more RERA carpet area.

### 2) RENT/ DEPOSIT DURING TRANSIT PERIOD:-

During the re-development period, rental remuneration of Rs. 35/- per Sq. Ft. of existing RERA carpet area for all residential units and Rs. 70/- per Sq. Ft. of existing RERA carpet area for all commercial units will be provided.

### 3) SHIFTING AND RESHIFTING CHARGES:-

Professional shifting agency will be provided by us and costs associated with packing and moving will be borne by us for the same. (To and Fro)

### 4) CAR PARKING:-

All existing flats converted into new flats will be provided 1 independent mechanical/ covered car park per flat.

### 5) MSEDCL CONNECTION:-

Each Flat will be given one new electrical connection free of cost. Deposit as required will be paid by us.

### 6) PROPERTY TAX / N.A. TAX & MSEDCL BILL:-

All existing members will pay the property tax/ N.A. Tax /MSEDCL bills till the date of handover of flats to us for redevelopment and the possession of all the flats will be given to us simultaneously, in a period of 15 days as per respective flat owner's convenience. The date of the handing over of the last flat will be considered as the date of receipt of the full possession of the building for the redevelopment.

### 7) CORPUS FUND:-

Corpus fund of Rs.1,50,000/- (Rs. One Lakh Fifty Thousand Only) will be provided for each member of the society at the time of possession.

### 8) BETTERMENT CHARGES:-

Betterment Charges of Rs. 200/-Per Sq. Ft. of Existing RERA Carpet Area to all Existing Flat and Shop owners will be provided at the time of possession.



Betterment Charges of Rs. 200/-Per Sq. Ft. of Existing RERA Carpet Area to all Existing Flat and Shop owners will be provided at the time of possession.

9) RATE FOR ADDITIONAL AREA:-

Rate for additional area purchase for Residential Units will be Rs.12,500/- per Sq.ft of Saleable Area.

(Saleable Area = RERA Carpet Area + Terrace/Balcony x 1.35)

10) PERIOD OF CONSTRUCTION:-

The total period of construction will be 30 + 6 months grace period from the date of commencement of construction work at site.

11) STAMP DUTY / GST:-

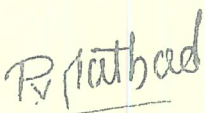
The stamp duty and the GST on the existing area and the free offered area will be paid by us. For areas purchased, the government charges such as Stamp Duty, GST, etc. will be paid by such respective purchasers.

All will find our honest efforts appreciable and our transparent approach as the most important aspect in such proposals. We are confident of executing and completing our redevelopment project successfully, to utmost satisfaction of all and we are hopeful that you will find our proposal worthy of acceptance.

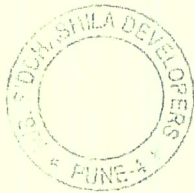
We would be available for further discussions in the process of closing this proposal and setting forth on the path of this happy and satisfying redevelopment.

Yours sincerely,

For,  
Siddhashila Developers,



Pritam Rathod  
(Partner)





siddhashila



To,  
Chairman/Secretary and All Members,  
Shree Dhanlaxmi Co-Op Housing Society,  
S. No. 3025/6, Off. Senapati Bapat Road,  
Bhamburda, Pune – 411016.

Date: - 26.12.2023

**Subject:** Rent related confirmation

Dear Sir/Ma'am,

We are writing in reference to the letter submitted to the society on 5<sup>th</sup> December 2023 and our subsequent meeting dated 13<sup>th</sup> December 2023, we hereby confirm to provide the society with 40% Rise in existing RERA Carpet Area and offer Rs. 50/- per square foot of the existing carpet area to the society (Residential Units) as rental remuneration.

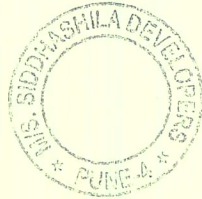
We are currently in anticipation of receiving the Letter of Intent from the society and also waiting to proceed with the formal registration of a Memorandum of Understanding as decided before 31<sup>st</sup> December 2023. We also are looking forward to moving ahead with the terms outlined in the letter dated 5<sup>th</sup> December 2023 and trust that this agreement will contribute to the overall success of the society. Should you have any further inquiries or require additional clarification, please do not hesitate to contact us.

*Thanking you in anticipation...!!!*

For, Siddhashila Developers,

*P. Rathod*

Pritam Rathod  
(Partner)



*Recd.*  
*K. B. Patil*  
*26/12/23*

Siddhashila House, 770/4, Lane No. 7, Bhandarkar Road,  
Deccan Gymkhana, Pune - 411 004, Maharashtra, INDIA.  
Tel : +91 20 2567 9292 | Fax : +91 20 2567 9494

[www.siddhashila.com](http://www.siddhashila.com)