conditions and stipulations imposed by the K.D.M.C., while sanctioning the plans, and shall indemnify and keep indemnified and harmless the Society from any action, suit, demand or litigation if any initiated in respect thereof.

34. The Developers shall not be entitled to create, mortgage, charge, pledge or encumber for raising funds in respect of the residential flats to be allotted to the existing Members of the Society. It is expressly further agreed that, the Developers shall not be entitled to mortgage or create security against the said property belonging to the Society. But in no case this will affect the Developer's right to issue mortgage permission to the new members for availing loan from any bank, financial institution/s etc. In case of requisition of the Bank or financial institution from which such flat purchasers avail loan, the Society shall grant its N.O.C. in writing for the mortgage of such units falling to the share of the Developers.

35. Notwithstanding anything stated hereinabove, the Society hereby agrees and declares that, the Developers shall be entitled at their own risk and costs to mortgage, charge, pledge or encumber the development rights accrued hereunder to the extent of the units falling to the share of the Developers excluding the flats to be allotted to the existing members of the Society, for raising project loan from any bank or financial institution of their choice. The Developers shall be solely liable and responsible to indemnify and keep the Society fully saved, harmless and indemnified against all adverse consequences arising therefrom of whatsoever nature, to the said property of the Society. In case of requisition of the Bank or financial institution from which the Developers avail project loan, the Society shall grant its N.O.C. in writing for the mortgage of the units falling to the share of the Developers.

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36. The development rights granted to the Developers herein shall be non-transferrable and the Developers shall not transfer and/or assign

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agreement or in respect of interpretation of any of the terms or conditions of these presents or in respect of any other matter, cause or thing whatsoever, the same shall be as far as possible be resolved mutually, but if the same could not be resolved mutually the same shall be referred for adjudication to the Arbitrators subject to the provisions of the Arbitration & Conciliation Act, 1996 or any statutory modifications or re-enactment thereof for the time being in force, and each party shall appoint one arbitrator and such arbitrators shall elect one umpire and decision of the said Arbitrators shall be binding upon the parties.

40. The amount of stamp duty and registration fees and all other costs, charges and expenses incidental to these presents, shall be borne and paid by the Developers alone.

41. The original of these presents shall be retained by the Developers herein and the Society herein shall keep with it a Xerox copy thereof.

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of N.A. land bearing **C.T.S. Nos.9886 to 9892**, totally admeasuring **558 Sq. Mtrs.**, lying being and situate at village **G.B. Patharli**, Taluka Kalyan, District, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane and Sub-District Kalyan, alongwith a building having Ground + Upper Floors standing thereon comprising of 12 Flats, occupied by its members situated at Avinash Churi Marg, Gopal Nagar Road No.1, Off. Kalyan Road, Dombivli (E), and bounded as follows:

On or Towards East : By 9 Mtr. Road.
On or Towards West : By CTS Nos.9885 to 9895.
On or Towards South : By Kailash Dham CHS.
On or Towards North : By Saptashrungi CHS.

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18. Elevator shall be off Kone/Schlienders/Escon.
19. Standard floor height shall be maintained to 10 feet slab top to slab top.
20. Safety grill provided for all flats shall be uniform as per the elevation of the building.
21. Sufficient Inverter backup to be provided for lift, common Areas and mechanical stack parking.
22. Plot shall be gated with all sides designer compound wall with proper ambient lightning. With provision of designer entrance gate.
23. Underground Drainage system shall be provided with PVC pipes, appropriate RCC chambers directly connected to KDMC drainage line.
24. Ground floor shall be without any commercial shop with entire parking provisions along with CCTV camera surveillance and intercom facility for every flat.
25. All windows will have anodized medium gauge (3/4") Aluminum Sliding Shutters (Jindal).

SPECIFICATIONS:

LIVING ROOM:

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1. Living rooms will be provided with AC Electrical Point.
2. All window frames shall be provided with Black Granite.
3. Door frames shall be wooden frames with laminate finish.
4. Telephone point. T.V. point in Living Rooms.
5. All rooms will have designer 32" X 32" vitrified flooring with appropriate skirting.

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BEDROOM:

1. All window frames shall be provided with Black Granite.
2. Door frames shall be wooden frames with laminate finish.
3. Wall tiles - 48"x 24" & Anti-skit Floor files – 24" X 24"

KITCHEN:

1. Black Granite Kitchen platforms with stainless steel sink and adjacent wall tiling up to beam height with elegant design concept. (Tile size – 48" X 24")

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2. Modular kitchen with S.S trolley below the kitchen platform shall be provided by the developer.
3. Plumbing point and electrical point for water purifier (Aqua Guard) in Kitchen.
4. Electrical points for chimney shall be provided.
5. Door frames shall be wooden frames with laminate finish.
6. Exhaust point in kitchen and Toilet.

RESTROOMS:

1. All toilet door frames shall be Granite finish.
2. Bath / WC windows will have powder coated Aluminum Louvers.
3. All bathrooms/WC shall have designer tiles (Size 48" X 24") in walls till beam height.
4. All plumbing fittings shall be Jaguar/Grohe.
5. 3 Lit instant geyser for Master toilet per flat.
6. Single lever Diverter with Shower in bathrooms.
7. Plumbing – inlet and outlet and electrical point for washing machine.
8. Overhead RCC loft shall be provided in common toilet
9. Exhaust point in Toilet.

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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

DETAILS OF MONTHLY COMPENSATION FOR FIRST TWELVE MONTHS & SECURITY DEPOSIT FOR TEMPORARY ALTERNATE ACCOMODATION TO BE PAID BY THE DEVELOPERS TO THE MEMBERS

Sr. No.	Flat No.	Name of Member	Monthly Compensation for Temp. Alt. Accommodation (₹)	Security Deposit for Temp. Alt. Accomodation (₹)
1	1	Mrs. Minal B. Vadodkar (Nee Minal Prakash Dagaonkar)	13342.50	50,000/-
2	2	Mr. Shashikant N. Gondegaonkar	13912.50	50,000/-
3	3	Mr. Anant C. Pawnaskar	14400	50,000/-
4	4	Mr. Shailesh S. Joshi	13935	50,000/-
5	5	Mrs. Poornima S. Jain	13342.50	50,000/-
6	6	Mrs. Shardaben K. Vaghasia	13912.50	50,000/-
7	7	Mr. Pranay C. Thakkar	14400	50,000/-
8	8	Mrs. Chandrakala K. Joshi	13935	50,000/-
9	9	Mr. Vinayak B. Joshi	13342.50	50,000/-
10	10	Mrs. Shardaben K. Vaghasia	13912.50	50,000/-
11	11	Mr. Himatlal R. Lakhani & Mrs. Kantaben H. Lakhani	14400	50,000/-
12	12	Mr. Hitendra H. Lakhani	13935	50,000/-
		Total	1,66,770/-	6,00,000/-

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IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
by the within named **SOCIETY**)
SHIV LEELA CO-OPERATIVE HOUSING)
SOCIETY LTD.)
Through the committee appointed,)
constituted & authorised)
Pursuant to Resolution passed in)
SGM of the Society dated 27.11.2022)

1. Mr. Shashikant N. Gondegaonkar
(Hon. Chairman)

2. Mr. Hitendra H. Lakhani
(Hon. Secretary)

3. Mr. Pranay C. Thakkar
(Hon. Treasurer)

4. Mr. Vinayak B. Joshi
(Hon. Committee Member)

5. Mrs. Minal B. Vadodkar
(Hon. Committee Member)

SIGNED, SEALED AND DELIVERED)
by the within named **DEVELOPERS**)
M/S. YOGIRAJ SKYLINE)
Through its Partners:)
(1) Mr. Subhash Thansing Patil)








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(2) Mr. Ashok Jawahar Shah



(3) Mr. Aditya Vinayak Agte



(4) Mr. Rasiklal Velji Shaha



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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3
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Dist Thane

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SHIV LEELA CO-OPERATIVE HOUSING SOCIETY LIMITED.

(Registration No. TNA KLN HSG TC 2465 88-89 dt. 10-01-89)

Address: Gopal Nagar Road No. 1, Kalyan Road, Dombivli East, Dist - Thane, PIN - 421201

Date:

RESOLUTION FOR SGM (SPECIAL GENERAL MEETING) OF SHIVLEELA SOC SITUATED AT GOPAL NAGAR LANE NO. 1, DOMBIVLI EAST HELD ON AS ON NOVEMBER 27, 2022

Resolution passed in the Special General Meeting held at Shiv Leela Society duly convened at which proper quorum was present.

RESOLVED THAT, the Managing Committee of the Society is hereby appointed for doing and complying with all the necessary formalities in furtherance of carrying redevelopment of the property of the society and further that, following office bearers are hereby authorised to sign and execute the Development Agreement and Power of Attorney with M/s. Yogiraj Skyline with respect to redevelopment of the society on behalf of the Shiv Leela Co-operative Housing Society Ltd and also to register the same with appropriate office of Sub Registrar, Kalyan

Chairman Mr. R. Shashikant N. Gondegaonkar

Secretary Mr. Hitendra H. Lakhani

Treasurer Mr. Pranay C Thakka

Member Mr. Vinayak B. Joshi.

Member Mrs. Minal Bhushan Vadodkar

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SHIVLEELA CO-OP. HSG. SOC. LTD. REGD. NO. TNA/KLN/HSG/(TC)/2465/88-89 DT. 10.1.1989 TILAK NAGAR, DOMBIVLI (E)

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SHIV LEELA CO-OPERATIVE HOUSING SOCIETY LIMITED.

(Registration No. TNA KLN HSG TC 2465 88-89 dt. 10-01-89)

Address: Gopal Nagar Road No. 1, Kalyan Road, Dombivli East, Dist - Thane, PIN - 421201

Date:

Resolution passed in the Special General Meeting held on 07.10.2022 at Basement of Modern Pride Hotel, Dombivli (E), at 7.30 ~~am~~/pm.

RESOLVED THAT, all the 12 members have unanimously agreed to appoint M/s. Yogiraj Skyline as Developers, having their office at Shop No.1, Aryan Residency, Nageshwar Society, Behind DNC School, Sunil Nagar, Dombivli (E), for redevelopment work of the Shiv Leela Co-operative Housing Society Ltd.

Chairman

Treasurer

Secretary

SHIVLEELA CO-OP. HSG. SOC. LTD. REGD. NO. TNA/KLN/HSG/(TC)/2465/88-89 DT. 10.1.1989 TILAK ... DOMBIVLI (E)

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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3 सह दुय्यम निबंधक, कल्याण - ३ यांचे कार्यालय Dist Thane

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SHIV LEELA CO-OPERATIVE HOUSING SOCIETY LIMITED.

(Registration No. TNA KLN HSG TC 2465 88-89 dt. 10-01-89)

Address: Gopal Nagar Road No. 1, Kalyan Road, Dombivli East, Dist - Thane, PIN - 421201

Date :

RESOLUTION FOR SGM (SPECIAL GENERAL MEETING) OF SHIVLEELA SOC SITUATED AT GOPAL NAGAR LANE NO. 1, DOMBIVLI EAST HELD ON AS ON JUNE 30, 2023.

Resolution passed in the Special General Meeting at Shiv Leela society duly convened at which proper quorum was present

RESOLVED THAT, the final draft of Development Agreement and Power of Attorney given by M/s. Yogiraj Skyline in respect of the redevelopment work of Shiv Leela Co-operative Housing Society Ltd. were circulated to all members in advance for their perusal and the same are approved unanimously/by majority

Chairman Mr. Shashikant N. Gondegaonkar

Secretary Mr. Hitendra H. Laktani

Treasurer Mr. Pranay C Thakkar

Member Mr. Vinayak B. Joshi.

Member Mrs. Minal B. Vadodkar - Minal

SHIVLEELA CO-OP. HSG. SOC. LTD. REGD. NO. TNA/KLN/HSG/(TC)/2465/88-89 DT. 10.1.1989 TILAK NAGAR, DOMBIVLI (E)

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