



MAHARASHTRA

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AGREEMENT OF RE-DEVELOPMENT



Signature



AGREEMENT OF RE-DEVELOPMENT

VALUED AT RS. _____ ONLY
READY RECKONER VALUATION RS. _____ ONLY

THIS AGREEMENT OF RE-DEVELOPMENT is made and executed at NAGPUR on this 19th day of March 2021 BETWEEN :

THE UDAY CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, a Co-operative Society duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 (Act No. XXIV of 1961) and Sub-Classified as TENANT CO-PARTNERSHIP, bearing Registration No. NGP/HSG/1053/80 Dated 19-08-1980, PAN NO. AADAT8888L and having its Registered Office at 738, Nelson Square, Chaoni, Chhindwara Road, Nagpur-440013, acting through its Hon. Chairman SMT MANISHA MAHATME V/o ANIRUDDHA MAHATME, Aged about 55 Years, Occupation - Service, (Aadhar 2508 0070 1394), Owning Flat no. A-5 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chaoni, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR and Hon. Secretary SHRI. OMPRAKASH KOTHARI S/o LATE PREMCHAND KOTHARI, Aged about 58 Years, Occupation - Service, (Aadhar 9803 0046 9227), Owning Flat no. B-5 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chaoni, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR, (Both authorized vide Resolution dated 14/03/2021), hereinafter referred to as "THE SOCIETY/OWNER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its liquidators, administrators, successors and assigns) of the FIRST PART

AND

M/S. SUNCITY INFRA TECH, a Partnership Firm, having its Office at 21, Ambazari Layout, Behind Dharampeth Science College, Nagpur, (Income Tax PAN AEIFS3788H) and acting through its Authorised Partner SHRI. PRAMOD S/O KESHAVRAO WAIRAGADE, Aged 56 Years, Occupation - Business, (ADHAR NO. 6009 2502 6246), Resident of 21, Ambazari Layout, Behind Dharampeth Science College, Nagpur 440033, Tahsil and District - NAGPUR, hereinafter referred to as the "THE DEVELOPER", (which expression shall unless it be repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns) of the SECOND PART

AND

(1) SMT. KHUSHBOO P. BALANY, Aged about 47 Years, Occupation - Housewife (PAN NO. AEWPB 3680D and ADHAR NO. 4371 7997 4246), Owning Flat no. A-1 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chaoni, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR;

(2) SHRI DEVENDRA T. DEOGADE, Aged about 42 Years, Occupation - Business (PAN NO. ADFPD6536G and ADHAR NO. 3682 4379 3796), Owning Flat no. A-2 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chaoni, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR;

(3) SHRI PRAKASH G. JOSHI, Aged about 72 Years, Occupation - Retired (PAN NO. _____)



AAWP23145G and ADHAR NO. 7585-1099-33947), Owning Flat no. A-3 and Resident of "UDAY CO. OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(4) DR. DILIP SITARAMJI CHANGOLE, Aged about 55 Years, Occupation - Govt. Service, (PAN NO. AAWPD3450G and ADHAR NO. 8293-1174-5727), Owning Flat no. A-4 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(5) SMT. MANISHA MAHATME, Aged about 55 Years, Occupation - Service, (PAN NO. ABZPM1259G and ADHAR NO. 2508-0070-1354), Owning Flat no. A-5 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(6) SHRI M. R. DESHMUKH, Aged about 55 Years, Occupation - Retired, (PAN NO. ABFPO5600G and ADHAR NO. 480156306508), Owning Flat no. A-6 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(7) SHRI GANESH TIWARI, Aged about 55 Years, Occupation - Business, (PAN NO. AAUPP5951E and ADHAR NO. 528917825529), Owning Flat no. A-7 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(8) SMT. CHHAYA AVINASH PANDE, Aged about 70 Years, Occupation - Retired, (PAN NO. ABPPM5723L and ADHAR NO. 4381-1767-5050), Owning Flat no. A-8 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(9) SHRI SUBRATA KUMAR ATULCHANDRA MITRA, Aged about 61 Years, Occupation - Service, (PAN NO. ABJPM2132M and ADHAR NO. 8214-7415-2180), Owning Flat no. A-9 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(10) SHRI DASHRATH B. NIMBARTI, Aged about 76 Years, Occupation - Retired, (PAN NO. AAPPM0772R and ADHAR NO. 5763-2185-2348), Owning Flat no. A-10 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(11) SHRI VIJAY J. JUNAGADE, Aged about 72 Years, Occupation - Retired, (PAN NO. ABJPJ 3870G and ADHAR NO. 7829-1406-8706), Owning Flat no. A-11 and Resident of "UDAY CO OPERATIVE HSG. SCTY." Nelson Square, Chabri, Chhindwara Road, Nagpur-440013, Tahsil and District - NAGPUR.

(12) SHRI. RAJESH J. DUFARE, Aged about 50 Years, Occupation - Service, (PAN NO.



ANUPOMASINGH ACHAR NO. 880 7105 8045, Owing Pat no. A-12 and Resident of "UDAY CO
OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk and
District - NAGPUR.

(13) SMT. ASHWINI M. DOKHALE, Aged about 51 Years, Occupation - Housewife, (PAN NO.
ALRP03886 and ACHAR NO. 340 888 5071), Owing Pat no. B-4 and Resident of "UDAY CO
OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk and
District - NAGPUR.

(14) SMT. SHOBHA NARAYAN HINGORJAN, Aged about 70 Years, Occupation - Housewife,
(PAN NO. AANP05054 and ACHAR NO. 8274 4846 5281), Owing Pat no. B-2 and Resident of
"UDAY CO OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013,
Taluk and District - NAGPUR.

(15) SHRI PRKASH E. SHIRKARE, Aged about 72 Years, Occupation - Farmer, (PAN NO.
AFOP04002 and ACHAR NO. 8101 1903 7228), Owing Pat no. B-3 and Resident of "UDAY CO
OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk and
District - NAGPUR.

(16) SHRI NIKHILKANTH SAGURAO DHOTKAR, Aged about 75 Years, Occupation - Farmer,
(PAN NO. ABEP042556 and ACHAR NO. 3108 3155 5303), Owing Pat no. B-4 and Resident of
"UDAY CO OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013,
Taluk and District - NAGPUR.

(17) SHRI OMPRKASH P. KOTHARE, Aged about 55 Years, Occupation - Service, (PAN NO.
ALPK10001 and ACHAR NO. 8803 8846 8227), Owing Pat no. B-5 and Resident of "UDAY CO
OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk and
District - NAGPUR.

(18) SMT. NIRMALA RAMMOHAN DUSEY, Aged about 63 Years, Occupation - Housewife,
(PAN NO. AAYP05061 and ACHAR NO. 4888 5875 4019), Owing Pat no. B-6 and Resident of
"UDAY CO OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013,
Taluk and District - NAGPUR.

(19) ASAM GURUDAYAL PRASAD SHAM, Aged about 52 Years, Occupation - Service (PAN
NO ALRP053718 and ACHAR NO. 7774857541), Owing Pat no. B-7 and Resident of "UDAY
CO OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk
and District - NAGPUR.

(20) SMT. SAROJ P. JAIN, Aged about 36 Years, Occupation - Housewife, (PAN NO.
AAMP041506 and ACHAR NO. 8336 9435 7507), Owing Pat no. B-8 and Resident of "UDAY CO
OPERATIVE HSG. SCTY." Near Square Chauri, Chhindwara Road, Nagpur-440013, Taluk and
District - NAGPUR.



(21) SHRI RAUSHAL PRASAD ANANT PRASAD TRIVEDI, Aged about 34 Years, Occupation -
Retired (PAN NO. AANPT1565K and ADHAR NO. 3445 33754383), Dwelling Flat no. B-9 and
Resident of "UDAY CO OPERATIVE HSG. SOCIETY" Nelson Square, Chawl, Chindwara Road,
Nagpur-440013, Tahsil and District - NAGPUR.

(22) SHRI ADITYA P. JAIN, Aged about 35 Years, Occupation - Business (PAN NO. AFIPJ8356F
and ADHAR NO. 2546 8418 8448), Dwelling Flat no. B-10 and Resident of "UDAY CO OPERATIVE
HSG. SOCIETY" Nelson Square, Chawl, Chindwara Road, Nagpur-440013, Tahsil and District -
NAGPUR.

(23) SHRI RAKESH BATYAMAN KRIPLANI, Aged about 45 Years, Occupation - Business
(PAN NO. AHEPK6018K and ADHAR NO. 324475784443), Dwelling Flat no. B-11 and Resident of
"UDAY CO OPERATIVE HSG. SOCIETY" Nelson Square, Chawl, Chindwara Road, Nagpur-440013,
Tahsil and District - NAGPUR.

(24) SHRI DEEPAK KISANLAL JAIN, Aged about 37 Years, Occupation - Service (PAN NO.
AEDPJ6882K and ADHAR NO. 5352 5767 5888), Dwelling Flat no. B-12 and Resident of "UDAY CO
OPERATIVE HSG. SOCIETY" Nelson Square, Chawl, Chindwara Road, Nagpur-440013, Tahsil and
District - NAGPUR.

hereinafter all jointly called the EXISTING MEMBERS/FLAT OWNERS, which
expression shall unless repugnant to the context or meaning thereof, always mean
and include the said EXISTING MEMBERS/FLAT OWNERS, as well as their
respective heirs, legal representatives, executors, administrators, successors and
assigns of the THIRD PART.

WHEREAS the Society named hereinabove is a Co-operative Housing Society duly
Registered under The Maharashtra Co-operative Societies Act, 1960 and is
classified as a Tenant Co-Partnership Housing Society meaning thereby that both the
land and the Building(s) shall be owned and possessed by the Society and the
Flat Owners i.e. its Members shall hold Flats therein as 'Addressees' thereof with
heritable and transferable rights therein, AND

WHEREAS the aforesaid Society is Owner of the property comprising ALL
THOSE Pieces and Parcel of lands bearing Nazul Leaschold Plot Nos. 5/1 and 5/2,
Nazul Sheet No. 29/D, containing by admeasurement 17602.00 Sq. Ft. (OR
1659.42 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 755, 6, 7, 8,
10 & 11 of Mouza - JARI PATKA TOGETHER WITH the existing more than 30
(Thirty) Years old Multistoreyed Building standing thereon consisting of 24 (Twenty
Four) separate Flats therein and known and styled as "UDAY CO OPERATIVE
HSG. SOCIETY", including all connections, fittings, electric and water meters and all
other easementary rights appurtenant and belonging thereto, bearing Corporation
House Nos. 738 & 739, City Survey No. 2873, Chalta No. 14 and Sheet No. 53,
situated at Nelson Square, Chawl, Chindwara Road, Nagpur, within the limits of the
Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR for the



WHEREAS the Owner Society has adopted the said resolution of redevelopment in the Special General Meeting held on dt. 8/11/2020 and unanimously approved the proposal of Redevelopment of the said property by demolishing the existing old Apartment Buildings.

AND WHEREAS the Proposal of Redevelopment duly approved by the Society comprises construction of a new Multi Stored Building having various flats on each floor, as may be sanctioned by the competent authority. The Developer shall allot 24 (Twenty Four) new Flats in back side, towards the Northern end of the building to the existing 24 members of the Society as per the plans and specification mutually agreed free of cost and as proposed by the SOCIETY; thus the said Developer shall be entitled to sell/Alot/Transfer the remaining new Flats to prospective buyers.

AND WHEREAS the Society in accordance with the process specified under section 79 A has decided to select a suitable Developer through a Competitive bidding process and pursuant to such selection assign the Development rights for the project of residential development on the said Plot of land, (hereinafter referred to as 'THE SAID HOUSING PROJECT') to such Developer.

AND WHEREAS, the Society subsequently issued a tender in the Newspapers Times of India published on 13/11/2020 and has invited offers from the interested Developers and Contractors.

WHEREAS pursuant to this in all five tenders were sold and representatives from all the firms inspected the present apartment building however the tender was submitted by only one bidder within the stipulated date, on receipt of said offer from the interested Developer, a Special General Body meeting of the Owner Society was called on dt. 10/01/2021. In the said Meeting the Members have unanimously resolved to accept the Bid of M/s. SUNCITY INFRATECH, the Developer hereinabove named and further resolved to grant development rights in respect of the said property to the Developer hereinabove named in the ; AND

WHEREAS in accordance with the directives issued by the Government of Maharashtra a Special General Body meeting of the Owner Society was conducted in presence of the representative of the District Deputy Registrar of Co-operative Societies, Nagpur City-1 on dt. 14/03/2021. The Society and its Existing Members have granted the development rights for re-development of said property to M/s. SUNCITY INFRATECH, the Developer hereinabove named in the meeting, and further granted authorization to the HON. CHAIRMAN and the Secretary to execute various deeds including the agreement of development, Power of attorney to the developer, on behalf of the society by passing separate resolution. AND

WHEREAS accordingly the Redevelopment is decided to be carried out by the Developer on the following terms and conditions as decided by the Society and its Existing all the Members.

NOW THEREFORE IT IS HEREBY AGREEDBY AND BETWEEN THE PARTIES HERETO AS FOLLOWS -

1. The Society has represented to the Developer's that:
 - (i) The details of the property to be developed is as mentioned herein above.
 - (ii) THAT, the permission granted by District Deputy Registrar of Co-operative Societies, Nagpur City-1 is appended herewith as ANNEXURE 'A'



- ii. The Building shall be provided with two Lifts as per sanctioned plan with generator back up.
- iii. Fire Fighting Arrangement as per norms shall be provided.

18. THAT the Owner Society hereby agrees and undertakes:

(a) to Sign all necessary Forms, Declarations, Papers, Documents, drawings etc., as may be required for obtaining various permissions, sanctions and shall co-operate fully with the Developer to obtain the permissions from various Government and/or Semi Government Departments and Offices;

(b) to co-operate with and assist the Developer in obtaining necessary No Objection Certificates/Papers/Documents from the appropriate authorities required for the redevelopment of the said property and sign/cause to be signed all relevant documents/papers therefore;

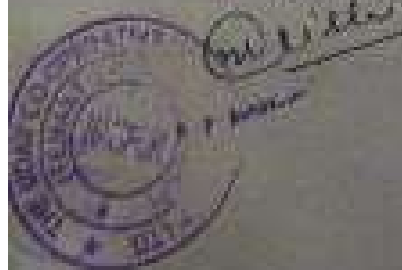
(c) to execute/cause to be executed by all necessary parties all necessary documents; Power of Attorney authorizing Developer to execute all documents including agreement for sale/Allotment with flat purchasers in respect of remaining flats to be sold by the Developer;

(d) to sign and cause to be signed and executed by all necessary parties the necessary Plans and applications and proposals to the concerned Municipal Corporation, Nagpur and/or other authority or authorities for construction of the building/s and/or revived applications for the purpose of development and/or to transfer the said property to the name of the said Society. Such applications and proposals shall be submitted with such particulars and information as may be desired by the Developer and required by the concerned authority.

19. THAT the Owner Society agrees and declares that all taxes, cesses, rates, outgoings in respect of the said property and up-to-date payment of M.C.B. Water dues & charges shall be paid by the Society and existing Mortgage for the time of handing over vacant possession of all Flats and the same shall be payable by the Developer from the date of receipt of possession for development, till completion of the New Building. However on and from the date of 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.

20. THAT the Developer shall not be entitled to and is expressly prohibited to sell/transfer/assign, dispose off, use or allowed to be used any part of the Residential Premises in the new building for any purpose other than the residential purpose and/or any anti social activities which will endanger and adversely affect the tranquility and peaceful social atmosphere in the Society premises.

21. THAT the Owner Society shall co-operate with the Developer to facilitate development of the said property. Any legal claim or interest from the parent society (The Uday Co-op society) or others, in the said property other than



32. THAT the Society shall apply for conversion to 'Freehold' land to Nazul Department and the Developer shall pay all necessary charges.
33. THAT the Developer shall always indemnify and keep indemnified the Owner Society and its Members against all losses, damages, costs, charges or 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 Owner Society shall not be responsible for such payment of any compensation.
34. THAT, the prospective Purchasers of the Built-up premises in the new buildings shall be inducted as members of the Society after completion of necessary formalities as required under the bye-laws of the Society and MCS Act, 1960. In addition to the above each of the new members shall pay the Maintenance Deposit for the Residential Premises to the society. The amount in the form of deposit and monthly maintenance of the Flats shall be payable by all the Members in proportion to the carpet area/tilled area.
35. However it is obligatory on the Part of the New Member that she/he/they shall pay the Maintenance Fund Deposit well before taking over possession of the said Flat in the said Scheme and only upon payment of said sum the Developer shall execute Deed of Allotment.
36. The monthly maintenance charges shall be compulsorily paid by all the old as well as new members of the society, the developer will work out the projection for the same at the time of handing over. These charges shall be mandatory to be paid for a period of six months from the date of handover of the flats, the society may thereafter modify the charges as per the actual expenses being incurred.
37. The Society has undertaken to keep the Maintenance Deposit in Bank Fixed Deposit (FDR) initially for a period of 5 (Five) years compulsorily.
38. THAT, the Developer shall be entitled to stock building materials at the site 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.
39. 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.
40. THAT during the course of building construction i.e. prior to obtaining the Occupancy Certificate and registration of Deed of Allotment, if any of the existing Member/Allottee transfer/assign her/his/their rights relating to the Allotted Flat, then the same shall be subject to payment of Society Transfer Fee, Stamp Duty, GST and other Taxes etc.
41. 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.

42. THAT it is further agreed and understood by and between the aforesaid parties that the provisions of Maharashtra Co-operative Societies Act, 1960 and Rules, 1961 as amended from time to time shall be applicable to this Agreement.

43. THAT in accordance with the provisions of Real Estate (Regulation and Development) Act the Defect Liability Period shall be applicable to the Developer from the date of completion of the flats.

44. THAT the Developer hereby assures that it shall always indemnify the Owner 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.

45. THAT all the proposed Flats shall be used for residential purpose only.

46. THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

47. That the developer will execute an indemnity bond to indemnify all original members of the society from losses suffered if any.

48. That all existing members of the society shall have preferential right to purchase flats in the balance portion of the building other than the flats allotted to the old members at the rates quoted by the developer.

49. That after completion of the proposed building all members will have to compulsorily take membership of the society and they shall take NOC from the society for further lease/sale after paying requisite charges to the society.

50. That no member or his tenant shall have any right to use common areas for their personal use and shall not create any obstruction to ingress / approach on common terraces and common areas of the building. That the common areas or common terraces will never be used by any new or old members for installing solar water hot water system.

51. That parking of all guests and outsiders will be strictly outside the new building's premises. In case of failure to do so will attract a fine of rupees 500 there off.

52. That after completion of new building, which will have all planned network for cable, internet or electricity wiring etc, no member or any service provider shall be allowed to install any accessories other than in specified area of society. No haphazard wiring of any kind shall be allowed in the society.

53. That the developer shall not use any kind of dismantled material from the existing building in the new project. The developer however is free to take away all such dismantled material from the site and dispose off the same as he may wish to.



SCHEDULE OF PROPERTY TO BE REDEVELOPED

- 1) ALL THOSE Plots and Parcel of lands bearing Nazul Leasehold Plot Nos. 6/1 and 6/2, Nazul Sheet No. 25/5, containing by admeasurements 17862.50 Sq. Ft. (OR 1559.42 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 75/5, 6, 7, 9, 10 & 11 of Mouza - JARPATKA TOGETHERWITH the existing more than 30 (Thirty) Years old Multistoreyed Building standing thereon consisting of 24 (Twenty Four) separate Flats therein and known and styled as 'UDAY FLATS', including all connections, fittings, electric and water meters and all other essentialary rights appurtenant and belonging thereto, bearing Corporation House Nos. 738 & 739, City Survey No. 2573, Chaffa No. 14 and Sheet No. 59, situated at Nelson Square, Chhappis, Chhindwara Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 50 in Tahsil and District - NAGPUR The said Plot No. 6/1 & 6/2 is bound on its four sides as under:

EAST	C. S. NO. 2074 with Bungalow belonging to Shri Parashur
WEST	C. S. NO. 2072 with Bungalow belonging to Md. Anwar Md. Habib
NORTH	C. S. NO. 2069 with Bungalow belonging to Atul bhai
SOUTH	BY 12.00 M. WIDE ROAD

IN WITNESS WHEREOF the OWNER, DEVELOPER and the EXISTING MEMBERS hereinabove named have fully examined and read over the AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intimidation, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESS

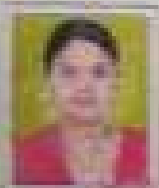


SMT. KHUSHI MAHATME W/o ANRUDDHA MAHATME,
Hon. Chairman (UDAY CO-OPERATIVE HSG. SCTY.)

WITNESS



SHRI. OMPRAKASH PREMCHAND KOTHARI
Secretary (UDAY CO-OPERATIVE HSG. SCTY.)

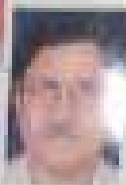


SMT. KHUSHROO P. BALANY

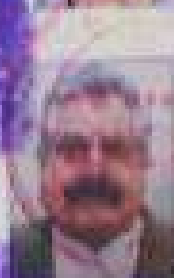




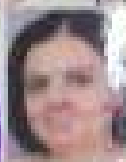
Devendra
SHRI DEVENDRA T. DROGADE



Prakash
SHRI PRAKASH G. JOSHI



Dilip
DR. DILIP SITARAMJI CHANGOALE



Marisha
SMT. MARISHA MAHATME



M. R. Deshmukh
SHRI M. R. DESHMUKH



Ganesh
SHRI GANESH TIWARI



Chhaya
SMT. CHHAYA AVINASH PANDE



Subrata
SHRI SUBRATA KUMAR ATULCHANDRA MITRA



Dhanraj
SHRI DHANRAJ B. NIMBARTE



Vijay
SHRI VIJAY J. JONAGADE

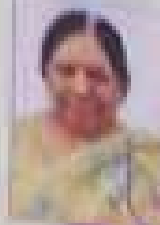


Rajesh
SHRI RAJESH J. DUPARE

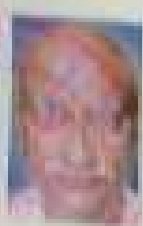


Ashwini
SMT. ASHWINI M. DAXWALE





Smt. Himasha Hingorani
SMT HIMASHA HINGORANI



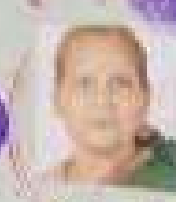
Shri Prakash S. Shiravane
SHRI PRAKASH S. SHIRAVANE



Shri Nikanth Baburao Dhote
SHRI NIKANTH BABURAO DHOTE



Shri Omprakash Kothari
SHRI OMPRAKASH KOTHARI



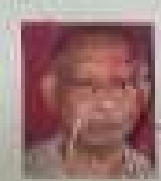
Smt. Nirmala Manmohan Dubey
SMT. NIRMALA MANMOHAN DUBEY



Shri Alam Omkarlal Prasad Shah
SHRI ALAM OMKARLAL PRASAD SHAH



Smt. Saroj P. Jain
SMT. SAROJ P. JAIN



Shri Kaushal Prasad Anant Prasad Trivedi
SHRI KAUSHAL PRASAD ANANT PRASAD TRIVEDI



Shri Aditya P. Jain
SHRI ADITYA P. JAIN



Shri Rakesh Satyawat Kiplani
SHRI RAKESH SATYAWAT KIPLANI



Deepak Kishanlal Jain
DEEPAK KISHANLAL JAIN



Pramod K. Shiravane
PRAMOD K. SHIRAVANE



- Emergency alarm
- Fire Safety Fire escape staircase, Fire fighting system as per standard requirement consisting of Fire alarm, Smoke detectors, Firefighting equipment, Fire water pumps, Water suctolant, Fire water tanks at ground and terrace, Fire safety drill to all owners on completion of building.
- Common Amenities
 - Office room for society working
 - AC hall for get together Parties.
 - Children play area.
 - Well equipped Gymnasium.
 - Rallings / Staircase railings in S.S.
- Water Supply Municipal Water supply, Borewell /over well
- Electric Supply Electrical transformer will be installed , Frequired, Individual single phase meters for all flat owners



ATTESTED
 PUTAN M. MANDAL
 Notary Public
 Government of India

