

the Members. The Developer shall be bound and liable to pay all increased taxes etc. from the date the Developer is put in possession of the said property for its Development. However on and from the date possession is offered to the members of the said Society, the members shall be liable to pay the taxes etc. in proportion to their respective premises. The parties agree to mutually indemnify each other in respect thereof. Each of the existing 16 Apartment Owners shall be liable to pay the amount of Rs. 5,00,000/- (Rupees Five Lakh) Only to the Society towards Maintenance Corpus, before taking over the possession of New Apartment.

(20) THAT the Developer shall not be entitled to and are expressly prohibited to sell/Allot/Transfer, dispose off, use or allowed to be used any part of the Residential Premises in the new buildings for any anti social activities which will endanger and adversely affect the tranquility and peaceful social atmosphere in the Society premises.

(21) THAT the Society/Existing Members hereby agrees to deliver possession of existing Flats to the Developer within a period of 30 (Thirty) days from the date of receipt of sanctioned Building Plan of proposed building from the Competent Planning Authority. Thereafter the Developer shall be entitled to carry on the actual development of the said property and it shall be entitled to do so without any objection or interference from the said society or any person claiming through, from, by, under or in trust for it. The Society shall co-operate with the Developer to facilitate development of the said property.

(22) THAT the Owner Society do hereby allow and permit the Developer to negotiate for Consideration and acquire at its own cost & expenses the adjacent portion of land which is in possession of the Society on Ownership basis by getting a Sale Deed in respect of registered from the Owner thereof namely Smt. Dr. Shrikhande and amalgamate the same with the aforesaid plot of the Society. The FSI generated out of such adjacent land shall belong to the Developer for utilization of the same during the period of completion of the Project as envisaged under this Agreement of Development.

(23) THAT the permission to commence and carry on the construction of the proposed Multistoreyed buildings hereby granted by the Society is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(24) THAT, it is hereby specifically agreed and declared by the Owner Society that the Developer is solely liable and responsible for the demolition of the existing structures and simultaneously the Developer shall also be



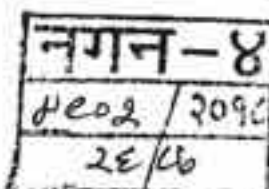
entitled for the amount derived out of the said debris and/or any benefit available out of the said debris, the same shall belong to the Developer and the Society and its Members shall not claim any such amounts from the Developer.

(25) THAT the Developer shall be entitled to all the benefit arising out of the said Plot of land in the form of F.S.I and/or T.D.R., and/or otherwise in any manner whatsoever in respect of the said property. The Developer shall also be entitled to use TDR, T.O.D., Fungible F.S.I., paid F.S.I. from any other property or from Competent Authority for construction of additional built-up area on the said property at its own cost and expenses. The Developer shall be entitled to utilize all such additional FSI for the completion of said Project as envisaged under this Agreement of Development. Once the said Project is completed and handed-over to the Society, the Developer shall not be entitled to claim any additional FSI.

(26) THAT the Developer shall be entitled to proceed upon sanctioning of plan with the development of the said property and the construction of the Buildings on the said Plots of land strictly in accordance with the plans in respect thereof as may be got approved by the Developer with due consent of the Society and also in accordance with the rules and regulations of the concerned Nagpur Municipal Corporation/Nagpur Improvement Trust and other concerned authorities and the Development Control Rules. The Developer shall throughout hereafter and always save harmless and keep indemnified the Owner Society, its Members and their respective estates and effect of, from and against all actions, suits, costs, charges, expenses, damages, fines, penalties etc., resulting on account of any act or omission or any breach on the part of the Developer in developing the said property or any part thereof, of any rules, regulations terms or conditions or otherwise.

(27) THAT the Developer will be entitled to modify the approved Buildings Plans as it deem fit at its own costs, charges and expenses provided the modifications are within or as per the provisions of approved Scheme plan by the Owner Society. The Developer shall pay all the fees of the Architects and R.C.C. Consultants appointed by it for the development of the said share in the said entire property. However the Developer shall provide Flats to the Members of the Society as mentioned hereinabove in duly finished and complete condition.

(28) THAT the Owner Society/Members, i.e. Existing Members abovenamed shall execute a General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell/ Allotment/Transfer, in favour of prospective Purchasers on its behalf and also to carry

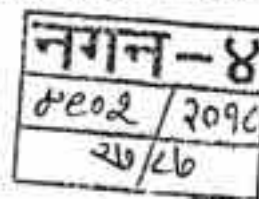


out and observe all the obligations on its part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold. However the Owner Society/Members shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Agreements for and on behalf of the Society in favour of such persons who are ineligible to become members of Owner Society. It will be obligatory on the part of Developer/Attorney to submit to the Society Certified copy of each and every documents it will sign for and on behalf the Society as Constituted Attorney.

(29) THAT, the Developer shall be fully entitled to carry out at its own costs, charges and expenses in all respects all or any items of work for development of the said property including laying of drainage, cables, water pipes and other connections and lighting of roads and other items as per the terms and conditions imposed by the Nagpur Municipal Corporation/Nagpur Improvement Trust, while sanctioning the Building Plans of the proposed scheme and the said plans and other items of works as may be required to carry out for the purpose of making the said property fit for construction of buildings and structures therein. All finances for completion of the said items of works shall be provided and borne and paid by the Developer alone.

(30) THAT the Developer shall be at liberty to allot/sell the remaining Flats (Excluding the 16 Flats and 16 Parking Spaces retained by Members of the Society) alongwith parking spaces etc. and/or any other Flats in the buildings and structures to be constructed on the said Plot of land at such price and on such terms and conditions and provisions as the Developer may think fit and any terms which may be imposed by any authority or authorities. All such allotments shall, however, be made by the Developer at its own costs and account and at its risk, the intention being that the Developer shall alone be liable and responsible to such party or parties in connection with all dealings between the Developer and such party or parties. The prospective Buyers of new Flats/Apartment shall be entitled for Membership of Society on recommendation of the Developer.

(31) THAT it is agreed by the Developer that from the date of handing over of the possession of the property to the Developer, the Developer shall pay and discharge all taxes, and outgoings including Corporation Taxes and all other charges, rates, cesses, taxes that may be levied by any Public Body or authorities in respect of the said property and till the time the Developer complete the construction and allot the Apartments/Flats to the Members in new buildings and for additional flats, till the date prospective Apartment/Flat Purchasers become Members of the said Society. In the event of the



Developer paying any refundable deposits to the Nagpur Municipal Corporation and other concerned authorities in the course of the development of the said property in the name of the Owner Society, the Developer shall be entitled to the refund of such deposit in its own name. To enable the Developer to obtain the refund the Society shall sign or execute all such writings as may be required by the Developer in that behalf, without raising any objection or requisition in that behalf.

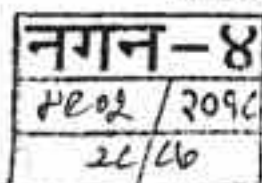
(32) THAT it is specifically understood and agreed by the Developer that all the entire development work shall be carried out by it at its own risk, costs and expense. It shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the development work. The Society at all not responsible for such payments.

(33) THAT the Developer shall always indemnify and keep indemnified the Society and its Members against all losses, damages, costs, charges expenses that will be incurred or suffered by the Society on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by third party in respect of such construction or otherwise howsoever. The Society shall at all not responsible for such payment of any compensation.

(34) THAT, the Developer shall be at liberty to allot/Sell Apartments/Flats etc. in the buildings proposed to be constructed on the said Piece of land (Excluding the 16 Apartments/Flats and 16 Covered Parking allotted to the Members of the Society) to any suitable person eligible to become Member of Society at such terms and conditions as the Developer may deem fit with due consent of the Society.

(35) THAT, the Developer shall be entitled to store building materials at the site and for the storage and shall be entitled to put up temporary structures at site office and also premises for workers to stay there on site during the period of construction only.

(36) THAT, the proposed new building as also all the constructed portions will be the property of the Society and the Apartments/Flats therein shall be allotted to the said Existing Members as mentioned hereinabove as also the said incoming New Members or any prospective flat purchasers, desirous of being incoming members of the Society and agreeing to abide by the rules and bye-laws of the Society.



(37) THAT, the prospective Purchasers of the Built-up premises in the new buildings shall be inducted as member/s of the Society after completion of necessary formalities as required under the bye-laws of the Society and MCS Act, 1960. Such purchasers shall make the payment to the Society such as Entrance Fee of Rs. 25,000/- (Rupees Twenty Five Thousand) Only and Share Capital amount of Rs. 3,250/- (Rupees Three Thousand Two Hundred Fifty) Only. Society will issue share certificates in favour of such New Purchasers after completing all the formalities. In addition to the above each of the new members shall pay a sum of Rs. 5,00,000/- (Rupees Five Lac) Only for Maintenance Corpus of Residential Premises to the society as decided by it.

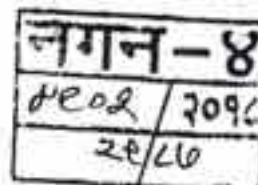
(38) THAT any delay or indulgence by any of the parties in enforcing any of the terms of this agreement or forbearance or giving of time to any party shall not be treated as a waiver on the part of the parties of any breach or non compliance of any of the terms and conditions of this agreement by the other party nor shall such forbearance or giving of time in any manner prejudice the rights of the party.

(39) That it is agreed by and between the parties hereto that Out-of-pocket expenses relating to stamp duty, additional stamp duty penalty interest if any and registration charges of and incidental to this Development Agreement as well as in respect of the Agreements/Deed of Apartments to be executed with Signatory Members of the Society or other writing to be executed in pursuance hereof shall all be borne and paid by the Developer alone.

(40) THAT the parties hereto shall do and execute such further acts, deeds, matters and things as are reasonably required by the other party as being necessary desirable or proper to fully and effectively implement this Development Agreement.

(41) THAT the Agreements arrived at between the parties are as recorded in this Agreement and this Agreement supersedes all agreements, if any arrived at prior to the date hereof between the parties hereto. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

(42) THAT all or any dispute(s) and differences that may arise between the parties hereto in regard to these presents, will be referred to the Arbitration as per the provisions of the Arbitration and Reconciliation Act, 1996. The Project Management Consultant (PMC) Shri. Shrinivas Warnekar of M/s. Valuable Project Consultants Private Limited is appointed as Sole Arbitrator by the parties to this Agreement. The Award of



the Arbitrator will be final and binding upon all the parties hereto. The sole Arbitrator will have summary powers, and shall be entitled to give interim directions and awards from time to time and the Arbitration shall always be held in Nagpur.

(43) THAT it is further agreed and understood by and between the aforesaid parties that any dispute arising in respect of the redevelopment of the said property, the same can also be resolved as per provisions of Section 91 of the said Act. It is clarified that the provisions of Maharashtra Co-operative Societies Act shall be applicable to this Agreement.

(44) THAT the Developer hereby agrees to pay GST, Sales Tax, Service Tax, Local Body Tax, Vat Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Society indemnified against the same.

(45) THAT in accordance with the provisions of Real Estate (Regulation and Development) Act the Defect Liability Period on the part of Developer shall be 5 (FIVE) year from the date of completion and handing over of the flats. Upon receipt of the Building Completion Certificate from the Competent Authority, the Society will release 50% Bank Guarantee. The balance 50% amount of Bank Guarantee shall be released only after a period of 1 (ONE) year from the date of receipt of Building Completion Certificate, subject to carrying out repairs of all the major and minor defects during the said period. In case the Developer fails or neglects to perform the obligations on its part to make good of defects during the said period, then the Project Management Consultant will assess the cost of such incomplete works/defects and Bank Guarantee to such extent will be invoked by the Society and the Developer will be entitled to receive back balance Bank Guarantee.

(46) THAT the Developer hereby assures that it shall always indemnify the Society and its Members against any monetary liability in respect of any Agreement that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction.

(47) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply to this Agreement.

(48) THAT the Existing Members hereinabovenamed accord their Consent to the instant transaction of Development. They jointly and severally declare that the Society is



competent enough to develop the aforesaid property through the Developer. The Existing Members further assure the Developer that it shall acquire a perfectly good, valid and marketable title and Development Rights relating to the aforesaid property after execution of this Agreement and get the same duly registered from the Society and duly consented by them.

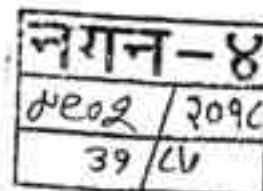
(49) THAT all expenses on account of preparation of this Agreement including the cost of stamp duty and registration fees payable thereon and also including the Lawyer's Fees shall be borne and paid by the Developer.

(50) On completion of the redevelopment project Developer will not have any right in any form of balance F.S.I and/or T.D.R., and/or otherwise allowable in any manner whatsoever to the said property. Once the said Project is completed and handed-over to the Society, the Society and its Members will have full ownership in respect of Land, Building FSI over the entire land and also on future change, if any.

SCHEDULE - "A"

ALL THOSE Pieces and Parcel of land bearing Plot Nos. 27 (TWENTY SEVEN) and 28 (TWENTY EIGHT), containing by admeasurement 10700.00 Sq. Ft. and 5341.00 Sq. Ft. respectively, thus total admeasurement 16,041 Sq. Ft. (OR 1490.25 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 110/37 and 110/38 respectively of Mouza - AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9 (Old No. 7), TOGETHERWITH the existing various Double Storeyed Residential Buildings standing thereon, each consisting of various self contained separate Apartments therein, bearing City Survey No. 2270 and Sheet No. 85, situate at Dongre Layout, Shraddhanandpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 26.
ON THE WEST	-	ROAD & THEREAFTER PARK.
ON THE NORTH	-	BUNGLOW OF DR. SHRIKHANDE AND DAMLE.
ON THE SOUTH	-	BUNGLOW OF SHRI DABHOLKAR, SHRI SIMON & THEREAFTER BUNGLOW OF SHRI BHAGAT.



IN WITNESS WHEREOF the PARTIES hereinabovenamed have hereto set their respective hands and signed this DEVELOPMENT AGREEMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR THE JEEVAN VIHAR CO-OPERATIVE HOUSING (APARTMENT) SOCIETY LIMITED, NAGPUR 1)  (DATTATRAYA LAXMANRAO CHIVANE) Hon. Secretary
02			2)  (RAMRATAN GANGARAM NIMJE) Hon. President SOCIETY
03			FOR M/S. MAHENDRA INFRA HEIGHTS PRIVATE LIMITED  (MAHENDRA SHYAMRAO TAYWADE) Managing Director DEVELOPER
04			1)  (MADHUKAR VITTHALRAO PHAYE)
05			2)  (PRABHAKAR NARAYANRAO PUSADKAR)

नगन-४
४००२/२०१८
३२/६



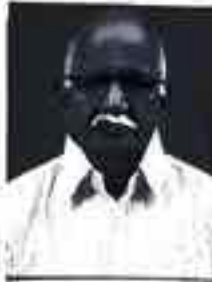
06



3)

(RAMRATAN GANGARAM NIMJE)

07



4)

(RAGHUNATH WASUDEO DHANAGARE)

08



5)

M. K. Deshpande
(SMT. MEENAKSHI KUMAR DESHPANDE)

09



6)

Smt. Hemlata
(SMT. HEMLATA DATTATRAYA PANDIT)

10



7)

Desai
(MRS. PUSHPA HEMANT DESAI)

11



8)

Jaiswal
(SUMERKUMAR MAIKULAL JAISWAL)

नगन-४
४००२/२०१८
३३/८६



12



9)

Rambhau
(RAMBHAU ABAJI NAOGHARE)

13



10)

Ajay Joshi
(AJAY DINKAR JOSHI)

14



11)

Vaishali
(MRS. VAISHALI MAHENDRA TAYWADE)

15



12)

Madhusudan
(MADHUSUDAN PANDHARINATH BAKRE)

16



13)

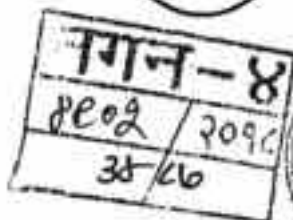
Smt. S. Vasantha Lakshmi Shesh Gopalan
(SMT. VASANTHA LAKSHMI SHESH GOPALAN)

17



14)

S. Saraswathy
(SMT. SARASWATHI SRINIVASAN)



18



15)

(PRASHANT SURESH POTDAR)

EXISTING MEMBERSWITNESSES :

I

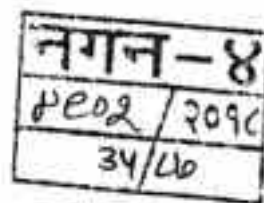


WITNESS NO. (1)

II



WITNESS NO. (2)



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४८०१	२०१८
३६	८०



म. वि. क. ४९९, दि. १६-४-७९

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८. १. ७९

आखोव पत्रिका

मावा: झंझाजी

३. मापन क्रमांक	वेत	सुधारणा पद्धती	मागनाकडे भरण्याच्या महसुलाच्या अगर भाड्याच्या रकमेचा ठपसोल व ती पुनरीक्यास केव्हा पात बाहे- ३५५५ नमोविले त्या दराने
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सुविधाधिकार

धारक सन १९७७-
हक्काचे मुळ (उपलब्ध
शास्त्राप्रमाणे)

श्री सुकुंदराव पूर्णचंद्रराव बुदी

पट्टाधार-



इतर भार--

इतर बोरे--

दिनांक	व्यवहार	नोदणी क्र. व क्रमांक	नवीन धारक (घा) पट्टाधार (प) इतर भार (भा)	साक्षात्करण
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३
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२२/१०/७३	पट्टाधार	२५६९.९	श्री सुकुंदराव पूर्णचंद्रराव बुदी	२५/१०/७३

नगन-४
४९९/२०९८
३६/८६



कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपुर

मौजा :- भांलापार

म.का.न. :-

न.भू.क्र. :- २२६०

पु.मि.प.क्र. :-

नगर भूमापन

दिनांक	व्यवहार	नोदणी खंड व क्रमांक	नवीनधारक (या) पट्टेदार (प) इतर धार (या)	साक्षात्कृत
२२/६/९३	शारीरते न.भू.क्र. ६६३८ दि. २३/९/०६ फ.क्र. ३९६०००/- मूल्या मया मादल पाहेला पाका गा.क्र. F-२ गांव मया ६०.५३६ चौ. फी. मा.ह ९०% मा. दाख जमिन लहिरा छो-मोप टोप मा. भांगे/पास्य २०खे		अश्विनी मनोहर मेने	फ.क्र. ८९२२
३१/८/९३	शारीरते न.भू.क्र. ३२६९ दि. ३१/३/०६ फ.क्र. ९५०००००/- मूल्या मया मादल ता. माका गाव. क्र. G-२ गांव मया २५-८६२ चौ. फी. मा.ह ६.५७. मा. दाख रज. गा.ह. मया मा.ह. मया मा.ह. दाख मा.ह. मया		हरविंद मानसम मेने	फ.क्र. ८२०८
२६/९/९६	मादेशाने वाठ कर. मा.ह. रज. को. मोंप मा.मा कोटी-३ नागपुर गांव मा.ह. मा.ह. मा.ह. मा.ह. ड. रज. को. टी. ९/ दाख मा.ह. ३०६२ / ३६३६ / २०९३ दि. ६/०/२०९३ मा.ह. मा.ह. मा.ह. मा.ह. मनोहर मेने मा.ह. मा.ह. मा.ह. मा.ह. मा.ह. दि. २८/१०/९३ मा.ह. मा.ह. २२६० चौ. फी. फ.क्र. क्रमांक ८९२२ दि. २८/६/२०९३ ने गेश्वरी मनोहर मेने मा.ह. मा.ह. मा.ह.			फ.क्र. ८५०६

सत्यप्रतिनिधी

नगर-४
२००२/२०९८
३८/८०



कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मोजा :- मोजा नं. ११

म.क्र.नं. :-

न.मू.क्र. :- २२६०

पु.मि.प.क्र. :-

दिनांक	व्यवहार	नौदणी खंड सु क्रमांक	नवीनधारक (धा) पट्टेदार (प) सु क्रमांक	साक्षात्कार
२५/१/९५	भादेमाने नाव जाई :- मा. ठ. रजर्जी को. मोंप सो. सो. सीटी-१ नागपूर गा. जिल्हा भादेमा. क्र. ३ रजर्जी सीटी-१/हॉउसिंग मोंपेट/ ३५३५/ २०१३ री. ६/०/१३ मन्त्र तसेच रज्जा क्र. ६२६५ री. ३०/१०/१३ मन्त्र नं. ५८६ २२६० मादेल के. क्र. ६३१३ री. ८/११/९२ वे रज्जा क्र. ६२६५ री. ३०/१०/१३ मन्त्र तसेच नाव जाई.			के. ३ ८५०२
२५/१/९५	भादेमाने नाव जाई :- मा. ठ. रजर्जी को. मोंप सो. सीटी-१ नागपूर गा. जिल्हा भादेमा. क्र. ३ रजर्जी सीटी-१/हॉउसिंग मोंपेट/ ३५३५/ २०१३ री. ६/०/१३ मन्त्र तसेच नाव जाई. न.मू.क्र. २२६० मादेल के. क्र. ६३०५ री. ८/११/९२ वे नाव जाई.			के. ३ ८५१०
२५/१/९५	भादेमाने नाव जाई :- मा. ठ. रजर्जी को. मोंप सो. सीटी-१ नागपूर गा. जिल्हा भादेमा. क्र. ३ रजर्जी सीटी-१/हॉउसिंग मोंपेट/ ३५३५/ २०१३ री. ६/०/१३ मन्त्र तसेच नाव जाई. न.मू.क्र. २२६० मादेल के. क्र. ६३०५ री. ८/११/९२ वे नाव जाई.			के. ३ ८५११
२५/१/९५	भादेमाने नाव जाई :- मा. ठ. रजर्जी को. मोंप सो. सीटी-१ नागपूर गा. जिल्हा भादेमा. क्र. ३ रजर्जी सीटी-१/हॉउसिंग मोंपेट/ ३५३५/ २०१३ री. ६/०/१३ मन्त्र तसेच नाव जाई. न.मू.क्र. २२६० मादेल के. क्र. ६३०५ री. ८/११/९२ वे नाव जाई.			के. ३ ८५१२

नमन-४

५२०२/२०१८

४०/८०



सत्यप्रतिलिपी

[illegible]

सत्यप्रतिलिपि

नग्न-४

402 / 209

$$\frac{59}{16}$$


कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मीठा :- केरल, मद्रास

म. वि. सं. २०१३-१४

न.प्र.क. :- २२६०

पु.वि.प.सं. -

[illegible]

सत्यप्रतिलिपी

नगन-४

402 / 2090

82/66



कार्यालय :- नगर भूसापन अधिकारी क्र ३ नागपूर

मौजा :- अंवासर

न.सू.क्र. :- २२७० पु.मि.प.क्र. :-

दिनांक	व्यवहार	नौदणी खंड व क्रमांक	नवीनधारक (भा) पट्टेधार (प) इतर धार (भा)	साक्षात्कृत
8/32 2098	आदेवाज्ये गाव कमी को. भा.प. मो.सा.गरी. सिरी-9 नागपूर. मांचेकडील आदेवा. फ. डे. बजि. सिरी-9/ना.उ.पि.गं. ऑ.ड.व. 3888/2098 दि. 8/1/2003 अज्ये तलेय हचिपेदरु मनिगाम नय्यर मांचेकडील प्र.प.प. 9 2008 दि. 9/5/04 2008 अज्ये गाव कमी	5- मा. डे.मु.री बजि.सिरी-9/ना.उ.पि.गं. ऑ.ड.व. 3888/2098 दि. 8/1/2003 अज्ये तलेय हचिपेदरु मनिगाम नय्यर मांचेकडील प्र.प.प. 9 2008 दि. 9/5/04 2008 अज्ये गाव कमी	फे. (ए.ए. 3)	
25/1/24	मा. तलावानी आयुक्त आणि संचालक भूमी कमिटेय पूणे यांच्या वतील पत्रियत्रक क्र./ना. पू. 9/वि.प. अखरी नंबर /2094 बूणे दि. 9/2/94 अन्वेय मिळवत पत्रिकेचे अंकी क्षेत्र 3588.5 चौ.मी. अखरी दोन हला पाचसे (30) सारत अडिज्ड चौ.मी. केळ	मा. तलावानी आयुक्त आणि संचालक भूमी कमिटेय पूणे यांच्या वतील पत्रियत्रक क्र./ना. पू. 9/वि.प. अखरी नंबर /2094 बूणे दि. 9/2/94 अन्वेय मिळवत पत्रिकेचे अंकी क्षेत्र 3588.5 चौ.मी. अखरी दोन हला पाचसे (30) सारत अडिज्ड चौ.मी. केळ	ए.ए. 3	
36/9/96	ना.उ.पि.गं. मा. डे.मु.री बजि.सिरी-9/ना.उ.पि.गं. ऑ.ड.व. 3888/2098 दि. 8/1/2003 अज्ये तलेय हचिपेदरु मनिगाम नय्यर मांचेकडील प्र.प.प. 9 2008 दि. 9/5/04 2008 अज्ये गाव कमी	ना.उ.पि.गं. मा. डे.मु.री बजि.सिरी-9/ना.उ.पि.गं. ऑ.ड.व. 3888/2098 दि. 8/1/2003 अज्ये तलेय हचिपेदरु मनिगाम नय्यर मांचेकडील प्र.प.प. 9 2008 दि. 9/5/04 2008 अज्ये गाव कमी	फे. (ए.ए. 3)	

सत्यप्रतिलिपि

न.मु.अ.क. नागपूर

शिरस्तेदार

नगर प्रशासन

वर प्रमोदगणत नमकल बाबत शार्वती
(दिनांक: 15/11/2018)
जिजलत सज्जत सज्जत
गोप. प्रमोद

शिरस्तेदार
नगर प्रशासन, दिल्ली

नगर प्रशासन विभाग
नागपुर

नमन-४

4E02 / 2096

88/66



सहकारी संस्था, जाणपुर शहर-२

9983
जा.क्र.उपनि.१/जिवनविहारगृ.नि./ईमा.पुनर्वि/मंजूरी/२०१३
कार्यालय-उपनिबंधक, सहकारी संस्था, नागपूर शहर-
प्लॉट नं.१८५, आयुर्वेदिक ले आऊट, उमरेड रोड, भांडे प्लॉट
घोक, नागपूर दिनांक : १८/११/२०१३

प्रति,

✓ अध्यक्ष/सचिव,
जीवनविहार को-ऑपरेटिव हाऊसिंग (अपार्टमेंट)
सोसायटी लिमी.नागपूर र.नं.७७४

विषय: संस्थेच्या ईमारतीचे पुनर्विकास प्रकल्पास मंजूरी देणेबाबत.....

- संदर्भ : १) आपला दिनांक १५/०५/२०१३ चा प्रस्ताव
२) या कार्यालयाचे पत्र क्र.११०१/२०१३, दिनांक २७/०५/२०१३
३) आपले पत्र दिनांक १०/०६/२०१३

उपरोक्त विषयाकडे तथा संदर्भित प्रस्तावाकडे आपले लक्ष वेधण्यात येत आहे.

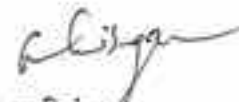
उपरोक्त संदर्भित क्र.१ चे पत्रान्वये आपले संस्थेच्या ईमारतीचा पुनर्विकास करणेबाबत प्रस्ताव या कार्यालयास सादर करून पासबद्धाने आयोजित केलेल्या विशेष सर्वसाधारण सभेला उपस्थित राहण्याकरीता या कार्यालयातर्फे प्राधिकृत अधिकारी नियुक्त करण्याची मागणी केलेली होती. व त्यानुसार संदर्भ क्र.२ चे पत्रान्वये श्री.सुनिल पांडे, सहकार अधिकारी श्रेणी-२ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

त्यानुसार दिनांक ०७/०६/२०१३ रोजी आयोजित विशेष साधारण सभेत नियुक्त प्राधिकृत अधिकारी यांचे उपस्थितीत विकासकाची नियुक्ती करून संदर्भ क्र.३ अन्वये ईमारत पुनर्विकास बाबतचा प्रस्ताव विशेष साधारण सभेच्या हितवृत्तासह या कार्यालयाचे मान्यतेकरीता सादर करण्यात आलेला आहे. उपरोक्त प्राप्त प्रस्तावास खालील अटी व शर्तीस अधिन राहून मंजूरी देण्यात येत आहे.

- १) संस्थेच्या सर्व सभासदांना प्लॉट उपलब्ध करून दिले पाहिजे.
- २) इमारतीचे काम पूर्ण झाल्यानंतर नविन प्लॉट घेणाऱ्या व्यक्तीस सभासद वर्गीकरणापूर्वी सभासदवाडीस या कार्यालयाची पूर्व मंजूरी घ्यावी.
- ३) संस्थेच्या नविन ईमारतीचा नकाशा संबंधित प्राधिकरणाकडून (एनआयटी/महानगरपालिका) याचेकडून मंजूर करून घ्यावा.
- ४) विकासकांनी प्रस्तावासोबत सादर केलेल्या ईमारतीचे बांधकामाचे प्रोजेक्ट रिपोर्टमध्ये नमुद बाबीचे पालन करणे आवश्यक राहिल, व संस्थेनी त्याबाबत विकासकासोबत आवश्यक रितसर लेखी करारनामा करून घ्यावा.
- ५) संस्थेचे पुनर्विकास प्रक्रियेत संस्थेचे किंवा सभासदांचे कुठलेही आर्थिक नुकसान होणार नाही याची दक्षता घ्यावी.
- ६) नविन ईमारत पूर्ण झाल्यावर प्रस्तावित मंजूर नकाशासह व सभासद वाडीसह उपविधी दुरुस्तीला या कार्यालयाचे मंजूरी घेण्यात यावी.

प्राप्त
२०१६




उपनिबंधक
सहकारी संस्था, नागपूर शहर-१

ANNEXTURE - B

Sr. NO.	FLAT NO.	FLOOR	EXISTING BUILT UP AREA IN SQ.MTR.	ORIGINAL MEMBER	MEMBER
01	G-1	Ground	65.9726	Madhukar Vitthalrao Phaye	Madhukar Vitthalrao Phaye
02	G-2	Ground	65.9726	Subhash Abhyankar	Harvinder Naiyyar
03	G-3	Ground	65.9726	Prabhakar Narayanrao Pusadkar	Prabhakar Narayanrao Pusadkar
04	G-4	Ground	67.8694	Ramratan Gangaram Nimje	Ramratan Gangaram Nimje
05	G-5	Ground	67.8694	Raghunath Wasudeo Dhanagare	Raghunath Wasudeo Dhanagare
06	G-6	Ground	64.8006	Kumar Nilkanth Deshpande	Meenakshi Kumar Deshpande
07	G-7	Ground	48.8744	Dattatraya Shankarrao Pandit	Hemlata Dattatraya Pandit
08	G-8	Ground	48.8744	Pushpa Hemant Desai	Pushpa Hemant Desai
09	F-1	First	65.9726	Govind Hemandas Bhambhani	Sumerkumar Maikulal Jaiswal
10	F-2	First	65.9726	Hardas Sugnomai Keswani	Rambhau Abaji Navghare
11	F-3	First	65.9726	Kunda Dinkar Joshi	Ajay Dinkar Joshi
12	F-4	First	67.8694	Amruth Ramaswamy Naidu	Vaishali Mahendra Taywade
13	F-5	First	67.8694	Madhusudan Pandharinath Bakre	Madhusudan Pandharinath Bakre
14	F-6	First	64.8006	Shesh Gopalan	Vasantha Lakshi Shesh Gopalan
15	F-7	First	48.8744	K. Srinivasan	Saraswathi Srinivasan
16	F-8	First	48.8744	Suresh Narsinha Potdar	Prashant Suresh Potdar

नगन-४
४८०२ / २०९८
४८/८६



जीवन विहार कोऑपरेटिव हाउसिंग (अपार्टमेंट)

सोसायटी लि. नागपुर

रजि. नं. एमजीपी/एचएसजी/७७४

Shri. L.L. Shimanwar

अध्यक्ष : -----

Shri. D. L. Chivane

सचिव : -----

ANNEXTURE 'C'

२६, डोंगरे लेआउट,
अध्यात्मपेट,
नागपुर-१०

दिनांक : 18.12.2012

TO,

M/s Taywade Industries Pvt. Ltd.

Hingna Rd.

Nagpur-36

Sub.: Redevelopment of apartment Scheme of Jeevan Vihar Co. Operative Housing
(Apartment) Society Ltd., Nagpur

Sr.

We are pleased to inform you that your firm/company has been selected by the Jeevan Vihar Co-operative Housing (Apartment) Society Ltd., Nagpur for the panel of Builders / Developers for the redevelopment of its apartment schemes on Plot No. 26, 27, 28 Shradhanand peth Nagpur-10, on the basis of your letter received by the society in this regard.

Your offers are invited for the above stated work. Your offer should be based on following terms and conditions.

- 1) The ownership documents and the details of the property can be seen at the society office between 7 p. m. to 8 p. m. on week days.
- 2) The Builders / Developers should construct apartments as detailed below

DEFINITIONS:

Carpet area - Clear inside area of the apartment excluding area covered by all walls of the apartment and excluding areas of balcony, common lobby, staircase, lift and passage outside the apartment. This area will be referred herein after as carpet area.

Built up area - Carpet area + areas covered by the walls of the apartment. This area will be referred herein after as built up area.

