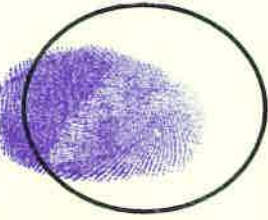
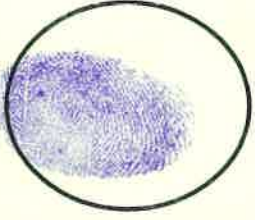


17			15) (MRS. SAKSHI SANJAY DESHPANDE)
18			15-A) (SANJAY MADHUKAR DESHPANDE) OWNERS
19			FOR M/S. BWM INFRACON PRIVATE LIMITED 1) (RAJU YADAWRAO BAWANE)
20			2) (MAHENDRA GANPATRAO KSHIRSAGAR)
21			3) (ABHAY VIDYADHAR WAKHARE)



17-8
2020/2022
30/600





4)

(HIREN DILIPBHAI PATEL)



5)

(YOGESH HARILAL PATEL)



6)

(NITIN BHAURAOJI DETHE)
Authorized Directors
DEVELOPER



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WITNESSES :-



WITNESS NO. 1



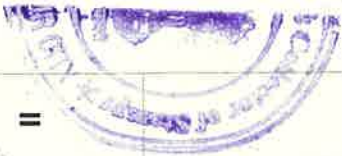
I



WITNESS NO. 2



II



नगर - ४
४९८०/२०२३
३९/६०



ANNEXURE-"A"
'SPECIFICATIONS'

(1) STRUCTURAL :

R.C.C. framed earthquake resistant structure as per IS code and Geo technical Parameters
External Wall 150 mm in red clay bricks (chimney clay brick red).
Internal Wall 115 mm in red clay bricks (chimney clay brick red).
Bhandara & Kanhan River sand, Ultratech & Birla gold Cemenet, Kay-2, Fe-500, ISI mark TMT, 20 mm, 10mm, Aggregate will be used in construction.

(2) DOORS :

Lavish Entrance Door in Teak wood or Flush Door with paneling
With Teakwood Frame (without M.S. grill gate) or Bajaj Be-Secure door.
Internal flush doors with decorative laminate with paneling
Toilet door with flush door and chemical laminate.

(3) WINDOWS :

Powder coated Aluminum windows with M.S. Grill (three track windows out of that one track for mosquito net).
Granite or green marble window seal for every window
Steel reeling with toughen glass for balconies.

(4) FLOORING :

Double Charges 800 x 800 vitrified tiles of Standarded make.
Ceramic tiles in toilets up to ceiling height
Anti-skid ceramic tiles in toilets & balconies
Staircase in Vitrified tiles Material
Concrete pavers in parking area or Anti-skid tiles
Pest control at plinth level and final level for ground floor only

(5) PLUMBING :

Plumbing in CPVC Pipe in National brand. Like Astral/Ashirwad
CP fitting of JAGUAR/HINDWARE & Sanitary of CERA or HINDWARE or JAGUAR (CP fitting will be display in site).
Provision of Corporation & Ground water through sump & Bore well Installed with automatic water level controller to pumps
Plumbing Provision for Solar Water Heater and A.C.
Service toilet and Bathroom at Ground Floor will be provided



Geyser 3.50 lt. (JAGUAR) will be provided in one toilet and provisions will be given for geyser, to other toilet)

(6) ELECTRIFICATION:

Concealed copper wiring with circuit breakers, switches, RCB, MCB with panel Box in branded make like, ANCHOR/POLYCAB/HAVELLS/LEGRAAD Internet, cable & telephone points in living room A.C. Points in all Bedrooms (in Living Room on demand)
Provisions of wiring for Inverter (inverter will not provide)
Power Back-up facility for ONE Lift, Pumps and Common areas
10kva solar panel for electricity generation will be installed on terrace for common use only.

(8) PAINT:

Outdoor paint, weather proof paint of Asian/Dulux with primer
Internal paint, plastic paint of Asian/Dulux with 2 coat of Birla White putty..

(9) KITCHEN:

Modular Kitchen with 6 trolleys in Aluminium section
Granite top with stainless steel sink
Ceramic tiles above platform up to ceiling
Electrical Points for Aqua guard, Microwave, Mixer, Fridge &
Chimney/Separate Wash area
Aida Chimney, Kent RO system will be provided (Chimney cost Rs. 7000/- & RO Cost Rs. 10000/-).

(10) FALSE CEILING:

POP False ceiling in living room with LED Light max 6 no cost Rs. 550/- Per Light (Crompton grieves)
Landings on each floor will have False Ceiling with Decorative Hanging Lights
Parking Area on Ground Floor will be provided with False Ceiling with ceiling Fans and LED Lights.

(11) PARKING:

Lavish & Beautiful Entrance for parking with 2 No. Attractive Gate & 6 Ft. will Compound
Parking for 1 four wheeler & 2 wheeler each owner
Maximum Green Points will be provided on all possible points with a space for community kitchen Garden.
Electric charging point for electric car charging will be provided



(12) **LIFT:**

- 2 Passenger lift of reputed brand like Johnson or Kone with power back-up to one Life of emergency
- Each carrying capacity of 8 persons.
- Steel reeling for entire staircase

(13) **SECURITY & FIRE MANAGEMENT:**

- CCTV and Security room with Security Guard for 24x7 Monitoring (Security Guard salary will be paid by Society)
- Entrance Landing at Ground Floor will be secured with Toughened Glass panels
- Video door calling equipment will be provided
- Provision of fire extinguishers on each floor

(14) **WATER MANAGEMENT:**

- Water pumps will be installed with automatic water level controller to minimize wastage of water
- Rain water harvesting of rain water will be done to increase water level
- One bore well will be provided along with existing well for ample water supply

(15) **WASTE MANAGEMENT:**

- Suitable duct will be made for Wastes Disposal
- Septic tank will be provided

(16) **ASSOCIATION OFFICE:**

- 10' X 10' office will be constructed in on terrace for Association.



ANNEXURE-"B"ALLOTMENT OF NEW APARTMENT TO THE EXISTING OWNERS

SR. NO.	NAME OF ALLOTTEES	APARTMENT NUMBER	FLOOR	SIDE	NEW CARPET AREA
(1)	MRS. SHARDA OMPRAKASH AGRAWAL SHRI. RAKESH SITARAM AGRAWAL	503	FIFTH FLOOR	BACK SIDE	890 Sq.Ft.
(2)	SHRI. OMPRAKASH MAHABIRPRASAD AGRAWAL	502	FIFTH FLOOR	FRONT SIDE	890 Sq.Ft.
(3)	SHRI. MILIND MADHUKAR NIMDEO	102	FIRST FLOOR	FRONT SIDE	890 Sq.Ft.
(4)	SHRI. ISHWAR GOPALRAO PANDE	604	SIXTH FLOOR	BACK SIDE	890 Sq.Ft.
(5)	MRS. AMRUTA ASHOK BHORKAR	501	FIFTH FLOOR	FRONT SIDE	890 Sq.Ft.
(6)	SMT. PALLAVI PRAKASH MANDKE MRS. PRAJAKTA PUSHKAR NASIKKAR	202	SECOND FLOOR	FRONT SIDE	890 Sq.Ft.
(7)	SHRI. ASHISH DIGAMBAR THOMBRE	203	SECOND FLOOR	BACK SIDE	890 Sq.Ft.
(8)	SHRI. SHRIRAM DAYARAM DHAWALE MRS. SURYAKANT SHRIRAM DHAWALE	301	THIRD FLOOR	FRONT SIDE	890 Sq.Ft.
(9)	SHRI. ANANT HARI MAHAJAN	504	FIFTH FLOOR	BACK SIDE	890 Sq.Ft.
(10)	SHRI. DILIP VISHWANATH BIDKAR	201	SECOND FLOOR	FRONT SIDE	890 Sq.Ft.
(11)	SHRI. KIRAN MADHAORAO BADKAS	602	SIXTH FLOOR	FRONT SIDE	890 Sq.Ft.



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(12)	SHRI. RAJENDRAKUMAR NANDKISHOR SATANKAR	303	THIRD FLOOR	BACK SIDE	890 Sq.Ft.
(13)	SHRI. SHRIKANT SHRIDHARRAO DESHMUKH	402	FOURTH FLOOR	FRONT SIDE	890 Sq.Ft.
(14)	SHRI. CHANDRASHEKHAR SURYAKANT RAJANDEKAR	404	FOURTH FLOOR	BACK SIDE	890 Sq.Ft.
(15)	SHRI. SAKSHI SANJAY DESHPAND SHRI. SANJAY MADHUKAR DESHPANDE	401	FOURTH FLOOR	FRONT SIDE	890 Sq.Ft.

प्राप्त-४
२९२०/२०२२
३३/६०



पुनर्विकास करारनामा अभि. प्रकरण क्र. ५३/२०२२

सादर :-

विषय :- मुल्यांकन अहवाल

मौजा - २३१/२३१/१३३ - स.न. १२/१३ - सि.स.न. २०५३/२४ शिट क्र. ५० - भूखंड क्र. ५५३

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

- १) लिहून देणार :- दीपिका शिंदे
- २) लिहून घेणार :- पुनर्विकास करारनामा
- ३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय होय / नाही
(Review of २०२२)
- ४) दस्ताचा प्रकार :- पुनर्विकास करारनामा

५) दस्त निष्पादित आहे / नाही :- नाही

६) दस्तातील एकूण भूखंड क्षेत्रफळ :- ६६२.५६ चौ.मी. / हेक्टर १२२

७) कॉर्नर भूखंड आहे काय ? होय / नाही

८) हायवे सन्मुख आहे काय ? होय / नाही
(उच्च वेग वाट आहे)

९) दस्तात दर्शविलेला मोबदला अंकी / अक्षरी :-

१०) पुनर्विकास करारनामानुसार विकसक जमीन मालकाला देत असलेला मोबदला / रक्कम रु. ६२.६६ लाख

११) पुनर्विकास करारनामा नुसार विकसक जमीन मालकाला देत असलेले सदनिका / दुकान क्षेत्र ६९० मी^२ (६९० मी^२ क्षेत्र)

१२) TDR नमुद आहे काय ? होय / नाही

१३) डिपॉझिट रक्कम नमुद आहे काय ? होय / नाही

असल्यास रक्कम रु. ११,०००/-

१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय ? होय / नाही

११,०००/-

नगन-४
४९२०/२०२२
३६/६०



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22 -

४) विकसनकर्त्याने सोसायटीस दिलेले डिपॉझिट वरील प्रकल्प पूर्ण होईपर्यंतच्या काळावधीचे व्याज १० % सरळ दराने व्याज

[illegible]

५) सोसायटी / सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड

1. $\frac{1}{\sqrt{g}} \in C^\infty(\text{Metric})$, $\frac{1}{\sqrt{g}} \in C^\infty(\text{Metric})$

६) सभासदांसाठी दयावयाच्या तात्पुरत्या निवासाचे दस्तात नमुद कालावधीचे भाडे

11,000/month x 30 month = 330 member
49,50,000/- C & MIA B. No. 17 of 2009.)

9) सभासदांसाठी देण्यात येणारे shifting charges रु. ५५०००/-

10000 each @ 15 = 150,000
150,000

८) सभासदांसाठी तात्पुरते निवास उपलब्ध करून देणेसाठी द्यावयाचे ब्रोकरेज

1. $\vec{r}_i$ members all arrange themselves; at $\vec{r}_i$ (starting at 0.)

९) सोसायटी / सभासदांना मिळणा-या एकूण बांधकाम क्षेत्राचे विकास शुल्क

1960. 6. 5 x 37.750 x 1.3
14,79,933/-

C. As per MCTP Act
B c @ 2% of ASR
Land rate)

१०) सोसायटी / सभासदास जुन्या इमारीमधील विद्यमान बांधकाम क्षेत्रापेक्षा जास्तीचे मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या ६०% चेणारे मूल्य. फंजीबल प्रिमीयम, टि.डी.आर. प्रिमीयम.एफ.एस.आय. इ. चा विचार करून.

$$\begin{aligned} &= C(1900, 095 - 1010, 057) \times C(37, 740 \times 0.8) \\ &= 950, 638 \times 37, 740 \times 302 \\ &= 1, 07, 63, 124 / - \end{aligned}$$

११) नमूद मुदयाव्यतिरिक्त विकसनकर्त्या मारुत ज्या अन्य कोणत्या जबाबदाऱ्या पार पाडल्या जाणार आहेत त्याचे दस्तामध्ये नमूद असल्यास ते मूल्य

Dec.