

## **MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING IS MADE AND  
EXECUTED AT PUNE ON \_\_\_\_ DAY OF FEBRUARY IN THE YEAR 2026.  
BETWEEN**

**SHREERAM JYOTI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, **having registration bearing No. PNA/HSG/467 dated 08/03/1968** having its address at: S. No. 20/48, CTS No. 1110, Erandwane, Pune – 411 004.

**Through its Chairman-**

1. **Mr. Shashank Gajare**

Age: 60 Years, Occ.: Service,  
R/at: Flat No. 18, S. No. 20/48, CTS No. 1110,  
Erandwane,, Pune – 411 004.

**Through its Secretary-**

2. **Mr. Gopal P. Kulkarni**

Age: 75 Years, Occ.: Retired,  
R/at: Flat No. 6, S. No. 20/48, CTS No. 1110,  
Erandwane,, Pune – 411 004.

.....Hereinafter referred to as **The Said Society**  
(Which expression shall unless repugnant to the context or meaning thereof shall mean and include the said society, its office bearers, and its members and their respective legal heirs, representatives, assigns and administrators etc.)

**..... THE PARTY OF THE FIRST PART**

**AND**

**Rui Universal Realities LLP**

A Registered Firm,

PAN: \_\_\_\_\_

Through its Director –

**Mr. Nakul Deshpande**

Age - 38 Years, Occ. Business,

PAN : ALSPD4711E

Add.: As of firm- 39+40=41, Yugay Complex,

opp. to Gandhi Lawns, Erandwane Pune-411 004.

**Mr. Sham Deshpande**

Age - 62 Years, Occ. Business,

PAN : ABBPD1586E

Add.: As of firm- 39+40=41, Yugay Complex,

opp. to Gandhi Lawns, Erandwane Pune-411 004.

.....Hereinafter referred to as the "**Developer**"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include the said Partnership Firm, all its partners, their respective heirs, executors, and administrators, etc.)

**..... THE PARTY OF THE SECOND PART  
AND**

**Through its Members of Shreeram Jyoti CHS;**

**1. Ajay Pandurang Ingle**

Age: 64 Years, Occ.: Retired

PAN NO: AACPI2786B

AADHAR NO. 5141 7720 7815\_\_\_\_\_,

R/at: Flat No. 1, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**2. Mrs. Manisha Ajay Ingale**

Age: 57 Years, Occ.: Housewife\_,

PAN NO: AAIP6969E

AADHAR NO. 5102 7765 6125

R/at: Flat No. 2, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**3. Mr. Omkar Govindrao Awasekar**

Age: 56 Years, Occ.: Business,

PAN NO:

AADHAR NO.

R/at: Flat No. 3, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**4. Smt. Chitra Vasudeo Kulkarni**

Age: 88 Years, Occ.: Retired,

PAN NO: AIYPK9957E

AADHAR NO. 4844 6047 8533

R/at: Flat No. 4, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**5. Smt. Jayashree Dattatray Nanal**

Age: 83 Years, Occ.: Retired

PAN NO: AJIPN8639D

AADHAR NO. 8063 2883 7319

R/at: Flat No. 5, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**6. Shri. Gopal Parshuram Kulkarni**

Age: 75 Years, Occ.: Retired,

PAN NO: ABEPK4014D

AADHAR NO. 2874 6812 1942

R/at: Flat No. 6, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**7. Shri. Gopal Parshuram Kulkarni**

Age: 75 Years, Occ.: Retired,

PAN NO: ABEPK4014D

AADHAR NO. 2874 6812 1942

R/at: Flat No. 7, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**8. A. Shri Hemant Shantaram Mahajan**

Age: \_\_\_ Years, Occ.: Professional,

PAN NO: AELPM8149R

AADHAR NO.5713 6139 7449

**B. Shri Prashant Padamsi Shah**

Age: \_\_\_ Years, Occ.: Professional,

PAN NO: AVGPS8764A

AADHAR NO. 9432 9433 5973

R/at: Flat No. 8, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**9. Shri Shekhar Ramchandra Date**

Age: 67 Years, Occ.: Professional,

PAN NO: ABAPD7650C

AADHAR NO. 4172 3449 9948

R/at: Flat No. 9, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**10. Shri Abhijit Narahari Phadke**

Age: 55 Years, Occ.: Service\_,

PAN NO: ABMPP3917G

AADHAR NO. 7965 0479 7667

R/at: Flat No. 10, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**11. Shri. Sandeep Gajanan Shrotri**

Age: 60 Years, Occ.: Professional\_,

PAN NO: ACWPS9156K

AADHAR NO. 6106 8317 0252

R/at: Flat No. 11, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**12. Shri. Kishor Ramchandra Gokhale**

Age: 62 Years, Occ.: Service,  
PAN NO: ACPPG2717F  
AADHAR NO. 2815 7890 4345  
R/at: Flat No. 12, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**13. Shri Shriniwas Purushottam Joshi**

Age: \_\_\_\_ Years, Occ.: ,  
PAN NO: AASPJ2288F  
AADHAR NO. 5368 3726 9541  
R/at: Flat No. 13, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**14. Smt. Anjali Shrikant Karmarkar**

Age: 80 Years, Occ.: Housewife,  
PAN NO: ABIPK5226B  
AADHAR NO. 2512 1662 3662  
R/at: Flat No. 14, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**15. Shri. Mihir Mohan Chhatre**

Age: \_\_\_\_ Years, Occ.: Professional,  
PAN NO: ALQPC3857Q  
AADHAR NO. 6245 8521 6345  
R/at: Flat No. 15, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**16. A. Shri. Abhijit Narhari Phadke**

Age: 55 Years, Occ.: Service,  
PAN NO: ABMPP3917G  
AADHAR NO. 7965 0479 7667

**B. Mrs. Anuja Abhijit Phadke**

Age: 51 Years, Occ.: Service,  
PAN NO: AKKPP4300Q  
AADHAR NO. 4871 5743 1545  
R/at: Flat No. 16, S. No. 20/48, CTS No. 1110,  
Erandwane, Pune – 411 004.

**17. Shri Ravi Ramchandra Mullur**

Age: 57 Years, Occ.: Retired,  
PAN NO: ABJPM3071D  
AADHAR NO. 2401 5247 1731  
R/at: Flat No. 17, S. No. 20/48, CTS No. 1110,



Erandwane, Pune – 411 004.

**18. A. Shri Shashank Chintamani Gajare**

Age: 60 Years, Occ.: Service,

PAN NO: AHLPG6462E

AADHAR NO. 2319 7264 7520

**B. Smt Shubhada Chintamani Gajare**

Age: 86 Years, Occ.: Housewife,

PAN NO: AGHPG0936A

AADHAR NO. 7037 1316 8283

R/at: Flat No. 18, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**19. Smt Rekha Shrikrishna Nimkar**

Age: 63 Years, Occ.: Housewife,

PAN NO: ACZPN8987E

AADHAR NO. 8871 9417 7917

R/at: Flat No. 19, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**20. Mr. Pranav Prakash Tendulkar**

Age: \_\_\_\_ Years, Occ.: Service,

PAN NO: AFNPT2387R

AADHAR NO. 5289 1008 9871

R/at: Flat No. 20, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**21. Mrs. Ujwala Vijay Pradhan**

Age: 63 Years, Occ.: Retired,

PAN NO: ABHPP3466H

AADHAR NO. 9054 0877 2974

R/at: Flat No. 21, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**22. Shri Rahul Laxman Ganbote**

Age: 54 Years, Occ.: Self Employed,

PAN NO: AFGPG0687Q

AADHAR NO. 4931 5852 9667

R/at: Flat No. 22, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**23. Shri. Krishnarao Bhalchandra Walimbe**

Age: 87 Years, Occ.: Retired,

PAN NO: AAEPW5927E

AADHAR NO. 9489 5765 5318

R/at: Flat No. 23, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**24. A. Mr. Kishore Chandrakant Kulkarni**

Age: 54 Years, Occ.: Self Employed ,

PAN NO: AJBPK3377Q

AADHAR NO. 7731 6059 0256

**B. Mrs. Sheetal Kishore Kulkarni**

Age: 50 Years, Occ.: Housewife,

PAN NO: BPSPK6432E

AADHAR NO. 7342 9997 5078

R/at: Flat No. 24, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**25. A. Mrs. Swati Suresh Limaye**

Age: \_\_\_\_ Years, Occ.: Retired,

PAN NO:

AADHAR NO.

**B. Suresh Shankar Limaye**

Age: \_\_\_\_ Years, Occ.: Self Employed,

PAN NO:

AADHAR NO.

R/at: Flat No. 25, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**26. Legal heir of Late Ashwin R Wagh**

Age: \_\_\_\_ Years, Occ.: \_\_\_\_\_,

PAN NO:

AADHAR NO.

R/at: Flat No. 26, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**27. Shri. Sanjay Madhukar Inamdar**

Age: 69 Years, Occ.: Retired,

PAN NO: AABPI0504J

AADHAR NO.

R/at: Flat No. 27, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**28. Mrs. Chandra Kaman Khiani**

Age: 86 Years, Occ.: Retired,

PAN NO: AFJPK6162P

AADHAR NO. 8984 2645 2252

R/at: 20/21 Patwardhan Baug

Erandwane, Pune – 411 004.

**29. A. Shri. Sunil Vaman Samant**

Age: 64 Years, Occ.: Business,

PAN NO: ASQPS8894J

AADHAR NO. 3905 2670 6821

**B. Mrs. Shilpa Sunil Samant**

Age: 58 Years, Occ.: Business,

PAN NO: ALSPS1563D

AADHAR NO. 4728 6906 6774

R/at: Row House E-5/12 Sun Empire CHS, Sun City Road, Vadgaon Budruk, Pune – 411 041.

**30. Mrs. Shilpa Sunil samant**

Age: 58 Years, Occ.: Business,

PAN NO: ALSPS1563D

AADHAR NO. 4728 6906 6774

R/at: Row House E-5/12 Sun Empire CHS, Sun City Road, Vadgaon Budruk, Pune – 411 041..

**31. Shri. Mahesh Sharad Sahasrabudhe**

Age: 50 Years, Occ.: Professional,

PAN NO: ARJPS8167Q

AADHAR NO. 4818 7568 7047

R/at: 4/26 Pitrusmruti Sahakar Vasahat Colony Erandwane, Pune – 411 004.

**32. Shri Bhairiram Hiralaji Choudhari**

Age: 55 Years, Occ.: Business,

PAN NO: AALPC5285G

AADHAR NO. 9858 0794 8216

R/at: 9 Parvati Vihar, Shri Rajabhau Borate Building, Karve Nagar, Pune – 411 052.

**33. Mr. Rakesh Alva**

Age: 52 Years, Occ.: Business,

PAN NO: AIFPA8262R

AADHAR NO. 6237 0343 7686

R/at: Shop No. 6, S. No. 20/48, CTS No. 1110, Erandwane, Pune – 411 004.

**34. Shri Sumit Vilas Yeolekar**

Age: 42 Years, Occ.: Business,

PAN NO: ACDPY8399R

AADHAR NO. 9529 8439 8028

R/at: S. No. 20/21, Plot No. 25, Sagar Bungalow Erandwane, Pune – 411 004.

**35. A. Shri Sameer Chintamani Gajare**

Age: 58 Years, Occ.: Business,

PAN NO: AIJPG0697A

AADHAR NO. 2917 1200 1693

**B. Smt Shubhada Chintamani Gajare**

Age: 86 Years, Occ.: Housewife,

PAN NO: AGHPG0936A

AADHAR NO. 7037 1316 8283

R/at: R/at: Flat No. 18, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

**36. Dr. Uday Yeshwant Gokhale**

Age: 70 Years, Occ.: Professional,

PAN NO: ABWPG0550C

AADHAR NO. 7687 1884 4371

R/at: J 1+2 Himani Society

Erandwane, Pune – 411 004.

**37. Shri. Omprakash Devramji Sharma**

Age: 62 Years, Occ.: Business,

PAN NO: ACEPS9131L

AADHAR NO. 6210 2329 2551

R/at: Anupam Society, Pandurang Colony

Erandwane, Pune – 411 004.

**38. Smt. Sucheta Jayant Joshi**

Age: 75 Years, Occ.: Retired,

PAN NO: AAXPJ1743N

AADHAR NO. 3311 4764 6751

R/at: 35/6 Shri Moraya Kripa CHS

Karve Nagar, Pune – 411 052.

**39. Mrs. Ujwala Gopal Kulkarni**

Age: 70 Years, Occ.: Retired,

PAN NO: AEXPK4023Q

AADHAR NO. 9960 4989 3728

R/at: Flat No. 7, S. No. 20/48, CTS No. 1110,

Erandwane, Pune – 411 004.

.....Hereinafter referred to as the "**Members**"/ **Consenting Party**  
(Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective legal heirs, representatives, assigns and administrators etc.)

**..... THE PARTY OF THE THIRD PART**

**Description of the Property:**

All that piece and parcel of S. No. 20/48, corresponding CTS No. 1110, of an area admeasuring about 1689.20 sq. mtrs. (area as per property card) situated at Erandwane, Pune – 411004 situate within the Registration District of Pune, Registration Tehsil Haveli, situate within the limits of Pune Municipal Corporation alongwith the building standing thereon is known as Shreeram Jyoti Co-operative Housing Society Ltd. having **27 Residential Flats & 12 Commercial Units** and the said property is bounded as under:

On or towards East : By S. No. \_\_\_\_ Bhagyatara CHS  
 On or towards South : By Remaining Portion of S. No. 20  
 On or towards West : S. No. 19 Plot no. \_\_\_\_Prasanna Bungalow  
 On or towards North : By PMC Road

The said entire property (Plot and Building standing thereon) is hereinafter collectively referred to as “the SAID PROPERTY” and individually referred as “the SAID PLOT” and “the SAID BUILDING” respectively.

**WHERE AS** the Party of The First Part/ Society has become absolute owner of the Said Property vide Sale Deed dated 16/06/1969 executed by Vidhyadhar Govind Patwardhan in favour of Bima Jyoti Co-operative Housing Society Ltd. That, Shri. Gopal Anant Patwardhan was the consenting Party of the said Sale deed. That the said Sale Deed is registered in the Office of Sub-Registrar Haveli No. II at Serial No. 1257/1969. That, the members of the society either alone, or jointly with their respective co-sharer(s) /legal heirs are absolutely seized and possessed of or otherwise well and sufficiently entitled to their respective units and thus The Party of The First Part and its members and/or their respective co-sharer(s) / are entitled to deal with the said entire property.

**AND WHERE AS** it is noted that, by the development agreement dated 01/09/1991 the owners had assigned the development rights in favour of M/s. Shreeram Builders, a registered partnership firm through its Partner, Mr. Ajit Dinkar Kulkarni.

**AND WHERE AS** that Promoter, through Architect Shri. Shirish Dasnurkar had under taken development work and have constructed buildings in accordance with the plan sanctioned by Pune Municipal Corporation vide Commencement Certificate No. 1520 (BCP/865 dated

28/08/1991) dated 02/11/1991, revised CC 2598 dated 24/12/1992 & further revised CC 242 dated 27/01/1994 respectively.

**AND WHERE AS** that, promoter-Mr. Ajit Dinkar Kulkarni, constructed flats and shops on the said land and sold to the interested purchasers and completed the work and obtained completion Certificate bearing No. 2819-(Part) dated 22/10/1992, CC No. 1444 dated 22/06/1993-(Part) and Final CC No. 2133 dated 24/07/1994 consisting of **27 residential flats and 12 shops**.

**AND WHERE AS** The Party of the First Part is a Co-operative Society registered under the Maharashtra Co-operative Societies Act, vide Registration No. PNA/HSG/467 dated 08/03/1968.

**AND WHERE AS** as per the Order dated 26/02/1999, passed by the Assistant Registrar of Co-operative Society City (1) Pune, the name of 'Bima Jyoti Co-operative Housing Society Ltd' was changed to the 'Shreeram Jyoti Co-operative Housing Society Ltd', due to the change in name of the society, the effect to this was given on Records of rights by Mutation Entry No. 4204.

**AND WHERE AS** said proposed Shreeram Jyoti Sahakari Griharachana Sanstha is registered as Co-Operative Housing Society by Sub-Registrar Pune City (1) Under Section 9(1) of the Maharashtra Co-Operative Society Act 1960 on 26/02/1999 at Reg. No. PNA/HSG/467/7/99. It is governed as per the provisions of the Maharashtra Co-operative Societies Act, 1960, and rules made there under and as such are operative for local self-governance of the Society. The Society has in all **38 members**, the details of which are mentioned in the Annexures. The said members are allotted shares of Rs. 500/- each under respective share certificates.

**AND WHERE AS** the members and their successors in title are in actual and peaceful possession of their respective Residential Flats/Units.

**AND WHERE AS** the building upon the Said Property is pretty old and lacks the modern amenities and facilities which are essential for the senior citizens as well as other members of the Society.

**AND WHERE AS** the Party of the First Part i.e. the Society and its members decided to redevelop the said Property through a competent

developer who (developer) shall carry out the entire redevelopment and construct at its own cost for the existing members of society of residential flats as agreed and decided during the various meetings and in lieu thereof shall be entitled to avail rights of development and sale of the balance floor area/ units from the proposed redeveloped/ new building.

**AND WHERE AS** accordingly, the Party of the First Part / Society / has passed Resolutions dated 20/07/2024 regarding the redevelopment of the said property.

**AND WHERE AS** the Managing Committee is a validly elected / nominated committee and all committee members have complied with all provisions of the Maharashtra Co-operative Societies Act 1960, the Maharashtra Co-operative Societies Rules, 1961 and the bye-laws of the Society so as to validly continue as committee members.

**AND WHERE AS** the Society has complied with and shall Always comply with all the provisions of the Maharashtra Co-operatives Act 1960, the Maharashtra Co-operative Societies Rules 1961 and the bye-laws of the Society and the Society has not done any act, deed, matter or thing which is or shall be in contravention to the provisions of the Maharashtra Co-operative Societies Act 1960, the Maharashtra Co-operative Societies Rules, 1961 and/or the bye-laws of the Society or which shall in any manner hamper the redevelopment of the said Property.

**AND WHEREAS** the society appointed Architects and legal advisor for the redevelopment process. That under their guidance the society has followed the due procedure and has maintained the complete transparency of the re-development procedure.

**AND WHEREAS** the majority of members of the said Society finalized the specification, amenities, and commercial terms for redevelopment after taking the inputs and consent of the members. That, the society decided to invite tenders by invitation only with a view to get the offers only from the known and reputed developers.

**AND WHEREAS** the Appointed PMC of the Society scrutinized various offers and visited the developed sites and the sites under

development of concerned developers along with some Members of the society.

**AND WHEERAS** out of total received tenders three were shortlisted and based on their completed and ongoing projects, financial stability, quality of construction, commercial offer and other required parameters.

**AND WHEREAS** the Society and its members i.e., Party of the First Part And third part organized a Special General Body Meeting on 17/08/2025 to finalize developer who will redevelop the Property of the society at its own cost as per the proposal given by the said Developer.

**AND WHEERAS** appropriate quorum were present for the said meeting and majority of members voted in favour of M/s. Rui Universal Realities LLP, developer. That the representative of Co-Operative Department was also present for the said meeting.

**AND WHERE AS AND WHERE AS** the Party of the First Part and its members resolved to appoint '**Rui Universal Realities LLP**' as developer for re-development of the said property as per the **Revised Offer dated 07/07/2025 and subsequent presentation given to the society on 12/07/2025** submitted by the said Developer i.e. Party of the Second Part was found most reasonable and reliable.

**AND WHEREAS** that, the Chairman Mr. Shashank Gajare and the Secretary Mr. Gopal Kulkarni of the Society were authorized on behalf of the Society to convey their decision in writing to '**M/s. Rui Universal Realities LLP**' through Letter of Intent and accordingly Letter of Intent is also issued in the name of **M/s. Rui Universal** through **Mr. Sham Deshpande dated 05/09/2025** subject to the terms and conditions mentioned therein. That, the Party of the Second Part has accepted the terms of the LOI and issued Acceptance letter dated 13/09/2025 to the Party of the First Part. That, the Deputy Registrar, Co-operative Societies, Pune City (1) is pleased to give his approval for the same vide his order dated 25/09/2025 being outward No. 1253 (Copy of the said order is attached herewith as **Annexure-**

**AND WHEREAS** that, the Developer intends to start its planning on the proposed project e.g. demarcation, title verification, applying for various NOC's required for the proposed project and finalize plans with the members as per their requirements considering the area which the members are planning to purchase in addition to free area offered to



them and /or area to be surrendered to the Pune Municipal Corporation for road widening etc.

**AND WHEREAS** Pursuant to the said resolution, the Party of the First Part Society, issued a Letter of Intent to the Party of the Second Part on 05/09/2025 and accordingly, all the parties i.e. the Party of the First, Second Part and third part are executing this Memorandum of Understanding (MOU) for the interim period prior to execution of the Development Agreement and the Power of Attorney to be executed by the Party of the First, Second, Part, as per the agreed terms which reads as under.

**NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER: -**

- 1) That Party of the First Part / Society alongwith the consent of its members, agrees to entrust the development rights of the said property in favour of The Party of The Second Part/ Developer purely on the basis of the **Offer Letter dated 19/04/2025 & Revised Offer dated 07/07/2025**. That the LOI dated 05/09/2025 is given on the basis of the said offer. That the said final offer is part and parcel of this MOU and is the essence of this MOU.
- 2) The construction shall be according to specifications mentioned in the annexures.
- 3) That the consideration for the redevelopment rights which are agreed to be given to the society and its members is as per the Final Offer is as under:
  - a. **Additional Area:** It has been agreed between the parties that the Party of the Second Part / Developer shall allot free of cost an additional RERA Carpet Area of **45%** on the Existing Area. The table of Existing Area along with the additional offered area is attached herewith as Annexure- A.
  - b. **License Fee/Rent:** That, the Party of the Second Part / Developer has agreed to pay per month license fee/Rent for an alternate accommodation of the existing members @ **Rs. 45/- (Rupees Forty-Five Only) per sq. ft. per month** on existing carpet area & **Rs. 45,000/- (Rupees Forty-Five Thousand**

**Only) per month** for commercial unit holders with an **increment of 10%** every year from the date of vacate possession till the possession of the new flat/commercial units are handed over. (The period for possession of residential flats shall be **36 months** from the date of handing over the entire property and the possession of new shops shall be given within **24 months** from the date of handing over entire property and the period for commercial units is different and same is mentioned below). That the said Rent shall be paid on or before 10<sup>th</sup> day of each calendar month through RTGS to the member's account. The said amount shall be payable subject to the applicable deduction of TDS.

- b. **Brokerage Charges:** That, the Party of the Second Part has agreed to pay an amount equivalent to one month's license fee towards brokerage charges for rented flat to each member and which shall be payable at the time of vacating of the existing flats/ society premises by the Members.
- c. **Security Deposit :** That, the Party of the Second Part has agreed to pay an amount equivalent to three month's license fees towards refundable deposit to every member and the same shall be payable at the time of vacating of the existing flats / society premises by the Members. That the refundable security deposit shall be adjusted / deducted at the time of payment of last three months' rent.
- d. **To & Fro Charges:** That, the Party of the Second Part has also agreed to pay **Rs.40,000/- (Rupees Forty Thousand Only)** towards TO and FRO charges to each existing members of the Party of the First Part. Out of the said amount 50% of To & Fro charges shall be paid at the time of vacating existing premises and the remaining 50% of To & Fro charges shall be payable at the time of handing over the newly constructed flats.
- e. **Betterment Charges:** That, the Party of the Second Part has further agreed to pay an amount of **Rs. 5,00,000/- (Rupees Five Lacs Only)** to each Residential flat holder and **Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only)** to each **commercial unit holders** towards the betterment

charges/hardship allowances. That, the betterment charges shall be paid by the developer to each of the member at the time of vacating the existing flats/units. The said amount shall be payable subject to the applicable deduction of TDS. That any other taxes/ charges if applicable to the said amount the same shall be borne by the respective members.

- f. **Corpus Fund:** That, the Party of the Second Part / Developer has agreed to contribute and pay an amount of **Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lacs Only)** towards the corpus fund on behalf of all existing members and new flat purchasers to the society. The said amount shall be deposited in the society's Bank account. That, the Party of the Second Part has agreed to transfer the said Corpus Fund at the time of handing over the newly constructed flats/units to the members.
- g. **Concessional Rate for Purchase of Additional Area for Residential Flat:** That, the Party of the First Part wishes to purchase an additional area, the concessional rate applicable shall be **Rs.13,500/- (Rupees Thirteen Thousand Five Hundred Only)** (which shall be chargeable on saleable area) saleable area other than the free area offered by the developer for the initial 100 sq. ft. saleable area. (i.e. the carpet area X 1.35) (If FSI/DC Rules Permit).
- h. That, if any commercial unit holders wish to purchase an additional area, the concessional rate applicable shall be **Rs.40,000/- per sq. ft.** upto 100 Sq. ft saleable area. (i.e. the carpet area X 1.50). There wont be any extra commercial space.
- i. **New Purchased Area** - That the applicable taxes, GST, stamp Duty and Registration fee and other expenses for the additional area purchased by the members on and above the free area to be agreed to be allotted shall be borne by the respective member.
- j. **Parking Spaces:** That, the Party of the Second Part / Developer has agreed to allot one covered car parking spaces/ slot in mechanized to accommodate 1 Four-wheeler along with power

point charging of electrical vehicles and adequate space shall be provided for two-wheeler parking to the existing Residential members. It is further agreed that the developer shall provide one Four-wheeler parking space to the commercial holders in front of their respective shops allotted to them.

- k. That, the Party of the Second Part / Developer has agreed for construction warranty as per the provisions of RERA i.e. waterproofing warranty for 10 years and construction warranty of 5 years (whichever is higher) from the date of Completion / Occupation Certificate issued by Pune Municipal Corporation.
1. The Developer shall be entitled to mortgage its salable units (except the units agreed to be allotted to the existing members) and to any bank or financial institution as a security for repayment of the loan (except the flats retained for existing members of society). The Developer shall be solely responsible for the repayment of the said loan along with interest thereon and the Member/s shall not be responsible or liable for repayment of the said loan.

**4) Time Frame:**

- a. The Development Agreement shall be executed and registered **within 05 months** from the date of this MOU.
- b. That the Plans with **basic FSI** shall be sanctioned **within 03 months** from the date of registration of Development Agreement.
- c. The developer shall give **30 days' vacation notice** after first plans are sanctioned to vacate the existing premises.

- 5) **Security of Project:** That, the Developer has, as a security of performance of its obligations and financial as well as other commitments under the re-development project, agreed to provide Bank Guarantee in the form of two number of unsold flats shall be lien marked once sanctioned and the same shall be kept towards security/assurance for the completion of the construction. That the letter to that effect shall be given to the society by the developer. Out of said two flats, one flat shall stand released as per below mentioned stage of the construction-

- a) One Flat shall stand released upon casting of second slab or sanction of full potential plan whichever is earlier.
  - b) The second flat shall be released after completion of entire RCC work of the proposed building.
  
- 6) That, the society and developer together shall finalize the allotment before Development Agreement. In case delay is caused due to non-consensus of allotment amongst the members then such delay shall not be considered as the delay on developer's part. That the members flats shall be allotted as per the existing locations as far as feasible and the floors may vary as per planning perspective. That the issue of allotment shall be resolved amicably between members and the developer if a particular size of flat is not available at the given location from planning perspective/ restrictions. It is further agreed that the plans may be subject to variation, and in such circumstances, members may be required to purchase additional area, if any, up to a maximum of 50 square feet.
  
- 7a) **FUTURE BENEFITS-** The considerations agreed by and between the Society, Members and the Developer in respect of the proposed re-development project are based on development potential of the said Property as per the development rules and regulation prevailing on the date of signing of this MOU. In case of future increase in the development potential of the said Property in future on account of whatsoever reason(s) and if the developer decides to consume the same then, the Society and the Developer shall equally share the profit of such increased potential after deduction of all the PMC expenses.
  
- 7b) The Party of the Second Part developer shall follow strict rules of construction and development as well as all Labor Welfare Laws while appointing laborers, sub-contractors and shall follow strict instruction and observation and the guidelines in that behalf as well as shall insure the said personnel. That if despite all precautions, any mishaps happens or any accident happens the owner and the Party of the First Part and its members, shall not be liable or accountable for any action / claims and the Party of the Second Part shall keep indemnified the Party of the First Part

and its members. The parties hereto expressly agree that the drafts of the Development Agreement and Power of Attorney shall be upon such terms and conditions as shall be mutually agreed between the parties and the parties shall jointly settle the final draft for the same.

- 8) The Developer shall not, whether directly or indirectly, assign or transfer any of its rights agreed to be granted / entrusted by the Society and /or its members in respect of development of the said Property.
- 9) The date of completion of the project, to be communicated by the Developer to Maharashtra Real Estate Regulatory Authority shall be consistent with the date of completion committed by the Developer hereunder, i.e. the same shall not exceed **36 (plus 6 months grace period) months** from the date of receipt of vacant possession of the said Property.
- 10) That, the developer shall get the basic FSI/ plan sanctioned from PMC before vacating existing units. The Developer shall execute and register definitive Allotment Agreements in respect of the new flats in favor of each of the Members of the Society after sanction of building plan as per availability of the members. However, allotment letter shall be issued by the developer before vacating the existing units of the flats.
- 11) In case the Developer chooses to provide amenities and facilities in addition to the amenities and facilities mentioned under this Agreement, the existing members shall have equal rights over the same along with the new flat / unit purchasers.
- 10) That, the details showing the existing area of the existing flats of the members and area offered by the Developer is mentioned in the table annexed to this MOU which is part and parcel of this MOU.
- 11) The parties shall co-operate with each other in the letter and spirit in which the transaction of Re-development has arrived at and within the basic principles of co-operation under the Maharashtra Co-operative Societies Act, as it is applicable as the Party of the Second Part.

- 12) The project will be RERA registered and all required statutory approvals from the concerned authorities shall be obtained by the Developer.
- 13) That, the Developer i.e., the Party of the Second Part has agreed to load entire additional paid / premium FSI / TDR, required for the entire proposed re-development project, in the name of “Shreeram Jyoti Co-Operative Housing Society Ltd” as per prevailing / current UDCPR Rules.

That, the Party of the Second Part / Developer shall complete the construction work in all respect at its entire cost and risk and shall deliver possession of the Residential Flats to the members of the Society **within 36 months (plus 06 months grace period)** and Commercial Units **within 24 months** by obtaining Completion / Occupation Certificate from Pune Municipal Corporation from the date of all the existing members vacating the said entire property for demolition for redevelopment. Subject to however the period, if lost, on account of any epidemic or force majeure or any other situation beyond the control and/or any prohibitory order of any Court or any Authority forbidding the development, is received and thereby the development is withheld. However, any order / prohibition from any authority due to the breach of any rules and regulation from the developer shall not be treated as a force majeure.

- 14) The possession of the existing members' residential flats and that of the new members / purchasers' flats who will be purchasing flats from Party of the Second Part shall be delivered simultaneously as well as the construction progress shall be also a similar one this is prime condition of these presents.
- 15) All the costs towards stamp duty, registration charges, PMC development charges for construction of proposed “New Flats” for existing members of the Society shall be borne by the Developer. That any kind of The Goods and Services Tax (the “GST”) or any other existing tax and the tax levied by the Government semi-Government authorities in future till completion of the project payable against the allotment of free of cost “New Flat/ Flats” as well as the GST applicable on the Development Agreement if any shall also be borne by Developer alone.

- 16) The Party of The First Part and its members have assured that plot / property / society / flats of existing members are not under any type of litigation (except mentioned in Special disclosure herein below) or have any charge of any other party / financial institution / developer / entity. That it is further agreed by and between the parties that in case of claim or charge by any other party or entity, the respective flat holders will repay the same or obtain No Objection Certificate (NOC) from bank or financial institute at its / their own cost before vacating their respective flats.

Special Disclosure: That following are litigations pending before the Pune Court i.e.

- i) Flat No. 12 (\_Mr. Kishor Gokhale-) No. 1658/2025).
  - ii) Dispute No. 80/2023 filed by Rahul Ganbote & Suresh Limaye against Shreeram Jyoti Co-op. Hsg. Society & others before Co-operative Court, Pune, &
  - iii) Dispute No. 240/2025 filed by Rahul Ganbote & Suresh Limaye against Shreeram Jyoti Co-op. Hsg. Society & others before Co-operative Court, Pune.
- 17) That, the Party of First Part has accorded its consent through this MOU to issue the public notice in newspaper for the verification of the title. That if any objection is raised by any person the society or respective member shall remove the same at their cost.
- 18) The Developer shall get the plan sanctioned (FSI/ paid FSI and TDR) in the name of **Shreeram Jyoti Co-Operative Housing Society Ltd.**, the existing members will vacate the existing premises once the flats/ units on obtaining the basic sanction.
- 19) That, the details mentioned in the **Offer Letter dated 19/04/2025 & Final Offer dated 07/07/2025** and conditions mentioned in the Tender document shall be binding on the parties and the same shall be treated as Part and Parcel of this MOU.
- 20) That, apart from the terms and conditions mentioned in the said MOU, the terms and conditions mentioned in the tender document as well as offer letter shall be binding upon the Developer herein.



- 21) The list of specifications and Amenities to be provided by the Developer is mentioned in the tender document and the same is annexed herewith as **Annexure -B**.
- 22) That the proposed building shall be for Residential as well as and commercial purpose.
- 23) The Party of the First Part / society and its members shall pay and or clear all the, electricity bills and municipal taxes related to the said property or existing flats before vacating the premises or till vacating the existing flats to facilitate redevelopment of the said property. Thereafter, the same shall be borne and paid by the Developer till the date of obtaining final Completion Certificate received from PMC.
- 24) **DISPUTE RESOLUTION** – That in case of any dispute between the society and the developer, the competent court of Pune will have the jurisdiction.
- 25) That the Society Members shall execute and register their respective agreements/ Gift Deeds/ Release Deeds within the family, before execution of Development Agreement at their own cost. That it will be the responsibility of the Party of The First Part to update the membership and resolve the title related issues of the members if any.
- 26) It is further agreed by and between the parties that for the smooth functioning of the entire re-development process, the society and its members shall be responsible for any title related issue of the individual member during the entire re-development process. That any such issue if raised shall be restricted in respect of the respective unit only and it shall not adversely affect the re-development process.
- 27) The detailed terms of the proposed re-development shall be mentioned in the Development Agreement and Power of Attorney which is agreed to be executed between the parties within the period of 5 months from the date of this MOU. That, if any discrepancy found in the area as per actual demarcation and the

area on the property card and other revenue record etc., related issues, the developer get rectified and get updated the revenue record from the concerned authorities with the help of society. Thus, for the said reasons the Development agreement is not executed within the above-mentioned period, then the said period shall be extended mutually by both the parties.

28) Special Covenant – Development through Special Purpose Vehicle (SPV)

The Developer has requested the Society to note that, at a future stage, the Developer may propose to execute and implement the redevelopment project of the Society through a Special Purpose Vehicle (“SPV”), being its sister concern, having the following Partners, namely:

- (i) Shri \_\_\_\_\_; and
- (ii) Shri \_\_\_\_\_.

It is expressly clarified that, in such event, the entire redevelopment project shall be carried out strictly in accordance with the terms, conditions, representations, assurances, and obligations as agreed under these Presents and the related project documents. The Developer has further represented and undertaken that the professional team presently engaged for planning, execution, and management of the Project shall continue to manage the Project even upon such implementation through the SPV.

29) The Developer shall, prior to adopting such policy decision, intimate the Society in writing regarding the proposed implementation of the Project through the SPV. However any such formation of SPV in any manner, shall not affect or dilute the majority shareholding, management control, and decision-making authority of the aforesaid two partners.

30) Based on the aforesaid representations, assurances, and warranties of the Developer, the Society has advised the Developer that, upon implementation of the Project through the SPV, the Developer shall furnish unconditional and irrevocable personal guarantees of the present partners, who shall also be the designated partners of the SPV, in favour of the Society and its

members, together with such indemnities and undertakings as may be required, assuring the due performance and successful completion of the redevelopment project in all respects.

- 31) The parties have signed this MOU at Pune at their free will and consent today i.e., **on \_\_\_\_ February, 2026.**
- 32) That this MOU is executed on the stamp of Rs. 500/-

**SCHEDULE**  
**(of the “Said Property”)**

All that piece and parcel of S. No. 20/48, corresponding CTS No. 1110, of an area admeasuring about 1689.20 sq. mtrs. (area as per property card) situated at Erandwane, Pune – 411004 situate within the Registration District of Pune, Registration Tehsil Haveli, situate within the limits of Pune Municipal Corporation alongwith the building standing thereon is known as Shreeram Jyoti Co-operative Housing Society Ltd. having **27 Residential Flats & 12 Commercial Units** and the said property is bounded as under:

- On or towards East : By S. No. \_\_\_\_ Bhagyatara CHS
- On or towards South : By Remaining Portion of S. No. 20
- On or towards West : S. No. 19 Plot no. \_\_\_\_Prasanna Bungalow
- On or towards North : By PMC Road

Along with the appurtenances and privileges as the mentioned above of the sanction layout.

**IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Indenture on the day and date first herein above mentioned.**

No.	Party of The First Part	Thumb Impression	Signature	Photo
1.	<b>Shreeram Jyoti Co-Operative Housing Society Limited, Through its Chairman- Mr. Shashank Gajare</b>			

2.	<b>Shreeram Jyoti Co-Operative Housing Society Limited, Through its Secretary - Mr. Gopal P. Kulkarni</b>			
	<b>Mr. Ajay Pandurang Ingle</b>  <b>Mrs. Manisha Ajay Ingale</b>  <b>Mr. Omkar Govindrao Awasekar</b>  <b>Smt. Chitra Vasudeo Kulkarni</b>  <b>Smt. Jayashree Dattatray Nanal</b>  <b>Smt. Gopal Parshuram Kulkarni</b>			

<b>Shri. Gopal Parshuram Kulkarni</b>			
<b>A. Shri Hemant Shantaram Mahajan</b>			
<b>B. Shri Prashant Padamsi Shah</b>			
<b>Shri Shekhar Ramchandra Date</b>			
<b>Shri Abhijit Narahari Phadke</b>			
<b>Shri. Sandeep Gajanan Shrotri</b>			
<b>Shri. Kishor Ramchandra Gokhale</b>			
<b>Shri Shriniwas Purushottam Joshi</b>			
<b>Smt. Anjali Shrikant Karmarkar</b>			

	<p><b>Shri. Mihir Mohan Chhatre</b></p> <p><b>A. Shri. Abhijit Narhari Phadke</b></p> <p><b>B. Mrs. Anuja Abhijit Phadke</b></p> <p><b>Shri Ravi Ramchandra Mullur</b></p> <p><b>A. Shri Shashank Chintamani Gajare</b></p> <p><b>B. Smt Shubhada Chintamani Gajare</b></p> <p><b>B. Smt Rekha Shrikrishna Nimkar</b></p> <p><b>Mr. Pranav Prakash Tendulkar</b></p>			
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	<p><b>Mrs. Ujwala Vijay Pradhan</b></p> <p><b>Shri Rahul Laxman Ganbote</b></p> <p><b>Shri. Krishnarao Bhalchandra Walimbe</b></p> <p><b>A. Mr. Kishore Chandrakant Kulkarni</b></p> <p><b>B. Mrs. Sheetal Kishore Kulkarni</b></p> <p><b>A. Mrs. Swati Suresh Limaye</b></p> <p><b>B. Suresh Shankar Limaye</b></p> <p><b>Legal heir of Late Ashwin R Wagh</b></p>			
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	<b>Shri. Sanjay Madhukar Inamdar</b>			
	<b>Mrs. Chandra Kaman Khiani</b>			
	<b>A. Shri. Sunil Vaman Samant</b>			
	<b>B. Mrs. Shilpa Sunil Samant</b>			
	<b>Mrs. Shilpa Sunil samant</b>			
	<b>Shri.        Mahesh        Sharad Sahasrabudhe</b>			
	<b>Shri        Bhairiram        Hiralaji Choudhari</b>			
	<b>Shri. Sumit Vilas Yeolekar</b>			



	<div>A. Sameer Chintamani Gajare</div> <div>B. Shubhada Chintamani Gajare</div> <div>Dr. Uday Yeshwant Gokhale</div> <div>Shri. Omprakash Devramji Sharma</div> <div>Smt. Sucheta Jayant Joshi</div> <div>Mrs. Ujwala Gopal Kulkarni</div>			
No.	Party of The Second Part	Thumb Impression	Signature	Photo
1.	M/s. Rui Universal Through its Partner –  Mr.			

No.	WITNESSES:	Signature
1.	Name: Add:	
2.		

**Annexures**

- The copy of offer letter dated \_\_\_\_\_
- Copy of letter of intent dated \_\_\_\_\_.
- Acceptance Letter dated \_\_\_\_\_
- Copy of Property Card of the Society
- Copy of Society Registration Certificate
- Common MSEB meter bill
- AADHAR card and PAN card copies of all signing authorities.
- Copy of PAN of the society
- MSEB Bills and Property Tax Bill
- The table showing the offered area and monetary compensation of each member.

Date: 07-07-2025

**REVISED OFFER FOR REDEVELOPMENT SHREERAM JYOTI CHS**

(Ar. Harshal Kavdikar – E Group Architecture as Project Management Consultant)

We are pleased to present the **revised offer** for the proposed redevelopment of **Shreeram Jyoti CHS**. Kindly note that **only the percentage of free RERA carpet area offered has been revised**. All other components of the offer remain unchanged and are reiterated below:

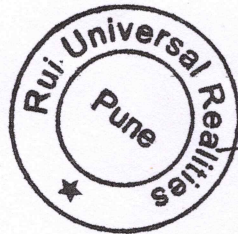
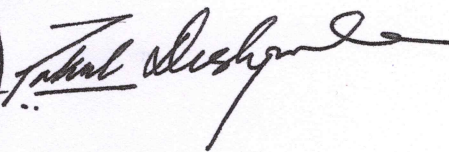
**Summary of Offer Components**

Sr. No.	Component	Details
1	Free RERA Carpet Area	45%
2	Corpus Fund	₹ 1,25,00,000/- (Lump sum for all existing and new members at time of vacating)
3	Betterment Charges – Shops	₹ 25,00,000/- per existing shop owner
4	Betterment Charges – Residential	₹ 5,00,000/- per existing residential member
5	Rent – Residential Members	₹ 45/- per sq.ft on old carpet area
6	Rent – Shop Owners	₹ 45,000/- per month per shop
7	Rent Escalation	10% increase every year till possession
8	Shifting Charges (To & Fro)	₹ 20,000 + ₹ 20,000 per unit (one-time shifting assistance)
9	Concessional Purchase – Residential	First 100 sq.ft saleable @ ₹ 13,500/- per sq.ft (if FSI/DC rules permit)
10	Concessional Purchase – Shops	First 100 sq.ft saleable @ ₹ 40,000/- per sq.ft (if FSI/DC rules permit)

We look forward to your continued cooperation and support in making this redevelopment a success.

Warm regards,

Rui Universal

Address : Yugay Mangal Complex, Office No. 39, 40 & 41, Near Gandhi Lawns, Kothrud, Pune: 411038

www.ruiuniversal.com | info@ruiuniversal.com | Phone : +91 80870 89111

**MONETARY COMPENSATION OFFERED TO EACH MEMBER**

Flat No.	Name of Member	Existing Carpet area in SQFT	Offered Rera carpet area @45% in SQFT	Proposed RERA Carpet area in SQFT	Rental Payment Rs. 45/- per sq. ft.	Shifting Charges
<b>Ground Floor</b>						
1	Mr. Ajay Pandurang Ingale	332	149	481	14,940	40,000
2	Mrs. Manisha Ajay Ingale	351	158	509	15,795	40,000
3	Mr. Omkar Govindrao Awasekar	693	312	1005	31,185	40,000
4	Smt. Chitra Vasudeo Kulkarni	684	308	992	30,780	40,000
5	Smt. Jayashree Dattatray Nanal	674	303	977	30,330	40,000
6	Smt. Gopal Parshuram Kulkarni	278	125	403	12,510	40,000
7	Shri. Gopal Parshuram Kulkarni	492	221	713	22,140	40,000
<b>First Floor</b>						
8	Shri. Hemant Shantaram Mahajan Shri. Prashant Padamsi Shah.	759	342	1101	34,155	40,000
9	Shri. Shekhar Ramchandra Date	880	396	1276	39,600	40,000
10	Shri. Abhijeet Narahar Phadke	568	256	824	25,560	40,000
11	Shri. Sandeep Gajanan Shrotri	411	185	596	18,495	40,000
12	Shri. Kishore Ramchandra Gokhale	749	337	1086	33,705	40,000
13	Shri. Shriniwas Purushottam Joshi	687	309	996	30,915	40,000
14	Smt. Anjali Shrikant Karmarkar	671	302	973	30,195	40,000
15	Mr. Mihir Mohan Chhatre	673	303	976	30,285	40,000

16	Shri. Abhijeet Narahar Phadke Mrs. Anuja Abhijeet Phadke	671	302	973	30,195	40,000
17	Shri. Ravi Ramchandra Mullur	767	345	1112	34,515	40,000
<b>Second Floor</b>						
18	Shri. Shashank Chintamani Gajare Smt. Shubhada Chintamani Gajare	758	341	1099	34,110	40,000
19	Smt. Rekha Shrikrishna Nimkar	820	369	1189	36,900	40,000
20	Mr. Pranav Prakash Tendulkar	566	255	821	25,470	40,000
21	Mrs. Ujwala Vijay Pradhan	566	255	821	25,470	40,000
22	Shri. Rahul Laxman Ganbote	569	256	825	25,605	40,000
23	Shri. Krishnarao Bhalachandra Walimbe	676	304	980	30,420	40,000
24	Shri. Kishore Chandrakant Kulkarni Mrs. Sheetal Kishore Kulkarni	661	297	958	29,745	40,000
25	Mrs. Swati Suresh Limaye Shri. Suresh Shankar Limaye	693	312	1005	31,185	40,000
26	Legal heir of Late Ashwin R. Wagh	696	313	1009	31,320	40,000
27	Shri. Sanjay Madhukar Inamdar	772	347	1119	34,740	40,000
<b>SHOP NO.</b>	<b>Owner's Name</b>	<b>Existing Carpet area in SQFT</b>	<b>Offered free area @45% SQFT</b>	<b>Proposed RERA Carpet area in SQFT</b>	<b>Rental Payment Rs. 45,000 per month</b>	<b>Shifting Charges</b>
		<b>RERA</b>				
1	Mrs. Chandra Kaman Khiani	252	113	365	45,000	40,000
2	Shri. Sunil Vaman Samant Mrs. Shipa Sunil Samant	191	86	277	45,000	40,000
3	Mrs. Shilpa Sunil Samant	194	87	281	45,000	40,000
4	Mr. Mahesh Sahasrabudhe	252	113	365	45,000	40,000
5	Mr. Bhairaram Hiralalji Choudhari	252	113	365	45,000	40,000

6	Mr. Rakesh Alwa	195	88	283	45,000	40,000
7	Shri. Sumit Vilas Yeolekar	193	87	280	45,000	40,000
8	Shri. Sameer Chintamani Gajare Smt. Shubhada Chintamani Gajare	252	113	365	45,000	40,000
9	Dr. Uday Yeshwant Gokhale	252	113	365	45,000	40,000
10	Shri. Omprakash Devramji Sharma	220	99	319	45,000	40,000
11	Smt. Sucheta Jayant Joshi	220	99	319	45,000	40,000
12	Mrs. Ujwala Gopal Kulkarni	184	83	267	45,000	40,000

### **List of our Specifications:**

We will give **three options** for the tiles, Paint and CP Fittings to choose.

**1. Structure**

RCC framed earthquake resistant structure.

**2. Brickwork**

AAC Blocks and Double coat sand face plaster for all external surfaces. Internal plaster with double coat putty for walls and ceiling P.O.P finished. We use only Godrej Ready mix plaster for exterior walls which causes least cracks as well as it works as best bounding agent for exterior paint

**3. Waterproofing**

Waterproofing will be provided with 5 years guarantee (as per RERA guidelines) after possession. In case of any alteration after possession without the knowledge of the developer, the guarantee will be invalid.

**4. Plumbing**

Concealed plumbing Work in **CPVC** pipes (ISI Specifications) or GI pipes if society requests, with Jaquar FLORENTINE range or equivalent toilet fittings in all bathrooms, Toilets and Kitchen.

**5. Paint**

Internal painting in standard **Dulux Promise Acrylic emulsion** for all walls and ceiling. External painting with standard **silica-based** paint. (Dulux/Nerolac)

**6. Flooring Tiles**

600x1200 mm Fully vitrified tile flooring with international standards for all rooms and lobbies. (ISI Standards). 12”X18” Glaze Dado designer tile up to lintel level in Kitchen. (ISI Standards)

**7. Toilet Tiles and Fittings**

Standard branded Toilet furniture and fittings. (Jaquar/ Parryware/ Plumber/ Spengler and equivalent) 4’X2’ anti-skid flooring with best water proofing for toilets. (ISI Standards) 12”X18” Glaze Dado designer Tile Up to 7’ height in bathrooms. (ISI Standards).

**8. Kitchen**

Kitchen platforms in premium black granite frame and top with S.S Sink (Nirali) with provision for trolleys beneath.

**Dry Balcony:** There will be separate dry balcony with a big ss sink with drying sideboard and inlet - outlet plumbing for washing machine and Dish washer. There will be electrical point provision for both the gadgets.

**9. Water Supply**

PMC water to be provided as per rules. Common solar water heating system on top terrace in common (ISO Certified Standards) of approx. 150 Litre per flat.

**10. Water Tanks**

Automatic level control system shall be provided.

**11. Anti-Termite Treatment**

We will provide anti-termite treatment through a well-known agency while erecting structure.

## **12. Doors**

Main door will be both side decorative laminated thick solid flush door which is fire Proof and anti-termite. All internal doors in 30mm thick laminated flush doors for rooms and waterproof laminated doors for Terrace and bathrooms with Cylindrical Lock.

## **13. Door Frames**

Granite door frame for all bathrooms and terraces.

## **14. Windows**

Sound proof UPVC windows (Mosquito Net) with fixed safety grill. Granite sill for all Windows. All bathroom Windows in powder coated Aluminum frame and frosted. Louvered glass with provision of exhaust fan.

## **15. Electric Fittings**

Concealed electrical wiring with modular switches and Sockets. Each flat will be provided with 4 points per room and one power point each for kitchen and bathroom (Polycab/ Great white). One point each of T.V and Telephone in living room.

## **16. Lift**

Branded **passenger lift** with power backup. (Opel/ Kone)

## **17. Firefighting System**

Standard firefighting system and Equipment as per norms.

## **18. Power Backup**

Power backups for elevators, lifting pump and common lighting of branded specifications. Battery backup will be more environment friendly, we use only Exide, Amara Raja. High quality batteries.

## **19. Branded Video Security Systems.**

## **20. CCTV Camera will be provided.**

## **21. All attached and common top terrace with brick bat Coba finish water proofing.**

## **22. Paved parking and drive ways with adequate landscaping with elite light design.**

## **23. Elegant entrance lobby with designer flooring and elite light designs. Watchman cabin will be given after completion.**

## **24. Designer name plates on Main door of each flat.**

## **25. Decorative compound wall to match building concept. Permissible as per Development control Rules of PMC.**

## **26. Highly advanced rain water harvesting and bore connection with submersible pump.**

## **27. MSEB connection with meter box.**

## **28. Provision for Piped gas will be provided by the developer.**

## **29. Attractive LED lights in common and parking areas.**

## **30. One letter box per flat will be provided at designated area near the entrance lobby. Every flat will have an embossed name plate with the owner's name(s) and flat numbers. Board mentioning the names of all society members will be provided. All major and minor sign boards mentioning important parts of the society will be erected/pasted wherever necessary.**

## **31. We will provide one toilet in parking area.**

## **32. Society office on terrace will be provided after the completion.**

## **33. Staircase landing will be 5 to 7 ft. broad.**



### **SPECIAL VALUE ADDITIONS:**

1. Electrical vehicle charging point in parking area.
2. **We have tie ups with the channel partners so we will assist all the members to find the alternative accommodation till the possession of newly constructed flat. We also have association with movers and packers so if required we will guide you for the smooth transit of moving out and moving in.**
3. **For maintenance of your society we have association with Property Maintenance Agency (PMA) so if you want we can refer you with PMA.**
4. **wheel chair access** till the lift area.
5. **First-Aid Center. One bathroom with hand railing.**
6. Marble/Granite stone flooring trade and risers for common staircases up to 1<sup>st</sup> floor and kota for the remaining staircase and designer flooring for all lobbies.
7. Designed inviting entrance gate for vehicle and pedestrian entry
8. Attractive elevations adding blend in the silhouettes.
9. Peaceful Vitthal Rukmini idol in the lobby.
10. **Terrace Garden**

We will provide garden on top terrace for senior citizen as well as children.  
We will also provide some equipment for children to play.

\*\*\*\*\* All specifications and amenities mentioned in the Tender Document are accepted in totality. The specifications listed above are additional and shall be provided over and above the Tender specifications.

**श्रीराम ज्योती सहकारी गृहसचना संस्था. मर्यादित.**

२०/४८, गुळवणी महाराज रस्ता, एरंडवणे, पुणे - ४११००४

**Date : 05/09/2025****To,****M/s. Rui Universal Realities LLP****Partner: Sh. Shyam Deshpande****Pune**

Dear Sir,

This **Letter of Intent ("LOI")** is issued as a preliminary step to enter into such Re-Development Agreement, the members of Shriram Jyoti CHSL (hereinafter referred as Society) wish to set forth the basic business terms and conditions in the Tender of re-development of the Society property and offer received from M/s. **Rui Universal Realities** LLP dtd 07.07.2025 followed by various confirmation and clarification letters/ e-mails followed by final presentation before Special general Meeting dated 17/08/2025 (Hereinafter referred as **Developer**). Based on our preliminary review of the information provided and subject to the conditions set forth below, we would like to issue this non-binding and revocable letter of intent (LoI) for redevelopment of our society as follows:

1. The Society shall entrust to the Developer through proposed ReDevelopment Agreement such right and interest in and to as the parties mutually determine necessary and appropriate to the transfer of the Development Rights based on the acceptance of the aforesaid offers and clarifications received from the Developer by the Society and its members.
2. The Developer has accepted the terms and conditions laid down in the Tender of redevelopment and subsequent expectations discussed in presentation dated 12/07/2025.

3. In consideration for the Re-development, Developer will pay to the members of the Society, mutually agreed-upon consideration (including and not limited to Offered free area and financial benefits to members and Society) in accordance with Developer's offer, to be set forth with reference to member's area chart given in Tender document and more clearly to be set forth in the Proposed Development Agreement. And the Developer shall retain the right to sell the additional construction area as per the terms and conditions of the development Agreement to be executed in future.

4. **Stamp duty, Registration charges and other taxes:**

It shall be the responsibility of the Developer to pay all the necessary taxes, duties and dues to the local authorities as part of the consideration set forth above i. e. as follows:

- a. The stamp duty and Registration charges along with GST and all other relevant taxes for the free area offered by the Developer in lieu of the Development Rights shall be borne by the Developer.
- b. The stamp duty and Registration charges along with the GST and all other relevant charges for the area additionally purchased at discounted rate from Developer by any member of Society, shall be borne by such member.
- c. Apart from the specified stamp duty, Registration Charges and GST, if any taxes have been levied in future, pertaining to the redevelopment tenure or is applicable for the redevelopment of the society, because of change in the policy of the Pune Municipal Corporation and State Government of Maharashtra and/or Central Government of India and Local Authorities, the same shall be borne by the Developer.
- d. The Developer shall also reimburse all the Consultant's fees to the Society.



**5. Development Financing and Operations:**

- a. The Developer will be solely responsible for the design, finance and development, construction of the new Building by utilizing his own funds and salable area retained by the Developer which shall be set forth in the proposed Redevelopment Agreement with the mutual agreed terms and conditions.
- b. Notwithstanding the ownership of the said land, the Society will not be liable in any way for any costs relating to the design financing, development, operation or maintenance of the re-development of the said plot/ property so long as the Developer holds the this LOI and also re-development Agreement.
- c. The Developer covenants that he is aware of the layout of the Society Plot and has given the offer based on the existing location and area of the Plot as such. The Developer shall also get the updation of Revenue records appropriately and seek the necessary approval from Competent Authority for development purpose. The Developer shall be responsible for seeking all the necessary approvals at his own cost, efforts and responsibility and keep the Society and its members indemnified against the same.

**6. Zoning and Governmental Approvals:**

Developer shall be responsible for securing all other necessary government approvals and licenses/ certificates in connection with the Project, including but without any limitation to, design review, zoning, site plan approval, and other permits and approvals as may be necessary for the construction of the Project (collectively "Approvals").

## **7. Parking Rights:**

The Developer shall reserve exclusively allotted Covered Car Parkings for the each of the existing residential members as per the terms and conditions of Tender and all subsequent communications from the Society. The future members may be allotted exclusive parking by the Developer after allotment of such parkings to the members.

8. The Society and the developer shall clear legal issue, if any, as per the procedure laid down in the prevailing laws. The Developer acknowledges and accepts that they have perused the title of the Society. The Developer shall support the society to mitigate the legal complications wherever necessary at his own cost and responsibility. The Developer shall obtain the necessary permissions/ approvals needed for the purpose of preparation of the Layout for development of the property and actual construction at his own cost and responsibility. The Developer shall handover the Project after seeking all the necessary approvals, permissions, sanctions and confirmation from the appropriate authority to the Society within the Redevelopment tenure.

## **9. Timing:**

### **a. Acceptance of Letter of Intent:**

This Letter of Intent has been issued in duplicate to the Developer and the Duplicate copy thereof shall be accepted by the Developer within 7 days from the date of its issue and submitted to the Society. Along with the acceptance of this Letter of Intent, the Developer shall also submit the Specifications and Amenities along with financial compensation to the members (Residential and Commercial tenements) as per his Offer i. e.

- i. Monthly Rental payable to each member,
- ii. Area offered to Society Members in lieu of the transfer of redevelopment rights (Mention the existing RERA area,



- Garden/terrace area and basement area. Give the details of the retained area i. e. Existing area + Free Offered area)
- iii. Shifting charges payable to each tenement holders.
  - iv. No. of Parking for each tenement holder.
  - v. Refundable Deposits
  - vi. Displacement allowance/ Betterment charges payable to each tenement holders and its stages.
  - vii. Provisional time lines from the date of issuance of this present Letter of Intent till execution of Development Agreement.
  - viii. A cost sheet for purchase of additional area (other than free area offered by the Developer) at the concessional rate along with the applicable taxes and duties if any and also Stamp duty and Registration charges applicable in such case.
  - ix. A cost sheet for purchase of additional Parking (other than free offered Parking by the Developer) at the concessional rate along with the applicable taxes and duties if any and also Stamp duty and Registration charges applicable in such case.

The Society shall, only on receipt of such acceptance, shall obtain the 'No Objection Certificate' from the Registrar, Co-operative Societies, Pune City (1), Pune.

**b. Specification and Amenities:**

The specifications and Amenities was listed in the Final Offer submitted by the Developer. However, there have been discussions and meetings regarding the said Specifications and amenities. The Developer shall attach the final list of specifications and amenities which can be further fine tuned based on the Final plan prepared by the Developer and approved by the members of the Society and which shall refer to all the presentation of the Developer, all the clarifications and correspondence

between the Society and the Developer, disclosures and representations by the Society, and covenants of the Developer in all the meetings with the Society Committee.

**c. Financial Documentations:**

The Developer had promised to submit the Certificate of the financial details as per the Tender condition on the selection of the Developer. Accordingly, a certificate from the Statutory Auditor shall be submitted along with the Letter of Acceptance.

**d. Execution of Memorandum of Understanding:**

The draft Memorandum of Understanding shall be submitted within the period of 45 days from the date of acceptance of this LOI by the Developer based on the terms and conditions mutually agreed upon and defined based on this LOI. Further, the same shall be executed within 90 days from the date of acceptance of Letter of Intent.

**e. Project Coordination:**

Do let us know the one-point contact for all the communication and coordination of the Project. All the communication and commitments accordingly shall be binding on the Developer.

**f. Proposed plan by Developer for approval:**

1<sup>st</sup> Tentative Plan shall be submitted to the Society within 30 days from the date of execution of Memorandum of Understanding. However, the Developer shall make necessary alterations, amendments or changes in the plan as per the needs of the Society and its members and present the same to the Society Committee and Members subsequently as per the requirements of the Society Members for their approval. The Developer shall accommodate such reasonable and valid requirements of the



Society and its members in all the subsequent plans presented to the members of the Society for approval. It is mandatory for the Developer to get the plan approved from the Society and its members. The Developer shall submit the plan, which have been approved by the Society and its members, to the Pune Municipal Corporation for its approval on or before 8 months from the date of execution of Memorandum of Understanding with all the necessary approvals at his own cost.

**g. Execution of the Development Agreement:**

The Developer shall agree that he will use good faith and best efforts to execute the Development Agreement consistent with the terms of this LOI and MoU at the earliest possible date, within Six(06) months, but not later than Eight (08) months from the date of the execution of the Memorandum of Understanding.

**h. Tenure of Construction:**

The target date for the completion of construction of the Project will be Forty (40) months from the execution of the Development Agreement ("Closing Date") and within Thirty Six (36) months from the date of handing over of vacant possession of the existing building and plots of the Society to the Developer.

**10. Costs and Expenses:**

Developer shall be responsible for covering its own costs and expenses relating to the negotiation and execution of the MoU as well as Development Agreement, including without limitation, the cost of its own attorneys, consultants and advisors. And no reimbursement of expenses shall be paid to Developer by the members of the Society. No cost and expenses shall be paid to the Developer in case of cancellation of this Letter of Intent.



11. The Developer shall comply with all the applicable laws, policies, guidelines, rules and regulations of appropriate authorities including and not limited to Pune Municipal Corporation, Co-operative Departments, State Government of Maharashtra, Government of India, Maharashtra Real Estate Regulatory Authorities, 2016, Environmental Authorities etc.

## **12. Redevelopment by Developer :**

The Society has received the proposal from M/s. Rui Universal Realities LLP. The Developer shall submit all the legal compliances including and not limited to Registration Certificates, Office address, name of the Partners/directors, etc. The Partners/Directors shall furnish an Indemnity Bond to the Society individually and severally for the legal compliances for redevelopment of the Society.

## **13. Developer's Consent and Obligations:**

The Developer, hereby acknowledges that during the tender process, the Society has duly disclosed all relevant legal information pertaining to the Project. The Developer has provided his irrevocable consent to the terms and conditions as stipulated and confirmed his unequivocal acceptance of the same. The Developer shall, at his own cost, risk, and responsibility, undertake the following obligations as part of the Project development:

1. **Acquisition of Development Rights:** The Developer shall purchase and acquire Transferable Development Rights (TDR), additional Floor Space Index (FSI), fungible FSI, and/or any other permissible development rights in the name of the Society. All such acquisitions shall be done in full compliance with the applicable development control regulations and municipal norms.
2. **Plan Sanctioning:** The Developer shall be solely responsible to prepare and obtain approvals and sanction for the full potential development plan of the Project, in the name of the Society, prior to the members

vacating their respective units. The cost and effort for obtaining such approvals, including but not limited to architectural, structural, and legal fees, shall be entirely borne by the Developer.

3. **Commercial Development:** The Developer hereby covenants and undertakes that it shall not construct, permit, or cause to be constructed within the said premises any restaurants, lodges, bars, spas, wine shops, or any other commercial establishment or activity other than those corresponding to and consistent with the nature of the existing business presently being carried out in the premises. This restriction shall be perpetual in nature and shall be binding upon the Developer, its successors, assigns, transferees, nominees, and any person or entity claiming through or under it.

All the above commitments by the Developer shall form an integral part of this Letter of Intent and shall be binding and enforceable, forming the basis of further definitive agreements between the Society and the Developer.

#### **14. Security to Members:**

- a. The Developer shall get the full potential plan sanctioned from the Competent Authority before issuing a notice of vacating of the premises to the existing members of the Society.
- b. The Developer shall purchase the TDR and get the plan of full potential sanctioned in the name of the Society at his own cost which shall be a security to the Society. However, till purchase of such TDR.

#### **15. Penalty for delay in the time line:**

The Developer, in its letter of acceptance, shall indicate the penalty for any delay caused by the Developer, excluding the event of force majeure, to hand over the proposed new units to the existing members of the Society.

**16. Non – transferable development rights:**

The Society shall entrust the Development rights vide the Development Agreement to the Developer which shall not be transferable to any third party including the sister concern. The Developer, under no circumstances, shall assign the said redevelopment rights of the said property to any other Party/entity.

**17. Statement of Intent:**

The Developer shall acknowledge and agree that this LOI is a statement of the parties' mutual intent to do work diligently to prepare a Memorandum of Understanding and Development Agreement in conformity to this LOI and to present to members of Society within the period stated in above.

Thanking you,  
Yours truly,



Shashank Gajare  
Chairman



Gopal Kulkarni  
Secretary





**LETTER OF ACCEPTANCE**

Date: 13-09-2025

To

**Shreeram Jyoti Co-operative Housing Society Limited**

**Regn. No.- PNA/HSG/467/68**

situated at 20/48, Gulvani Maharaj Road,  
Erandawane, Pune- 411004

Subject- Your Letter of Intent dated 05/09/2025 (LOI) r/w our Offer Letter dated 07/07/2025.

Dear Sir,

This is in furtherance to Your Letter of Intent dated 05.09.2025 and our Offer Letter dated 07/07/2025 pertaining to redevelopment of Shreeram Jyoti Co-operative Housing Society Limited i.e. the existing Society admeasuring an area of 1689.20 SQM ("said Property") situated at 20/48, Gulvani Maharaj Road, Erandawane, Pune- 411004.

We hereby accept your Letter of Intent dated 05.09.2025 r/w our Offer Letter dated 07/07/2025 and request You to submit following documents with us pertaining to the said Property at the earliest:

1. Latest Property card extract in the name of the Society
2. 7/12 Extract
3. NA Order issued by Collector, Pune and NA Assessment receipts.
4. Final Occupancy/Completion Certificate issued by PMC.
5. Commencement Certificate/s issued by PMC
6. Sanctioned building plan/s issued by PMC.
7. Earlier Development Agreement/Sale Deed executed in favour of land owners and Developer along with Power of Attorney.
8. Society Registration Certificate.
9. Conveyance Deed executed by the developer in favour of the Society duly stamped and registered.
10. Index II of each flat owners in the Society including previous owner/s.

11. Extract of Special General Body Meeting for redevelopment of the said Society and construct a new building and appointing M/s. Rui Universal Realities LLP as the Developer.
12. Extract of Special General Body Meeting pertaining to appointment of Committee members to execute MOU, Development Agreement, Power of Attorney, other indenture and documents on behalf of the Society
13. Latest Demarcation Plan issued by DILR/TILR.
14. ULC Order/ Any ULC impediments.
15. NOC issued by the Bank for the redevelopment in case of any units/ Flat owners has availed loan on the respective units.
16. Documents/ Deeds/ Agreements etc. whatsoever in nature related to the said Property.

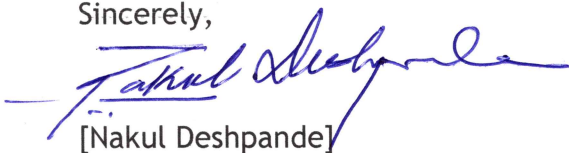
On receipt of the above documents mentioned, we shall prepare draft of Memorandum of Understanding (MOU) with respect to the development of the said Property by initiating discussions to finalize the necessary terms and conditions to move forward with respect to the redevelopment of the said Property. The offers are in consonance with the area of the said Property as mentioned herein and the Society having clean, clear and marketable title with respect to the said Property and members pertaining to their respective flats. The final Development Agreement and Power of Attorney shall be drafted after the title investigation of the said Property is completed.

Each Party shall keep confidential each of the provision of LOI r/w the Offer Letter and all information pertaining to the present transaction cannot be shared by the Parties to any other person or entity, other than their respective architects, advocates and consultants, who shall abide the confidentiality provision.

The Society confirms exclusivity of transaction and shall not initiate or participate in any discussion or negotiation with any person or entity during the subsistence of LOI.

Thank you for the opportunity for redevelopment of the said Property of the Society.

Sincerely,



[Nakul Deshpande]

Director [ Rui Universal Realities LLP]





# महाराष्ट्र शासन

## मालमत्ता पत्रक

67158

गाव/पेट : एरंडवणा

तालुका/न.सू.का. : नगर भूमापन अधिकारी, क्र.१  
पुणे

जिल्हा : पुणे

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरितपासणीची नियत वेळ
१११०			१६८९.२०	क	मा.जिल्हा.पुणे कडील वि.शे.क्र.LND.III/६४५/३५०६/६९ता.१०-१२-६९.

### सुविधाधिकार

हक्काचा मुळ धारक <sup>H</sup>  
वर्ष: [ बिमा ज्योती सहकारी गृहरचना संस्था मर्यादित पुणे ]

### पट्टेदार

- १ पुरुषोत्तम गणेश जोशी
- २ सुरेश गोपाळ केसकर
- ३ वासुदेव विष्णु कुलकर्णी
- ४ दत्तात्रय परशुराम नानल
- ५ बा दि कुलकर्णी
- ६ स.कृ.गोरे
- ७ व दि देशमुख
- ८ द शि उरणकर
- ९ कृ भा बाळिंबे
- १० रा श माहनकर
- ११ रा ग दाते
- १२ गो प कुलकर्णी
- १३ द च मुकुर
- १४ म का इनामदार
- १५ बा अ आठवले
- शं गो जोशी

### इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
१९/०५/२०१५	परिपत्रकानुसार — मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (म. राज्य) पुणे यांचेकडील पत्र क्र./ ना. भू. १/ मि. प. अक्षरी नोंद/२०१५, दि. १६/२/२०१५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र नमुद केले असे. अक्षरी क्षेत्र — एक हजार सहाशे एकोणनव्वद दशांश वीस चौ.मी.			फेरफार क्र.२८०३ प्रमाणे सही- १९/०५/२०१५ न.भु.अ. क्र. १, पुणे.
११/११/२०२१	विशेष फेरफार आदेशाने नोंद - others , उपनिबंधक सहकारी संस्था, पुणे शहर यांचे कडील आदेश क्र. : पोनिडु/वि-३/बिज्यो/४६७/७/९९ दि. : २६/०२/१९९९ अन्वये बिमा ज्योती सहकारी गृहरचना संस्था मर्यादित पुणे या संस्थेच्या नावामध्ये बदलाबाबत आदेश झालेने नोंद दाखल केली.		H श्रीराम ज्योती सह. गृहरचना संस्था मर्या. पुणे ०४	फेरफार क्र.४२०४ प्रमाणे सही- १७/११/२०२१ न.भू.अ. न.भू.अ. क्र.१पुणे

हे माहिती पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ११/१७/२०२१ ५:५५:३४ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्कांची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक १२/२१/२०२१ १:३२:२६ PM

वैधता पडताळणी साठी <http://aapleabhiilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २५१५१००००४४५३७१४ हा क्रमांक वापरावा.



(२१)

59

CERTIFICATE OF REGISTRATION

No. PNA/HSG/ 467 OF 1968.

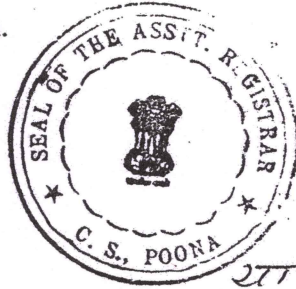
" The Assistant Registrar, Co-operative Societies, (II)

Shriram  
Poona, hereby certifies that Bima Jyoti Sahakari Grina Rachana  
Sanstha Marvadi, 39/28 Erandawane Poona. 4.

has been registered under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960, ( Maharashtra Act XXIV of 1960 ). The Registration No..... of the Society is PNA/HSG/ 467 and the same has been classified as Tenant Co-partner ship Housing Society under Section. (12) (1) of the Said act read with Maharashtra Co-operative Societies Rule 10 (1) "

Dated 8th March 1968.

POONA.



B. K. Kulkarni  
Assistant Registrar, Co-operative Societies, (II)  
Poona.

या कार्याच्या जापण नं. पुणे-१/१०६८/१८८८ दिनांक २६/२/१९६८ रोजी  
पोणे/१८८८/१८८८/१८८८ दिनांक २६/२/१९६८ रोजी  
संस्थेचे नांव श्रीराम ज्योती सह. गृहसंस्था संस्था मर्या.  
पुणे-४ मध्ये कोरले आहे.

उपनिबंधक  
उपनिबंधक

सहकारी संस्था पुणे नगर (१) पुणे





BILL NO.(GGN): 000003178532945

ग्राहक क्रमांक : 170010999912 मोबाईल/ईमेल : 98xxxxxx62

THE CHAIRMAN BIMA JYOTI H SOCY  
20/21 ERANDAWANA PUNE 411004

दि चेयरमेन बीमा ज्योति एच सोसायटी  
20/21 एरंडवना पुणे 411004

बिलिंग युनिट : 4611/DECCAN GYMAKHANA S/D/KOTHRUD  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक : 5/14  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/19/2800/2960/4611039  
मिटर क्रमांक : 09612205821  
रिडिंग ग्रुप : F2

पुरवठा दिनांक : 01-01-1979  
मंजूर भार : 0.50 KW  
सुरक्षा ठेव जमा (रु) : 2273.77  
चालु रिडिंग दिनांक : 06-01-2026  
मागील रिडिंग दिनांक : 06-12-2025

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
6855	6763	1.00	92	0	92

Meter Status: Normal  
Bill Period: 1.03/

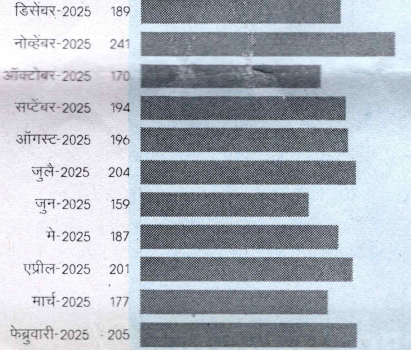
महत्वाचे

ऑपल बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपायांचा मो-  
ग्रोन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर  
तुमच्या ऑपल बिलावर वरच्या बाजूला डाव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 06-02-2026 हया तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता युक्ति या असल्यास दुरुस्त करा त्यासाठी  
[www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

\*ऑनलाईन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप  
महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन पॅमेंट सुविधेचा अवलंब करा आणि  
0.25%(जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया  
[helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.



GSTIN:27AAECM2933K1ZB

देयक दिनांक : 11-01-2026  
देयक रक्कम रु : 780.00

देय दिनांक : 31-01-2026  
या तारखे नंतर : 790.00

भरल्यास

Scan this QR Code with BHIM App for UPI Payment  
QR Code is valid upto date: 16-02-2026



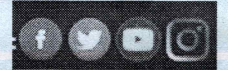
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार  
लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब  
आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम  
व कार्यपद्धती महावितरणच्या संकेत स्थळ  
[www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal  
> CGRF यावर उपलब्ध आहे

वीज वापर  
जानेवारी - 2025 178  
जानेवारी - 2026 92

आम्ही येथेही उपलब्ध आहोत



विशेष संदेश

\* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.  
गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**सौर ऊर्जा म्हणजे दूरदृष्टी,  
वीज आणि पैसे वाचवेल  
सूर्याची शक्ती!**

रेयॉन सोलर - महाराष्ट्रातील\* दर्जेदार  
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अधिक माहिती साठी  
आजच संपर्क करा - 77985-77985 | [enquiry@raysolar.co.in](mailto:enquiry@raysolar.co.in)

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स्थळप्रत बिलिंग युनिट : 4611	ग्राहक क्रमांक : 170010999912	पी.सी. : F2	दर : 90	या तारखे पर्यंत भरल्यास	20-01-2026	Rs. 780.00
अंतिम तारीख	31-01-2026		Rs. 780.00	या तारखे नंतर भरल्यास	31-01-2026	Rs. 790.00

बँकेची स्थळप्रत:

बिलिंग युनिट : 4611 ग्राहक क्रमांक : 170010999912  
46112170010999912310120260000007800010002001260000

डिटिसी क्र. : 4611039

पी.सी. F2 दर: 90

अंतिम तारीख	31-01-2026	Rs. 780.00
या तारखे पर्यंत भरल्यास	20-01-2026	Rs. 780.00
या तारखे नंतर भरल्यास	31-01-2026	Rs. 790.00





# महावितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित  
CIN:U40109MH2005SGC153645

BILL NO.(GGN): 000003178533213

ग्राहक क्रमांक : 170011003730

मोबाईल/ईमेल : 98xxxxx35

THE CHAIRMAN BIMA JYOTI H SOCY  
20/21 ERANDWANA PUNE 411004

दि चेयरमेन बीमा ज्योति एच सोसायटी  
20/21 एरंदवना पुणे 411004

बिलिंग युनिट : 4611/DECCAN GYMAKHANA S/D/KOTHRUD  
दर संकेत \*\* : 92/LT I Res 3-Phase  
पोल क्रमांक : 5/14  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/19/2800/3070/4611039  
मिटर क्रमांक : 055MSD71536  
रिडिंग ग्रुप : F2

पुरवठा दिनांक : 01-01-1979  
मंजुर भार : 0.50 KW  
सुरक्षा ठेव जमा (रु) : 6916.72  
चालु रिडिंग दिनांक : 06-01-2026  
मागील रिडिंग दिनांक : 06-12-2025

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
61836	61538	1.00	298	0	298

Meter Status: Normal  
Bill Period: 1.03/

महत्वाचे

छापिल बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 सार्वांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापिल बिलावर वरच्या बाजूला खऱ्या कोणत्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 06-02-2026 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता युक्ति वा असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

\*ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधेचा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.

डिसेंबर-2025	293
नोव्हेंबर-2025	297
ऑक्टोबर-2025	319
सप्टेंबर-2025	331
ऑगस्ट-2025	301
जुलै-2025	295
जून-2025	305
मे-2025	303
एप्रिल-2025	318
मार्च-2025	270
फेब्रुवारी-2025	302



File No : 3-352/400-M  
CB 6.2.2

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 11-01-2026  
देयक रक्कम रु : 4080.00

देय दिनांक : 31-01-2026  
या तारखे नंतर : 4140.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment  
QR Code is valid upto date: 16-02-2026



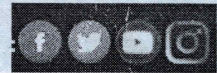
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

वीज वापर  
जानेवारी - 2025 320  
जानेवारी - 2026 298

आम्ही येथेही उपलब्ध आहोत



For making Energy Bill payment through RTGS/NEFT mode, use following details  
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01170011003730  
o IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC  
o Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.  
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

सौर ऊर्जा म्हणजे दूरदृष्टी,  
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**ALMM**  
Approved List of Models and Manufacturers

स्थळप्रत बिलिंग युनिट : 4611	ग्राहक क्रमांक : 170011003730	पी.सी. : F2	दर : 92	या तारखे पर्यंत भरल्यास	20-01-2026	Rs. 4050.00
अंतिम तारीख	31-01-2026			या तारखे नंतर भरल्यास	31-01-2026	Rs. 4140.00

बँकेची स्थळप्रत:  
बिलिंग युनिट : 4611  
ग्राहक क्रमांक : 170011003730  
46112170011003730310120260000040800060002001260030

डिटिसी क्र. : 4611039  
पी.सी. F2 दर: 92

अंतिम तारीख	31-01-2026	Rs. 4080.00
या तारखे पर्यंत भरल्यास	20-01-2026	Rs. 4050.00
या तारखे नंतर भरल्यास	31-01-2026	Rs. 4140.00



SAFFRON SPECIALITY PAPERS LTD



आयकर विभाग  
INCOME TAX DEPARTMENT



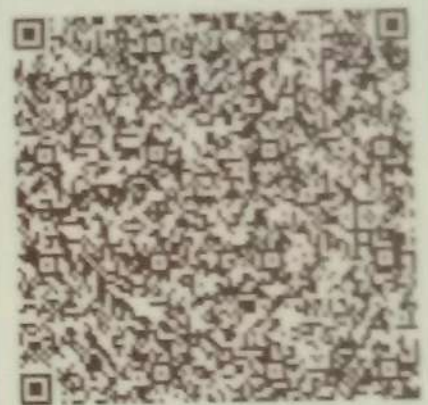
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABCAS1874N

नाम / Name

SHRIRAM JYOTI CO OPERATIVE HOS SOC



निगमन / गठन की तारीख

Date of Incorporation/Formation

08/03/1968

2  Address not proper/incomplete