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REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT is made at Dombivli on this 21st day of Dec, 2023

BETWEEN

"SUNIT CO-OPERATIVE HOUSING SOCIETY LTD," a Co-operative housing society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, **bearing registration No. TNA/KLN/HSG/(TC)/ 763/1971 dated 31/03/1971** and having its registered address at Pandit Deendayal Road, Near Samrat Hotel, Dombivli (W), District Thane – 421 202.

Through its,

Chairman: Mr. Harshad Premanand Pawar, adult,

Secretary: Mr. Gautamkumar Pratapmal Malviya, adult,

Treasurer : Mr. Mukesh Bhanji Shah, adult, duly authorized vide Resolution dated 19.11.2023 passed in the Special General Body of the Society, hereinafter called and referred to as the **"OWNERS/ SOCIETY"** (which expression unless be repugnant to the context or meaning thereof mean and include its successors and assigns) being the **PARTY OF THE FIRST PART.**

AND

Name of Flat Owner	Age	Pan	Uid
Mr. Ajit Avinash Kamat	61	ACHPK9328E	815402226451

For Sunit Co-op. Hsg. Soc. Ltd.

Chairman / Secretary / Treasurer

PRAMUKH DEVELOPERS

Partner

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Mr. Mukesh Bhanji Shah and Mrs. Deepa Mukesh Shah	55 52	AONPS9251G BRJPS5656M	308506973609 437088701051
Mr. Harshad Premanand Pawar	39	ASKPP6410D	531933693598
Mr.Gautamkumar Pratapmal Malviya and Mrs. Santosh G. Malviya	41 35	ASYPM7105Q BGBPM9870Q	249257874482 480359899610
Mr. Milind Sharad Deshmukh	56	ABHPD3277G	645857663072
Mr. Dhananjay Gopal Shetty and Mrs. Sujata Dhananjay Shetty	59 58	BHFPS3593D CCFPS8284R	386713267101 961993193274
Mr. Shashank Raghunath Harshe	67	AAUPH0011N	802841430436
Mr. Sandeep Sadanand Kulkarni	54	ABHPK6442J	692076613103
Mr. Swapnil Sadananad Kulkarni	46	ATEPK7692R	667666840701
Mrs. Vandana Giridharan	49	ABMPC3838M	835254949400

All above R/o "SUNIT" Co-operative Housing Society Ltd, having its address at Pandit Deendayal Road, Near Samrat Hotel, Dombivli (W), District Thane, the members of said society presently occupying their respective flats, hereinafter collectively referred to as The CONFIRMING PARTIES (which expression shall unless repugnant to the context mean and include the heir, legal representative, administrator, executor and assigns of each such Confirming Party) being a PARTY OF THE SECOND PART;

AND

PRAMUKH DEVELOPERS

Partner

For Sunit Co-op. Hsg. Soc. Ltd.

Chairman / Secretary / Treasurer

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M/s. PRAMUKH DEVELOPERS, (PAN No. **AAYFP0414H**) a Registered Partnership Firm, having its registered office address at Office No.30, Jeevandeep Apartment, Station Road, Near Sibbu Palace, Ambernath – 421 501, through its one of the Partner, PATEL RPL REALTY PVT LTD through its director **Mr. Ankit Bechar Patel,** hereinafter called and referred to as the **"DEVELOPER/S"**, (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partners constituting the said Firm and their respective heirs, executors, administrators and assigns) being the **PARTY OF THE THIRD PART.**

WHEREAS the Party of the First Part herein is the Owner of and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying being and situated at **Village Navi Dombivli,** Taluka Kalyan, District Thane bearing Old Survey No. 18, Substituted with New Survey No. 61, Hissa No. 9(P), Corresponding CTS No. 185 and 186, area admn 523 Sq. Mtrs along with the Building standing thereon, popularly known as **"SUNIT CO-OPERATIVE HOUSING SOCIETY LIMITED"** of ground plus Three upper floors, consisting of 10 (Ten) flats and within the limits of the Kalyan Dombivli Municipal Corporation and within Jurisdiction of Registration District Thane and Registration Sub-District Kalyan, hereinafter the said landed property is called and referred to as **"Said Landed Property"** and Said Building standing on said landed property is called and referred to as **"Said Building"** and the said landed property along with the said building standing thereon is called and referred to as the **"SAID PROPERTY"** and is more particularly described in the **SCHEDULE** hereunder written ;

SUNIT CO-OP. HOUSING SOCIETY LTD. DOMBIVLI (THANA) Registered No. TNA/HSG/763 Dt. 31-3-71

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 Dist. Thane

PRAMUKH DEVELOPERS
Partner

For Sunit Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

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WHEREAS previously Smt. Vijaya Vijay Gupte was the owner and possessor of Non Agricultural Land Property bearing Old Survey No. 18, Substituted with New Survey No. 61, Hissa No. 9(P), Corresponding CTS No. 185 and 186, layout Plot No.20, totally area admn 523 Sq. Mtrs, lying being and situated at **Village Navi Dombivli,** Taluka- Kalyan, District Thane (hereinafter referred to as the **"Said Plot/Said Landed Property"**).

AND WHEREAS said original owner, Smt. Vijaya Vijay Gupte applied to the office of Sub-Divisional Officer, Thane for grant of non- agricultural permission to change the user of the Said Plot, and considering the application the office of Sub-Divisional Officer, Thane vide its letter dated 22.08.1969 bearing No. NAP/SR/355 was pleased to grant change of user of the Said Plot for non-agricultural purpose.

AND WHEREAS said Smt. Vijaya Vijay Gupte applied to then Dombivli Municipal Council vide her application dated 27.10.1970 for grant of Building Permissions and approval of Building Plans of the Building to be constructed over the Said Plot and in pursuance thereof Dombivli Municipal Council vide its letter dated 28.10.1970 bearing Order No. 6384 was pleased to approve the Building Plans of Existing Building and grant Building Permissions.

AND WHEREAS the Society of Party of First Part being formed and registered with Assistant Registrar Co-Operative Society Thane is a "Tenant Co-Partnership Housing Society" bearing Registration No. **TNA/KLN/HSG/(TC)/ 763/1971 dated 31/03/1971.**

AND WHEREAS said Society vide a Sale Deed dated 03.08.1971 acquired all the right, title and interest from said Smt. Vijaya Vijay Gupte with respect to the Said Plot, and said Sale Deed dated: 03/08/1971 came to be duly registered with the office of Sub-Registrar of Assurance under serial No. 976/71 by virtue of which the Society became seized and possessed of

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN
सह दुय्यम निबंधक कल्याण-४ यांचा शुक्र
सत्यमेव जयते
जि. ठाणे
Dist. Thane

SUNIT CO-OP HOUSING SOCIETY LTD.
Registered No. TNA/HSG/763
Dt. 31-3-71
DOMBIVLI, DIST. THANA

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and otherwise well and sufficiently entitled to all the right, title and interest in the Said Plot.

AND WHEREAS the original Owners of the said Plot Shri. Savlaram Dhaggo Mhatre and Others had further sold and confirmed the additional area of said plot generated due to Survey and Measurement by Revenue Officers by virtue of registered Sale Deed dated: 14/09/1971 in favour of the society duly registered with Sub Registrar of Assurance, Kalyan under Serial No.1194/1971 on the terms and conditions more particularly mentioned therein.

AND WHEREAS the Society appointed a Contractor to develop the Said Plot in pursuance of Building Permissions granted vide letter dated 28.10.1970 bearing Order No. 6384, and in pursuance of appointment the said contractor commenced and carried out the construction of Existing Building in adherence to the terms and condition stipulated in said letter dated 28.10.1970 bearing Order No. 6384.

AND WHEREAS upon completion of the construction of Existing Building, the Society applied to Dombivli Municipal Council for grant of occupancy certificate and in pursuance thereof Dombivli Municipal Council vide its letter dated 13.06.1972 bearing Order No. 2505 was pleased to grant the permission to occupy the Existing Building.

AND WHEREAS the said Contractor, as per sanctioned building permission and plan bearing Order No. 6384, issued by Dombivli Municipal Council, developed the said plot and constructed building on the said plot thereon namely **"SUNIT CHS LTD".**

AND WHEREAS the said Society under various allotment letters had allotted/sold out the flat/s in the said "SUNIT CHS LTD unto the following members of Party of First Part herein for valuable consideration and some members are subsequent purchasers from original members and they are in

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For Sunit Co-op. Hsg. Soc. Ltd.

Chairman / Secretary / Treasurer

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possession and occupation of their respective flat more particularly mentioned hereinafter:

Name of Flat Owner	Flat No	Measured usable Area in Sq. Feet (Carpet)	Floor	Registration No
Mr. Ajit Avinash Kamat	1	761	Ground	1860/2014
Mr. Mukesh Bhanji Shah and Mrs. Deepa Mukesh Shah	2	756	Ground	850/2008
Mr. Harshad Premanand Pawar	3	546	First	3615/2013
Mr. Gautamkumar Pratapmal Malviya and Mrs. Santosh G. Malviya	4	440	First	5475/2010
Mr. Milind Sharad Deshmukh	5	540	First	2518/2000
Mr. Dhananjay Gopal Shetty and Mrs. Sujata Dhananjay Shetty	6	803	Second	4706/2013
Mr. Shashank Raghunath Harshe	7	721	Second	529/2023
Mr. Sandeep Sadanand Kulkarni	8	546	Third	4571/2018
Mr. Swapnil Sadananad Kulkarni	9	440	Third	4570/2018
Mrs. Vandana Giridharan	10	540	Third	1514/2002

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 कि. ठाणे Dist. Thane
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PRAMUKH DEVELOPERS Partner
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For Sunit Co-op. Hsg. Soc. Ltd. Chairman / Secretary / Treasurer K.B. Shetty

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AND WHEREAS in pursuance of the aforesaid facts Owners/Society herein i.e. Sunit Co-operative Housing Society Limited, Old Survey No. 18, Substituted with New Survey No. 61, Hissa No. 9(P), corresponding CTS No. 185 and 186, layout Plot No.20, total area admn 523 Sq. Mtrs, lying being and situated at **Village Navi Dombivli,** Taluka Kalyan, District Thane is a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing **Registration No.TNA/KLN/HSG/(TC)/ 763/1971 dated 31/03/1971** is the sole and absolute owner of the said property and are in peaceful occupation of the said property and are enjoying the benefits of the same;

AND WHEREAS the said building "Sunit Co-operative Housing Society Ltd" standing over the said plot has become very old and is in dilapidated conditions and not fit for human inhabitation, hence the Party of First Part intends to redevelop the same.

AND WHEREAS the existing structure of the said society was constructed in the year 1971 and the same is very old and in dilapidated condition due to which the members of the society in their Annual General Meeting dated 29.01.2023 have unanimously resolved to undertake the redevelopment of Said Property by appointing the suitable Developers, granting unto such Developers the Development Rights to reconstruct the Building thereon by demolishing the existing structures and reconstruct the same by utilising the entire existing FLOOR SPACE INDEX (FSI) and additional permissible FLOOR SPACE INDEX (FSI), Transferable Development Rights, Premium FSI, Ancillary FSI, Dilapidated FSI, FSI in any form or name etc to the maximum extent as permissible by Kalyan Dombivli Municipal Corporation (KDMC) under prevalent Development Control Regulations to be consumed on the said property and suitable offers were invited from the intending Developers for the purpose of redevelopment.

PRAMUKH DEVELOPERS

Partner

For Sunit Co-op. Hsg. Soc. Ltd.

Chairman / Secretary / Treasurer

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