



महाराष्ट्र MAHARASHTRA

2025

ES 050188

अनु.क्र.: 13315 दि.: 12 FEB. 2026 मूल्य: रु. 500

१) दस्ताचा प्रकार : MOU

२) दस्त नोंदणी करणार आहेत का ? - होय, नाही

३) भाळकर्ताचे वर्णन :

४) मुद्रांक विक्त घेणाऱ्याचे नाव : श्री. गणेशदास विनायक

५) पत्ता : अ. २२०, ३०३, लि. २

६) हस्ते कळकळीचे : विनायक

७) पत्ता : अ. २२०, ३०३, लि. २

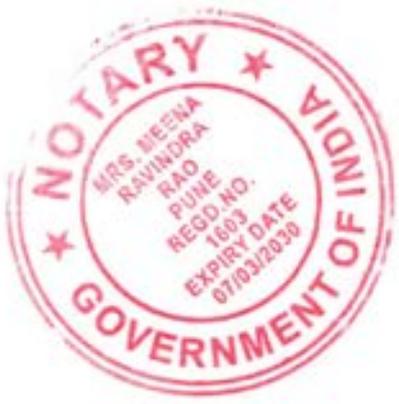
८) मुसय्या : अ. २२०, ३०३, लि. २

मुद्रांक घेणाऱ्याची सही

विनायक गणेशदास भालेकर
सं.क्र. २२०१०२७
७५/५९०, महाराष्ट्र, पुणे-३७

वरिष्ठ कोषागार अधिकारी
पुणे
- 9 FEB 2026
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

MEMORANDUM OF UNDERSTANDING





MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING IS MADE AND EXECUTED AT PUNE ON 12 th 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.

Through its Treasurer-

3. Mr. Kishore Chandrakant Kulkarni

Age: 54 Years, Occ.: Self Employed ,
R/at: Flat No. 24, S. No. 20/48, CTS No. 1110,
Erandwane, Pune - 411 004.



.....Hereinafter referred to as **The Owner 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

Handwritten signature in blue ink, possibly reading 'Gopal P. Kulkarni'.

Rui Universal Realities LLP

A Registered Firm,

PAN: ABEFR3577Q

Through its Director -**1. 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.**2. 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 Managing Committee of Shreeram Jyoti CHS;**1. 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.**2. Smt. Anjali Shrikant Karmarkar**

Age: 80 Years, Occ.: Housewife,

PAN NO: ABIPK5226B

AADHAR NO. 2512 1662 3662



Handwritten signature in blue ink:
पुणे
कर्मकर



R/at: Flat No. 14, S. No. 20/48, CTS No. 1110,
Erandwane, Pune - 411 004.

3. Shri Sameer Chintamani Gajare

Age: 58 Years, Occ.: Business,
PAN NO: AIJPG0697A

AADHAR NO. 2917 1200 1693

R/at: R/at: Flat No. 18, S. No. 20/48, CTS No. 1110,
Erandwane, Pune - 411 004.



4. 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.

5. 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.

.....Hereinafter referred to as the **Managing Committee**
(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

Ujwala Kulkarni

Housing Society Ltd. having **27 Residential Flats & 12 Commercial Units** and the said property is bounded as under:

On or towards East : By Bhagyatara CHS
 On or towards South : By Remaining Portion of S. No. 20
 On or towards West : S. No. 19 Prasanna Bungalow
 On or towards North : By PMC Road



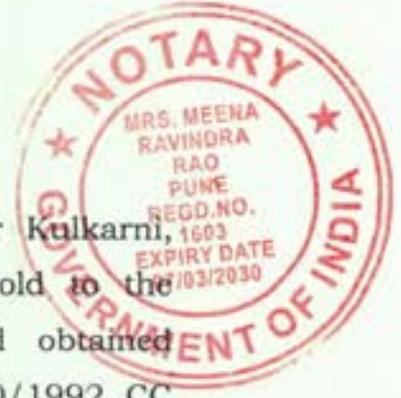
The said entire property (Plot and Building standing thereon) is hereinafter collectively referred to as "the SAID PROPERTY" and individually referred as "the SAID PLOT" and "the SAID BUILDING" respectively.

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.

C. D. Kulkarni
[Signature]



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.

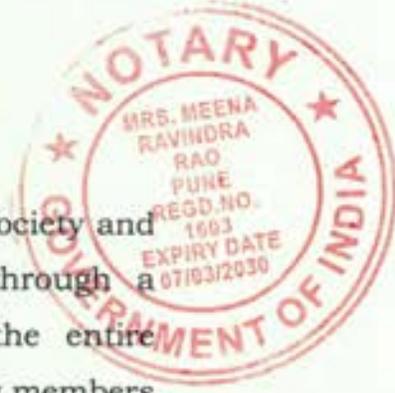
AND WHERE AS as per the Order dated 26/02/1999, passed by the Assistant Registrar of Co-operative Society City (1) Pune, the name of 'Bima Jyoti Co-operative Housing Society Ltd' was changed to the 'Shreeram Jyoti Co-operative Housing Society Ltd', due to the change in name of the society, the effect 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.

C. D. Kulkarni
[Signature]



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.

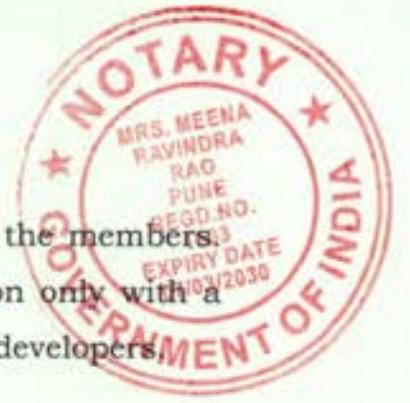
AND WHERE AS the Society has complied with and shall Always comply with all the provisions of the Maharashtra Co-operatives Act 1960, the Maharashtra Co-operative Societies Rules 1961 and the bye-laws of the Society and the Society has not done any act, deed, matter or thing which is or shall be in contravention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

Chaukarni *Yash*

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

Chakrasmi *Shankar*



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 the Society has circulated this draft of MOU amongst the members and the SGBM dated 12/02/2026 was held for approval of the present draft and further passed the resolution on 12/02/2026 in the Special General Body Meeting to resolve that the Managing Committee through Chairman, Secretary & Treasurer shall sign and notarized the present MOU. That, the members have signed on the separate sheet thereby confirming the fact that they have approved the present draft of MOU and the same is annexed herewith Annexure.

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.

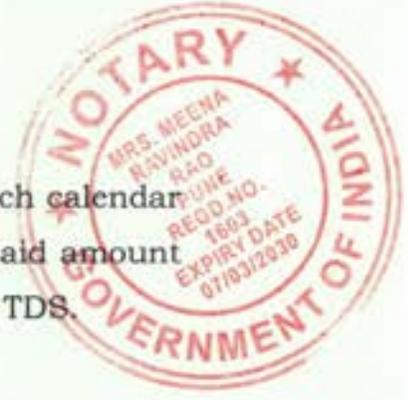
CPKulkarni
05/09/25

**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

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2/12/2025



the said Rent shall be paid on or before 10th 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.

c. **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.

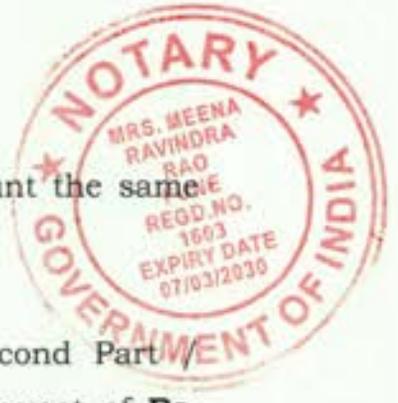
d. **Security Deposit :** That, the Party of the Second Part has agreed to pay an amount equivalent to three month's license fees towards refundable deposit to every member and the same shall be payable at the time of vacating of the existing flats / society premises by the Members. That the refundable security deposit shall be adjusted / deducted at the time of payment of last three months' rent.

e. **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.

f. **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 member and **Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only)** to each **commercial member (shop owners)** 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

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other taxes/ charges if applicable to the said amount the same shall be borne by the respective members.



g. **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.

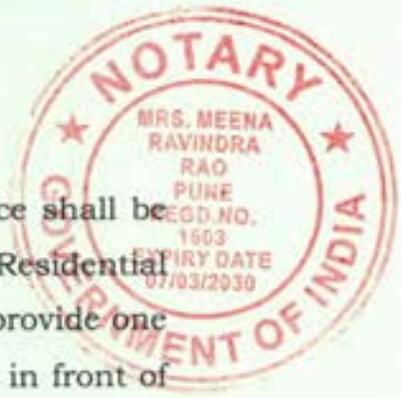
h. **Concessional Rate for Purchase of Additional Area for Residential Flat:** That, the Party of the First Part wishes to purchase an additional area, the concessional rate applicable shall be **Rs.13,500/- (Rupees Thirteen Thousand Five Hundred Only)** (which shall be chargeable on saleable area) saleable 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).

i. 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.

j. **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.

k. **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

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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.

l. 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.

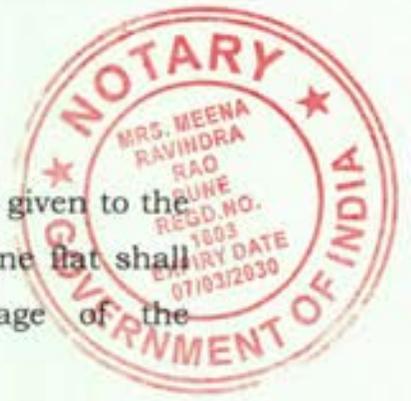
m. The Developer shall be entitled to mortgage its salable units (except the units agreed to be allotted to the existing members) to any bank or financial institution as a security for repayment of the loan (except the flats retained for existing members of society). The Developer shall be solely responsible 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 lean marked once sanctioned and the same shall be kept towards security/assurance for the completion of the

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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-

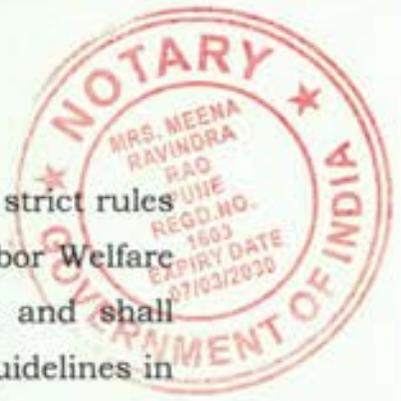
- a) One Flat shall stand released upon casting of second slab or sanction of full potential plan whichever is earlier.
- b) The second flat shall be released after completion of entire RCC work of the proposed building.

5) 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.

7) **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.

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- 8) 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.



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2/1/2023



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.

12) 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.

13) 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.

14) The project will be RERA registered and all required statutory approvals from the concerned authorities shall be obtained by the Developer.

15) 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

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authority due to the breach of any rules and regulation from the developer shall not be treated as a force majeure.



16) 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.

17) 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.

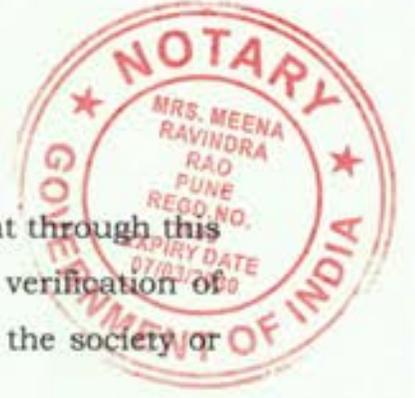
18) The Party of The First Part and its members have assured that plot / property / society / flats of existing members are not under any type of litigation (except mentioned in Special disclosure herein below) or have any charge of any other party / financial institution / developer / entity. That it 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.

Chauhan

2/2/23



19) 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.

20) 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.

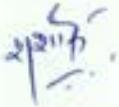
21) That, the details mentioned in the **Offer Letter dated 19/04/2025 & Final Offer dated 07/07/2025** and conditions mentioned in the Tender document shall be binding on the parties and the same shall be treated as Part and Parcel of this MOU.

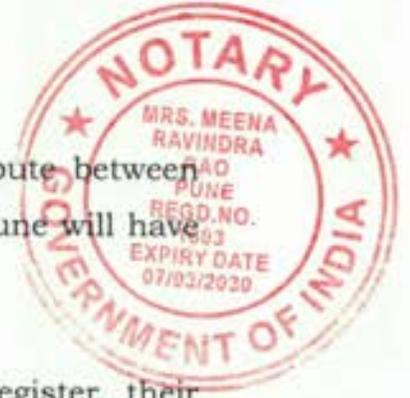
22) That, apart from the terms and conditions mentioned in the said MOU, the terms and conditions mentioned in the tender document as well as offer letter shall be binding upon the Developer herein.

23) 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.**

24) That the proposed building shall be for Residential as well as and commercial purpose.

25) 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.

Prulkarni 



26) **DISPUTE RESOLUTION** – That in case of any dispute between the society and the developer, the competent court of Pune will have the jurisdiction.

27) 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.

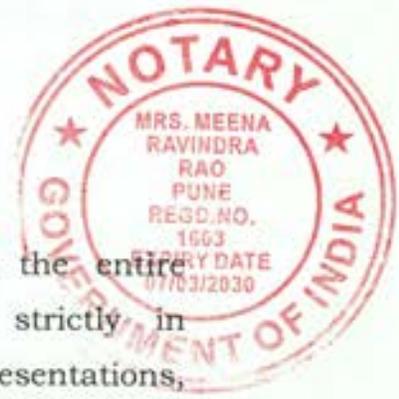
28) It is further agreed by and between the parties that for the smooth functioning of the entire re-development process, the society and its members shall be responsible for any title related issue of the individual member during the entire re-development process. That any such issue if raised shall be restricted in respect of the respective unit only and it shall not adversely affect the re-development process.

29) 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.

30) **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) Mr. Nakul Deshpande; and
- (ii) Mr. Sham Deshpande.

C. Kulkarni
[Signature]



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.

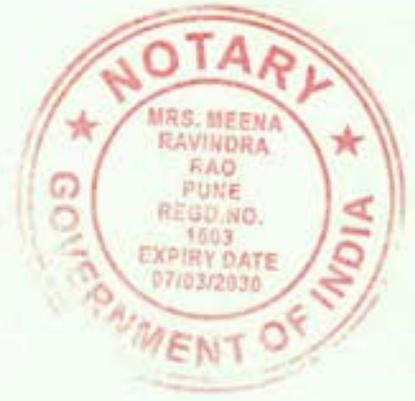
31) The Developer shall, prior to adopting such policy decision, intimate the Society in writing regarding the proposed implementation of the Project through the SPV. However any such formation of SPV in any manner, shall not affect or dilute the majority shareholding, management control, and decision-making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

32) 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.

33) The parties have signed this MOU at Pune at their free will and consent today i.e., **on 12 February, 2026.**

34) That this MOU is executed on the stamp of Rs. 500/-

Chauhan
[Signature]



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 Bhagyatara CHS
On or towards South : By Remaining Portion of S. No. 20
On or towards West : S. No. 19 Prasanna Bungalow
On or towards North : By PMC Road

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

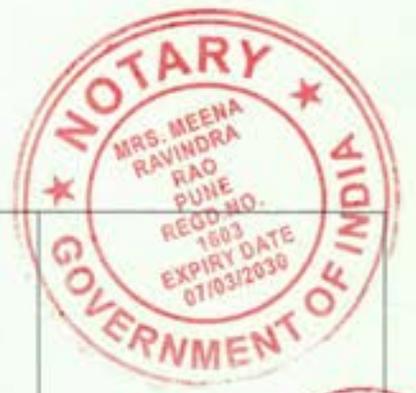
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Indenture on the day and date first herein above mentioned.

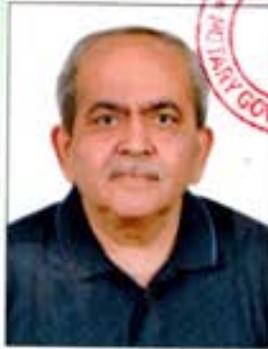
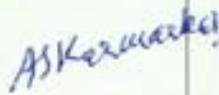
No.	Party of The First Part	Thumb Impression	Signature	Photo
1.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Chairman- Mr. Shashank Gajare			
2.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Secretary - Mr. Gopal P. Kulkarni			

BEFORE ME

MRS. MEENA R. RAO
NOTARY GOVT. OF INDIA
PUNE

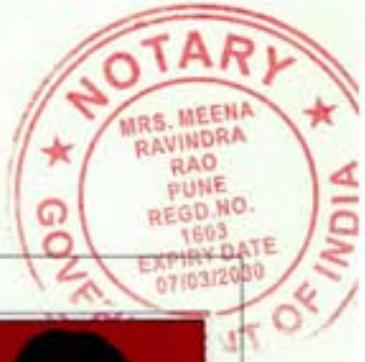
G. Kulkarni

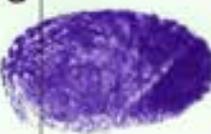


3.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Treasurer- Mr. Kishore Chandrakant Kulkarni			
4.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Managing Committee Member- Shri Shekhar Ramchandra Date			
5.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Managing Committee Member- Smt. Anjali Shrikant Karmarkar			
6.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Managing Committee Member- Shri Sameer Chintamani Gajare			

BEFORE ME

 MRS. MEENA R. RAO
 NOTARY GOVT. OF INDIA
 011NF



7.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Managing Committee Member- Mrs. Ujwala Gopal Kulkarni	 <i>Ujwala</i>		
8.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Managing Committee Member- Mrs. Ujwala Vijay Pradhan	 <i>Ujwala</i>		
1.	M/s. Rui Universal Through its Director - 1. Mr. Nakul Deshpande 2. Mr. Sham Deshpande	  <i>Nakul Deshpande</i> <i>Sham Deshpande</i>	 	 

BEFORE ME
Meena Rao
MRS. MEENA R. RAO
NOTARY GOVT. OF INDIA
PUNE

Noted and Registered
At Serial Number
V 20 12/2/26

MRS. MEENA R. RAO
B.A.,LL.B.
Advocate & Notary
Flat No.4, Rathchakra Apt., Tejas Nagar,
Kothrud, Pune-411038. Ph.:09880845651



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

Annexures

- The copy of offer letter dated 07/07/2025
- Copy of letter of intent dated 05/09/2025.
- Acceptance Letter dated 13/09/2025
- Copy of Property Card of the Society
- Copy of Society Registration Certificate
- Common MSEB meter bill
- AADHAR card and PAN card copies of signing authorities.
- Copy of PAN of the society
- The table showing the offered area and monetary compensation of each member.



OFFERED AREA STATEMENT

Flat No.	Name of Member	Existing Carpet area in SQFT	Offered Rera carpet area @45% in SQFT	Proposed RERA Carpet area in SQFT
Ground Floor				
1	Mr. Ajay Pandurang Ingale	332	149	481
2	Mrs. Manisha Ajay Ingale	351	158	509
3	Mr. Omkar Govindrao Awasekar	693	312	1005
4	Smt. Chitra Vasudeo Kulkarni	684	308	992
5	Smt. Jayashree Dattatray Nanal	674	303	977
6	Smt. Gopal Parshuram Kulkarni	278	125	403



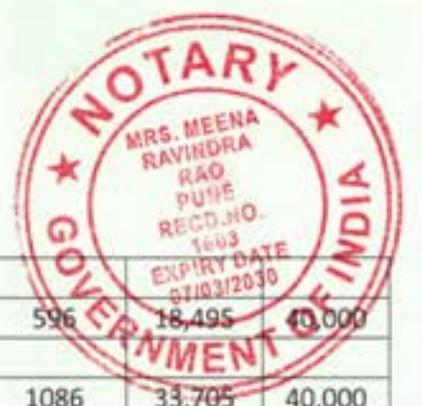
7	Shri. Gopal Parshuram Kulkarni	492	221	
First Floor				
8	Shri. Hemant Shantaram Mahajan Shri. Prashant Padamsi Shah.	759	342	1101
9	Shri. Shekhar Ramchandra Date	880	396	1276
10	Shri. Abhijit Narahari Phadke	568	256	824
11	Shri. Sandeep Gajanan Shrotri	411	185	596
12	Mr. Kishor Ramchandra Gokhale	749	337	1086
13	Shri. Shriniwas Purushottam Joshi	687	309	996
14	Smt. Anjali Shrikant Karmarkar	671	302	973
15	Mr. Mihir Mohan Chhatre	673	303	976
16	Shri. Abhijit Narahari Phadke Mrs. Anuja Abhijit Phadke	671	302	973
17	Shri. Ravi Ramchandra Mullur	767	345	1112
Second Floor				
18	Shri. Shashank Chintamani Gajare Smt. Shubhada Chintamani Gajare	758	341	1099
19	Smt. Rekha Shrikrishna Nimkar	820	369	1189
20	Mr. Pranav Prakash Tendulkar	566	255	821
21	Mrs. Ujwala Vijay Pradhan	566	255	821
22	Shri. Rahul Laxman Ganbote	569	256	825
23	Shri. Krishnarao Bhalachandra Walimbe	676	304	980
24	Shri. Kishore Chandrakant Kulkarni Mrs. Sheetal Kishore Kulkarni	661	297	958
25	Mrs. Swati Suresh Limaye Shri. Suresh Shankar Limaye	693	312	1005
26	legal heirs of late Ashwin Ramchandra Wagh	696	313	1009
27	Shri. Sanjay Madhukar Inamdar	772	347	1119



SHOP NO.	Owner's Name	Existing Carpet area in SQFT	Offered free area @45%	Proposed RERA Carpet area in SQFT
		RERA		
1	Mrs. Chandra Kaman Khiani	252	113	365
2	Shri. Sunil Vaman Samant Mrs. Shilpa Sunil Samant	191	86	277
3	Mrs. Shilpa Sunil Samant	194	87	281
4	Mr. Mahesh Sahasrabudhe	252	113	365
5	Mr. Bhairaram Hiralalji Choudhari	252	113	365
6	Mr. Rakesh Chandras Alva	195	88	283
7	Mr. Sumit Vilas Yeolekar	193	87	280
8	Shri. Sameer Chintamani Gajare Smt. Shubhada Chintamani Gajare	252	113	365
9	Dr. Uday Yeshwant Gokhale	252	113	365
10	Shri. Omprakash Devramji Sharma	220	99	319
11	Smt. Sucheta Jayant Joshi	220	99	319
12	Mrs. Ujwala Gopal Kulkarni	184	83	267

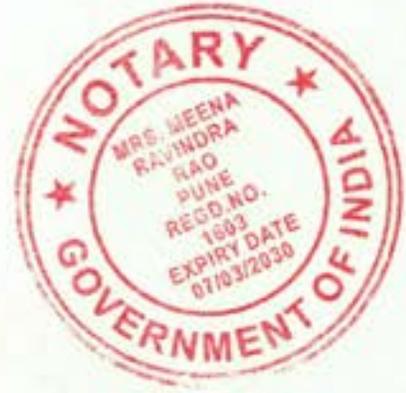
MONETARY COMPENSATION OFFERED TO EACH MEMBER

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
Ground Floor						
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	Mr. Gopal Parshuram Kulkarni	278	125	403	12,510	40,000
7	Mr. Gopal Parshuram Kulkarni	492	221	713	22,140	00.00
First Floor						
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. Abhijit Narahari Phadke	568	256	824	25,560	40,000



11	Shri. Sandeep Gajanan Shrotri	411	185	596	18,495	40,000
12	Mr. Kishor Ramchandra Gokhale	749	337	1086	33,705	40,000
13	Shri. Shrinivas 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. Abhijit Narahari Phadke Mrs. Anuja Abhijit Phadke	671	302	973	30,195	40,000
17	Shri. Ravi Ramchandra Mullur	767	345	1112	34,515	40,000
Second Floor						
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 heirs of late Ashwin Ramchandra Wagh	696	313	1009	31,320	40,000
27	Shri. Sanjay Madhukar Inamdar	772	347	1119	34,740	40,000
SHOP NO.	Owner's Name	Existing Carpet area in SQFT	Offered free area @45% SQFT	Proposed RERA Carpet area in SQFT	Rental Payment Rs. 45,000 per month	Shifting Charges
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 Chandras Alva	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



PNA/HSG/467/68
श्रीराम ज्योती सहकारी गृहस्चना संस्था. मर्यादित.

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



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE
SPECIAL GENERAL BODY MEETING OF THE SHREERAMJYOTI CO-
OPERATIVE HOUSING SOCIETY LIMITED HELD ON 12/02/2026**

WHEREAS SHREERAMJYOTI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 under Registration No. PNA/HSG/467 dated 03.08.1968 having its Registered Office at Shreeramjyoti Co-operative Housing Society Limited, Erandwane, Pune – 411004. i.e. the Society own possess and inter-alia hold and is well and sufficiently to all that piece and parcel of the property bearing 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, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka Haveli and Registration District of Pune along with the RCC Building consists of total 27 Residential Flats & 12 Commercial Units and appurtenances thereto such as structures and other amenities, easements and conveniences collectively hereinafter referred to as the "Said Existing Buildings/Structures". The "Said Land" And "The Said Existing Buildings/Structures" shall be collectively referred to as the "Said Property".

AND WHEREAS in furtherance it is now hereby resolved that in terms of the intention of the Society and Members for redevelopment of the housing society for its members, the members of the society through Special General Meeting dated 17/08/2025 have proposed to appoint **M/S. RUI UNIVERSAL REALITIES LLP** as the most viable DEVELOPER. (hereinafter referred to as the said "DEVELOPER") for the proposed redevelopment.



It is further Resolved that the draft of Memorandum of Understanding dated 12/02/2026 has been approved by all the members of the Society to take a first step towards redevelopment with mutually agreed terms and conditions.

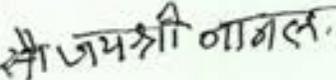
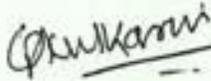
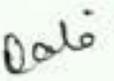
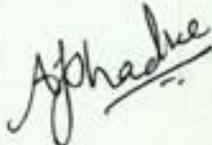
It is further resolved that 1) Mr. Shashank Gajare, Chairman, 2) Mr. Gopal Kulkarni, Secretary 3) Mr. Kishor Kulkarni, Treasurer 4) Mr. Shekhar Date, member of the managing committee 5) Mrs. Ujwala Pradhan, member of the managing committee 6) Mrs. Ujwala Kulkarni, member of the managing committee 7) Smt. Anjali Karmarkar, member of the managing committee 8) Mr. Sameer Gajare, member of the managing committee sign and execute, on behalf of all the members of the society, all other requisite writings, Deeds and instruments whatsoever that may be required to effectuate the same in terms of the agreed arrangement etc. for and on behalf of the Society and to affix the stamp and seal of the Society thereon to execute the same.

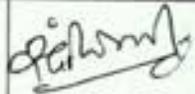
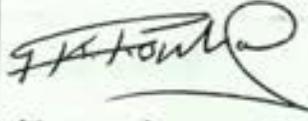
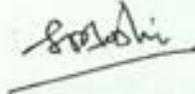
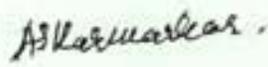
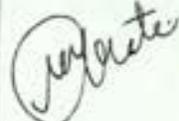
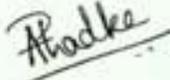
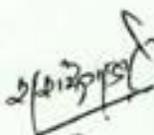
AND IT IS FURTHER RESOLVED THAT the Chairman, Secretary and Treasurer alongwith the members of the managing committee mentioned above are duly authorized to do all requisite interaction with the Developers during the course of the re-development during the tenure of Memorandum of Understanding as per the terms and conditions of the Memorandum of Understanding.

Shashank Gajare
Chairman

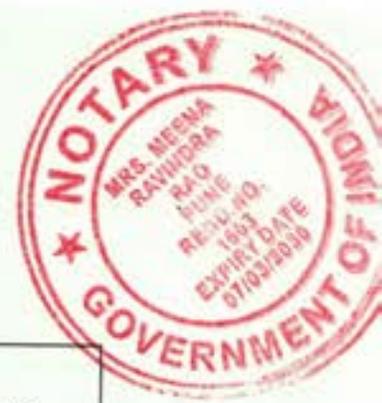
Gopal Kulkarni
Secretary



Name of the Members	Signature
1. Mr. Ajay Pandurang Ingle	
2. Mrs. Manisha Ajay Ingle	
3. Mr. Omkar Govindrao Awasekar	
4. Smt. Chitra Vasudeo Kulkarni	
5. Smt. Jayashree Dattatray Nanal	
6. Shri. Gopal Parshuram Kulkarni	
7. A. Shri Hemant Shantaram Mahajan	
7. B. Shri Prashant Padamsi Shah	
8. Shri Shekhar Ramchandra Date	
9. Shri Abhijit Narahari Phadke	

10. Shri. Sandeep Gajanan Shrotri	
11. Shri. Kishor Ramchandra Gokhale	
12. Shri Shrinivas Purushottam Joshi	
13. Smt. Anjali Shrikant Karmarkar	
14. Shri. Mihir Mohan Chhatre	
15. A. Shri. Abhijit Narhari Phadke	
15. B. Mrs. Anuja Abhijit Phadke	
16. Shri Ravi Ramchandra Mullur	
17. A. Shri Shashank Chintamani Gajare	
17. B. Smt. Shubhada Chintamani Gajare	S. C. Gajare

18.	Smt. Rekha Shrikrishna Nimkar	R-S-Nimkar
19.	Mr. Pranav Prakash Tendulkar	<u>Pranav</u>
20.	Mrs. Ujwala Vijay Pradhan	Ujwala
21.	Shri Rahul Laxman Ganbote	
22.	Shri. Krishnarao Bhalchandra Walimbe	<u>Krishnarao</u>
23. A.	Mr. Kishore Chandrakant Kulkarni	<u>K.C. Kulkarni</u>
23. B.	Mrs. Sheetal Kishore Kulkarni	S.K. Kulkarni
24. A.	Mrs. Swati Suresh Limaye	
24. B.	Suresh Shankar Limaye	





25. Legal heir of Late Ashwin R Wagh	
26. Shri. Sanjay Madhukar Inamdar	<i>[Signature]</i>
27. Mrs. Chandra Kaman Khiani	<i>[Signature]</i>
28. A. Shri. Sunil Vaman Samant	<i>[Signature]</i>
28. B. Mrs. Shilpa Sunil Samant	<i>[Signature]</i>
29. Mrs. Shilpa Sunil Samant	<i>[Signature]</i>
30. Shri. Mahesh Sharad Sahasrabudhe	
31. Shri Bhairiram Hiralaji Choudhari	<i>[Signature]</i>
32. Shri. Sumit Vilas Yeolekar	<i>[Signature]</i>





33. A. Sameer Chintamani Gajare	
34. B. Shubhada Chintamani Gajare	S. C. Gajare
35. Dr. Uday Yeshwant Gokhale	
36. Shri. Omprakash Devramji Sharma	
37. Smt. Sucheta Jayant Joshi	Joshi S.J.
38. Mrs. Ujwala Gopal Kulkarni	<u>Ujwala</u> ..



महाराष्ट्र शासन

मालमत्ता पत्रक

PJ-ID: 95254009166

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ४ नमुना "ड"]



गाव/पैठ : एरंडवणा		तालुका/म.सू.का. : नगर भूमापन अधिकारी, क्र.१ पुणे			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	खेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या आकाराची किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१११०			१६८९.२०	क	मा.जिल्हा, पुणे कडील वि.जे.क्र. LND.३/६४५/३५०६/६९ता.१०-१२-६९.

सुविधाधिकार :

हक्काचा मूळ धारक : H
 वर्ष : [बिना ज्योती सहकारी गृहसंस्था संस्था मर्यादित पुणे]

पट्टेदार :

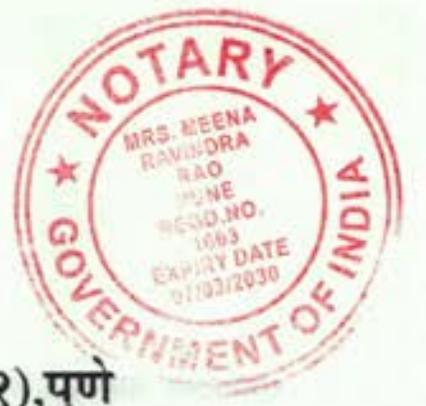
इतर धार : १पुरुषोत्तम गणेश जोशी
 २सुरेश गोपाळ केसकर
 ३धामुदेव विष्णु कुलकर्णी
 ४दत्तात्रय परशुराम मानल
 ५बा दि कुलकर्णी
 ६स कु गोरे
 ७व वि देशमुख
 ८द सि वरमकर
 ९रु पा बाकिवे
 १०रा शं माहनकर
 ११रा ग धोरे
 १२गो प कुलकर्णी
 १३द घ मुकुंर
 १४म का इनामदार
 १५रा अ आठपले
 शं गो जोशी

इतर श्रेे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घट), पट्टेदार(प) किंवा धार (इ)	साक्षिक
19/05/2015	परिपत्रकानुसार - मा. जमदंती आदुखत आणि संजालक भूमि अभिलेख, (न. राज्य पुणे अधिकाडील नम क्र/ मा. सु. ५ दि. ५, अहरी नोंद/२०१५, दि. १६/३/२०१५ रोजीचे परिपत्रकाच्या वेळीकत अधिकार अहरी क्षेत्र नमुद केले असे. अहरी क्षेत्र - एक हजार सहाशे एकुसणवद दशस शीस चौ.मी.			किरण कं. २८०३ प्रमाणे तारी- 19/05/2015 न.पु.अ.क.१, पुणे.
17/11/2021	शिरीष केरकार आदेशाने नोंद - others , उपनिबंधक सहकारी संस्था, पुणे शहर चौथे कडील आवेश कं. : पोलिसु/दि-३/किप्ले/४०२/१९ दि. : २६/०२/१९९९ अन्वये बिना ज्योती सहकारी गृहसंस्था संस्था मर्यादित पुणे या संस्थेच्या मालकीचे बदलासबत आदेश झालेले नोंद दाखल केली.		H बीराम ज्योती सह. गृहसंस्था संस्था मर्या. पुणे ०४	किरण कं. ४२०४ प्रमाणे तारी- 17/11/2021 न.पु.अ. न.पु.अ. क.१पुणे

हे मिळकत पत्रिका (दिनांक 17/11/2021 05:11:34 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही तारी किल्ल्याची आवश्यकता नाही.
 मिळकत पत्रिका काढण्यासाठी दिनांक 12/02/2026 03:02:23 PM
 वेबसाईटवर जाऊन <https://digifalsathara.mahabhumi.gov.in/DSLR/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2515100004453714 हा क्रमांक दाखला.





उपनिबंधक सहकारी संस्था पुणे शहर (१), पुणे

यांचे कार्यालय ५८२/डी गुलटेकडी मार्केट याडं पुणे ३७

ई-मेल आयडी-drcspune1@gmail.com

दुरध्वनी क्रमांक ०२०-२४२६२९५८

१२५३

जा.क्र.उनिपुश(१)/वैधा/पुनर्विकास/ श्रीरामज्योती /गृह /नाहरकत/सन -२५ दिनांक :- २५/०९/२०२५

चेअरमन / सेक्रेटरी,

श्रीराम ज्योती सहकारी गृहरचना संस्था मर्या,

२०/४८, गुळवणी महाराज रस्ता, एरंडवणे, पुणे-०४

विषय:-संस्थेच्या इमारतीच्या पुनर्विकासास ना-हरकत प्रमाणपत्र मिळणेबाबत...

संदर्भ :- १. सहकार व वस्त्रोद्योग विभागाचे क्र.सगृयो २०१८/प्र.क्र.८५/१४-स. दिनांक

०४/०७/२०१९ चे निर्देश

२. संस्थेचा दिनांक ०१/०८/२०२५ व २५/०८/२०२५ चा प्रस्ताव.

३. या कार्यालयाकडील जा. क्र.९८० उनिपुश (१)/पुनर्विकास/श्रीरामज्योती /गृह/ प्राधीकृत/ सन २०२५ दिनांक १३/०८/२०२५ रोजीचा आदेश.

४. प्राधीकृत अधिकारी यांचा दिनांक ०२/०९/२०२५ रोजीचा अहवाल.

सदर प्रस्तावाप्रमाणे आपण संस्थेच्या पुनर्विकासाकरीता मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांची विकसक म्हणून निवड केल्याचे नमूद करुन दिनांक २५/०८/२०२५ रोजी या कार्यालयाकडे पुनर्विकासाकरीता ना-हरकत प्रमाणपत्र देण्याची मागणी केली आहे. संस्थेने प्रस्तावासोबत पुनर्विकासासंदर्भात झालेल्या विशेष सर्वसाधारण सभेच्या इतिवृत्तांताच्या छायाप्रती सोबत जोडलेल्या आहेत. संस्थेच्या सदर सभेस ३८ सभासदांपैकी ३२ सभासद समक्ष व मिडियाद्वारे ०२ सभासद उपस्थित होते. सदर सभेस उपस्थित ३४ सभासदांपैकी २६ सभासदांनी सदर विकसक निवडीस मान्यता दिली आहे. सबब, संस्थेच्या ३८ सभासदांपैकी २६ सभासदांनी मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांची विकसक म्हणून निवड करणेस संमती दिलेली आहे आणि त्यामुळे शासन निर्णयाचा विचार करता बहुमताने विकसक निवडीचा ठराव पारित झालेला आहे.

त्याचप्रमाणे संस्थेस प्राप्त निविदांमधून शॉर्टलिस्ट करण्यात आलेल्या ०३ निविदा - मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी, मे. एस के फॉर्च्युन. व मे. गंगोत्री होम्स अशा पुनर्विकास प्रस्तावांच्या





तुलनात्मक तक्त्याची प्रत, विकसक निवडीच्या सभेची दृकश्राव्य चित्रफोट, सन २०२४ अखेरचा खर्चा परिक्षण अहवालाची छायाप्रत इत्यादि कागदपत्रे सोबत जोडली आहेत.

संस्थेने दाखल केलेला प्रस्ताव पाहता संस्थेच्या दिनांक १२/०७/२०२५ रोजीच्या पुनर्विकासाविषयी बोलाविण्यात आलेल्या विशेष सर्वसाधारण सभेत ३८ पैकी ३२ सभासदांच्या समक्ष उपस्थितीत व २४ सभासदांच्या संमतीसह तसेच, मिडियादवारे ०२ सभासदांच्या संमतीसह प्राप्त प्रस्तावाच्या दर्जात्मक बाबींचा विचार करून चर्चा करून प्राधिकृत अधिकारी यांच्या उपस्थितीत बहुमताने मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांची विकसक म्हणून निवड केल्याचे दिसते. तसेच, संस्थेच्या ३८ पैकी २६ सभासदांनी मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांना पुनर्विकासाकरीता विकसक म्हणून संमती दिलेली आहे.

संस्थेने दाखल केलेला प्रस्ताव पाहता संस्थेतील ३८ पैकी २६ सभासदांची मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांची विकसक म्हणून नियुक्ती करण्यास संमती आहे. प्राप्त प्रस्तावाचा अभ्यास व चर्चा करून संस्थेने विकसक निवडला आहे असे दिसते. प्रस्तावांचा एकत्रित विचार करून संस्थेच्या पुनर्विकासासाठी मे. रुई युनिव्हर्सल रिअल्टीज एलएलपी यांची विकसक म्हणून नियुक्ती करण्यास व पुनर्विकास योजना राबविण्यास खालील अटी व शर्तीवर परवानगी देण्यात येत आहे.

अटी-शर्ती :-

- संस्थेच्या साधारण सभेने मंजूर केलेल्या सर्व अटी व शर्तीस अधिन राहून वास्तुविशारद/प्रकल्प व्यवस्थापन सल्लागार यांच्या मार्गदर्शनानुसार नोंदणीकृत दस्ताद्वारे विकसकाबरोबर विकसन करार करावा. या करारातील अटी-शर्ती बाबत संपूर्ण जबाबदारी संस्थेची असेल.
- महाराष्ट्र शासन, सहकार व वस्त्रोद्योग विभाग याचे निर्देश क्रमांक सगृयो २००७/प्र.क्र. ५५४/१४-स दिनांक ०३/०१/२००९ व ०४/०७/२०१९ मधील मुद्द्यांचा विकसन करारात समावेश करण्याची दक्षता घ्यावी.
- पुनर्विकासासाठी विकसकाची निवड, विकसन करार वा पुनर्विकासाचे काम याबाबत भविष्यात काही वाद वा न्यायालयीन प्रकरण उद्भवू नये यासाठी दक्षता घ्यावी. असा वाद वा न्यायालयीन प्रकरण उद्भवल्यास त्याची संपूर्ण जबाबदारी संस्थेची राहिल.
- पुणे महानगरपालिका यांनी पुनर्विकासाचे नकाशे मंजूर केल्यानंतर त्याची एक प्रत या कार्यालयात सादर करावी.





५. पुनर्विकासाचे काम विहित कालावधीत व योग्य दर्जाचे होईल यासाठी आवश्यक ती दक्षता संस्थेने घ्यावी.
६. पुनर्विकासाकरीता आवश्यक त्या परवानग्या संबंधीतांनी बेळोबेळी योग्य त्या प्राधीकरणाकडून प्राप्त करून घ्याव्यात.
७. पुनर्विकासाच्या काळात सभासद विस्थापित होत असल्याने या कालावधीत संस्थेचे हिशोब व सभा इत्यादीबाबत दक्षता घ्यावी.
८. संस्थेने नियुक्त केलेल्या विकसक नियुक्तीबाबत न्यायालयीन प्रकरण उद्भवू नये यासाठी दक्षता घ्यावी. असा वाद वा न्यायालयीन प्रकरण उद्भवल्यास त्याची संपूर्ण जबाबदारी संस्थेची राहिल.
९. संस्थेच्या सभासदत्वामध्ये होणाऱ्या वाढीविषयी त्यांचे नाव व इतर तपशीलासह या कार्यालयास विधीवत पद्धतीने अवगत करावे.
१०. नविन सदनिकाधारकांना सभासदत्व देण्यासाठी आवश्यकतर भागभांडवल वाढीविषयी पोटनियम दुरुस्ती सादर करावी.
११. महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९ (१) (अ) व ७९ (१) (ब) अन्वये विहित केलेली विवरणपत्रे विहित मुदतीत दाखल करावीत.
१२. महाराष्ट्र सहकारी संस्था (समिती निवडणूक) नियम २०१४ अन्वये विहित नमुना इ-२ या कार्यालयात दाखल करावा.




 (मिलिंद टांकसाळे)
 उपनिबंधक,
 सहकारी संस्था, पुणेशहर(१), पुणे.

प्रत माहितीस्तव:-

१. मा. कार्यकारी अभियंता, बांधकाम विभाग, पुणे महानगरपालिका, पुणे.

२. रुई युनिव्हर्सल रिअल्टीज एलएलपी



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



श्रीराम ज्योती सहकारी गृहस्वचना 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.

NOTARY
MRS. RAY

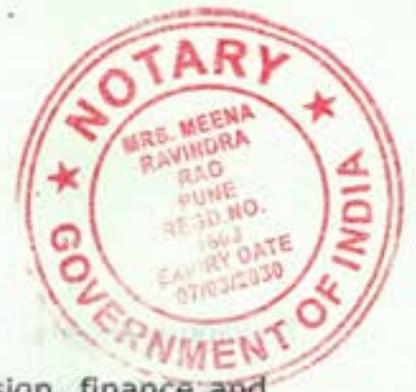
3. In consideration for the Re-development, Developer will pay to the members of the Society, mutually agreed-upon consideration (including and not limited to Offered free area and financial benefits to members and Society) in accordance with Developer's offer, to be set forth with reference to member's 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.

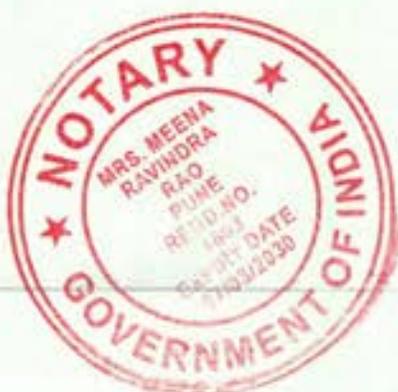
8. The Society and the developer shall clear legal issue, if any, as per the procedure laid down in the prevailing laws. The Developer acknowledges and accepts that they have perused the title of the Society. The Developer shall support the society to mitigate the legal complications wherever necessary 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.

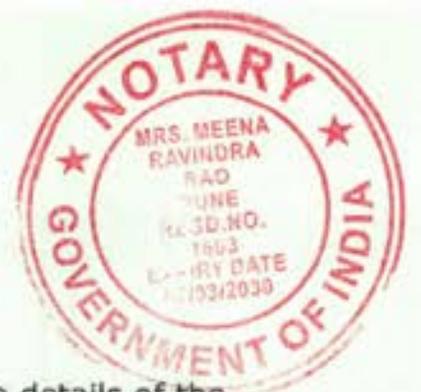
9. Timing:

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:

1st 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 :

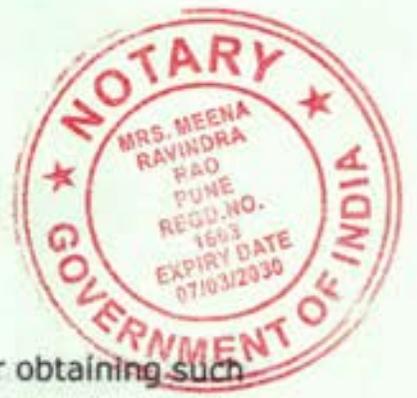
The Society has received the proposal from M/s. Rui Universal Realities LLP. The Developer shall submit all the legal compliances including and not limited to Registration Certificates, Office address, name of the Partners/directors, etc. The Partners/Directors shall furnish an Indemnity Bond to the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

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

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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.

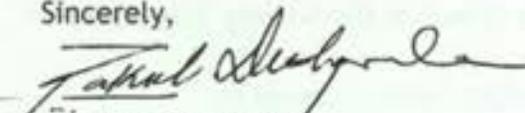
On receipt of the above documents mentioned, we shall prepare draft of Memorandum of Understanding (MOU) with respect to the development of the said Property by initiating discussions to finalize the necessary terms and conditions to move forward with respect to the redevelopment of the said Property. 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.

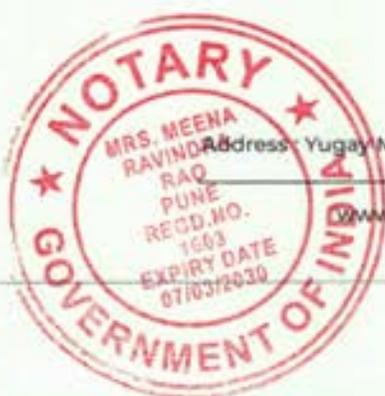
The Society confirms exclusivity of transaction and shall not initiate or participate in any discussion or negotiation with any person or entity during the subsistence of LOI.

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

Sincerely,


[Nakul Deshpande]

Director [Rui Universal Realities LLP]





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.

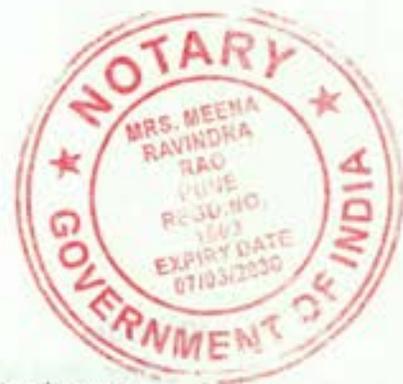
30. One letter box per flat will be provided at designated area near the entrance lobby. Every flat will have an embossed name plate with the owner's name(s) and flat numbers. Board mentioning the names of all society members will be provided. All major and minor sign boards mentioning important parts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





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.



महावितरण

महाराष्ट्र वीज वितरण कंपनी लिमिटेड
CIN:U40102MH200505GC183645

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जानेवारी-2026

DLT NO (GGN): 000003178532945

ग्राहक क्रमांक : 170010999912

गोदाईल/ईमेल : 98xxxxxxx62

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

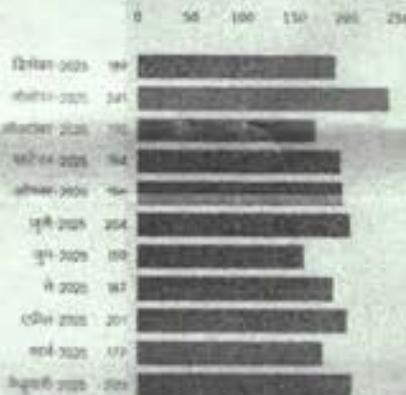
दि घेवटमेन बीमा ज्योति एच सोसायटी
20/21 एरंडावना पुणे 411004

बिलिंग युनिट : 4611/DECCAN GYMAKHANA S/D/KOTHRUD
दर प्रकार ** : 90% T+1 Res 1-Phase
पोल क्रमांक : 5/14
पी.सी./घाट+मार्ग-क्रम/डि.टी.सी. : 2/19/2800/2960/4611039
मिटर क्रमांक : 09612205821
रिटिंग ग्रुप : F2

पुरवठा दिनांक : 01-01-1979
मजुर भार : 0.50 KWH
सुरक्षा ठेव जमा (रु) : 2273.77
घालू रिटिंग दिनांक : 06-01-2026
मागील रिटिंग दिनांक : 06-12-2025

घालू रिटिंग	मागील रिटिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
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Meter Status: Normal
Bill Period: 1 03'



देयक दिनांक : 31-01-2026
देयक रक्कम (रु) : 780.00

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

मरल्यास
Scan the QR Code with EMI App for UPI Payment
QR Code is valid upto date: 16-02-2026



QR कोडद्वारे भरण्यात येणाऱ्या मरल्यास विधानावरून
सगुन जमालेली उपाय देयक मरल्यास सुट किंवा विलंब
आकारण एवढील देयकात समाविष्ट करण्यात येईल.

महाराष्ट्र राज्य विद्युत बँक 24x7
1800-212-3435, 1800-212-3435, 9193, 9193

ग्राहकांच्या तक्रारींसाठी विद्युत वसुधायुक्त संघटनेचे डिजिटल
टोपीविकल्पित वेबसाइटवर जाऊन
www.mahadiscom.in > ConsumerPortal
> CGRF वापर करावा असे

वीज वापर
जानेवारी - 2025 : 178
जानेवारी - 2026 : 92

आम्ही येथेही उपलब्ध आहोता



महत्वाचे

बिलिंग विषय वरील इ-मिटर वरील तक्रारी व्हा 24 तासांत विद्युत वसुधायुक्त संघटनेचे
वेबसाइटवर जाऊन
www.consumerportal.mahadiscom.in/gggn/gggn वर
जुलूम करून मिटर वरून वाटुन घ्याय आणाय करू शकता आहोत.

एवढी तक्रारी मिळते तसेच 24 तासांत विद्युत वसुधायुक्त संघटनेचे
वेबसाइटवर जाऊन
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विशेष संदेश

महावितरणला कोणत्याही प्रकारचा रक्कमेचा भरणा करताना संगणकीयत क्रमांक असलेली संगणकीय पावतीच स्विकारली. हस्ताक्षरित पावती स्विकारून नये.
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स्विकृत बिलिंग युनिट : 4611	ग्राहक क्रमांक : 170010999912	पी.सी. : F2	दर : 90	या तारखे पर्यंत मरल्यास	20-01-2026	Rs. 780.00
अंतिम तारीख	31-01-2026		Rs. 780.00	या तारखे नंतर मरल्यास	31-01-2026	Rs. 790.00

बँकेची स्विकृत बिलिंग युनिट : 4611	ग्राहक क्रमांक : 170010999912	पी.सी. : F2	दर : 90	अंतिम तारीख	31-01-2026	Rs. 780.00
4611217001099991231012026000007800010002001260000				या तारखे पर्यंत मरल्यास	20-01-2026	Rs. 780.00
				या तारखे नंतर मरल्यास	31-01-2026	Rs. 790.00



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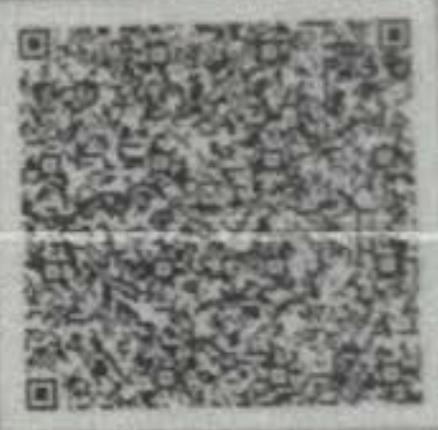


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABCAS1874N

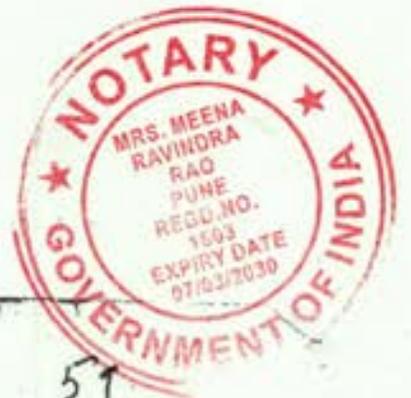


नाम / Name
SHRIRAM JYOTI CO OPERATIVE HOS SOC

निगमन / गठन की तारीख
Date of Incorporation/Formation
08/03/1968

2

Address not proper/incomplete



51

(५१)

CERTIFICATE OF REGISTRATION

No. PNA/HSG/ 467 OF 1968.

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

Poona, hereby certifies that Shri Ram
Bima Jyoti Sanakeri Griha Rachaya

Srusona Narvadi, 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 Aug 1968.

POONA.



[Signature]
ASSISTANT Registrar, Co-operative Societies, (II)
Poona.

या कार्यक्रिये जाणत नं पुणे नगर-१/
पोस्टो/वि-३/विभाग/४५/प्ले दिनांक २६/१२/१९६८ नये
संस्थेचे नांव/श्रीराम ज्योती सह. गृहसंस्था संस्था मर्या.
पुणे-४ काय क्रमांक ४६६

[Signature]
उपनिबंधक

सहकारी संस्था पुणे नगर (१) पुणे



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 1st 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.



भारत सरकार
GOVERNMENT OF INDIA

शेखर रामचंद्र दामे
Shekhar Ramchandra Date
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

4172 3449 9948

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

किशोर चंद्रकांत कुलकर्णी
Kishor Chandrakant Kulkarni
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male

7731 6059 0256

आधार - सामान्य माणसाचा अधिकार



शेखर रामचंद्र दामे / PERMANENT ACCOUNT NUMBER
ABAPD7650C

नाम / NAME
SHEKHAR RAMCHANDRA DATE

पिता का नाम / FATHER'S NAME
RAMCHANDRA GANESH DATE

जन्म तिथि / DATE OF BIRTH
16-09-1958

हस्ताक्षर / SIGNATURE
S R Date

आयकर विभाग-1, पुणे
Commissioner of Income-tax I, Pune

किशोर चंद्रकांत कुलकर्णी / PERMANENT ACCOUNT NUMBER
AJBPK3377Q

नाम / NAME
KISHOR CHANDRAKANT KULKARNI

पिता का नाम / FATHER'S NAME
CHANDRAKANT KESHAV KULKARNI

जन्म तिथि / DATE OF BIRTH
08-05-1971

हस्ताक्षर / SIGNATURE
Kishor Kulkarni

आयकर विभाग-1, पुणे
Commissioner of Income-tax I, Pune

भारत सरकार
Government of India

उज्वला विजय प्रधान
Ujwala Vijay Pradhan
जन्म तिथि / DOB : 21-09-1954
स्त्री / Female

9960 4989 3728

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

समीर चिंतमणी गजारे
Sameer Chintamani Gajare
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

2917 1200 1693

आधार - सामान्य माणसाचा अधिकार

शेखर रामचंद्र दामे / PERMANENT ACCOUNT NUMBER
AEXPK4023Q

नाम / NAME
UJWALA GOPAL KULKARNI

पिता का नाम / FATHER'S NAME
RAMCHANDRA YESHWANT KHEDKAR

जन्म तिथि / DATE OF BIRTH
21-09-1954

हस्ताक्षर / SIGNATURE
Ujwala

आयकर विभाग-1, पुणे
Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

समीर चिंतमणी गजारे
Permanent Account Number Card
AIJPG0697A

नाम / Name
SAMEER CHINTAMANI GAJARE

पिता का नाम / Father's Name
CHINTAMANI SADASHIV GAJARE

जन्म तिथि / Date of Birth
02/11/1967

हस्ताक्षर / Signature
Sameer Gajare

शेखर रामचंद्र दामे / PERMANENT ACCOUNT NUMBER
ABHPP3466H

नाम / NAME
UJWALA VIJAY PRADHAN

पिता का नाम / FATHER'S NAME
LAXMAN DWARKANATH GUPTA

जन्म तिथि / DATE OF BIRTH
21-07-1962

हस्ताक्षर / SIGNATURE
Ujwala

आयकर विभाग-1, पुणे
Commissioner of Income-tax I, Pune

भारत सरकार
GOVERNMENT OF INDIA

उज्वला विजय प्रधान
UJWALA VIJAY PRADHAN
जन्म तिथि/DOB: 21/07/1962
महिला/ FEMALE
Mobile No: 9049805302

9054 0877 2974



भारत सरकार
Government of India

शशांक चिंतामणी गजारे
Shashank Chintamani Gajare
जन्म तारीख / DOB : 01/01/1966
पुरुष / Male

2319 7264 7520

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

अंजली श्रिकान्त कर्मकर
Anjali Shrikant Karmarkar
जन्म तारीख / DOB : 01/10/1945
स्त्री / Female

2512 1662 3862

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
GAJARE SHASHANK CHINTAMANI

भारत सरकार
GOVT. OF INDIA

CHINTAMANI SADASHIV GAJARE

01/01/1966
Permanent Account Number
AHLPG6462E

Signature

व्याज लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABIPK5226B

नाम / NAME
ANJALI SHRIKANT KARMARK

पिता का नाम / FATHER'S NAME
VINAYAK NARHAR JOSHI

जन्म तिथि / DATE OF BIRTH
01-10-1945

हस्ताक्षर / SIGNATURE
A. Karmarkar

अधिकांक कर्मचारी
Commissioner of Inc

भारत सरकार
GOVERNMENT OF INDIA

गोपाल पारशुराम कुलकर्णी
Gopal Parashuram Kulkarni
जन्म तारीख / Year of Birth : 1949
पुरुष / Male

2874 6812 1942

सामान्य माणसाचा अधिकार



व्याज लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABEPK4014D

नाम / NAME
GOPAL PARASHURAM KULKARNI

पिता का नाम / FATHER'S NAME
PARASHURAM MARTAND KULKARNI

जन्म तिथि / DATE OF BIRTH
07-05-1949

हस्ताक्षर / SIGNATURE

अधिकांक कर्मचारी, पुणे
Commissioner of Income-Tax I, Pune



भारत सरकार
GOVERNMENT OF INDIA

शम प्रभाकर देशपांडे
Sham Prabhakar Deshpande
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

8718 2072 5512

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी संचय संख्या कार्ड
Permanent Account Number Card

ABBPD1586E

श्री / Name
SHAM PRABHAKAR DESHPANDE

श्री / श्री. का. / Father's Name
PRABHAKAR GOVIND DESHPANDE

जन्म ति. / Date of Birth
08/07/1963

भारत सरकार
Government of India

नकुल शम देशपांडे
Nakul Sham Deshpande
जन्म तारीख/DOB: 29/12/1987
पुरुष/ MALE

8718 6597 5914

VID: 9112 6292 1091 8253

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

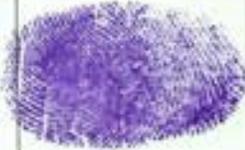
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SHAM PRABHAKAR DESHPANDE

29/12/1987
Permanent Account Number
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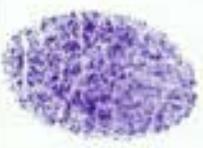
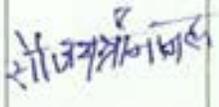
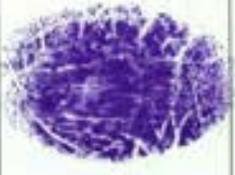


Annexure

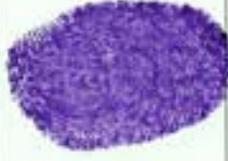
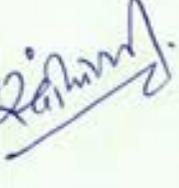
This draft of MEMORANDUM OF UNDERSTANDING is approved and accepted by the members of the SHREERAM JYOTI CHSL

No.	Name of the Member	Thumb Impression	Signature	Photo
1.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Chairman- Mr. Shashank Gajare			
2.	Shreeram Jyoti Co-Operative Housing Society Limited, Through its Secretary - Mr. Gopal P. Kulkarni			
3	Mr. Ajay Pandurang Ingle			
4	Mrs. Manisha Ajay Ingale			

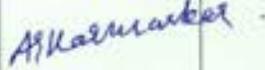


5	Mr. Omkar Govindrao Awasekar			
6	Smt. Chitra Vasudeo Kulkarni			
7	Smt. Jayashree Dattatray Nanal			
8	Smt. Gopal Parshuram Kulkarni			
9	Shri. Gopal Parshuram Kulkarni			

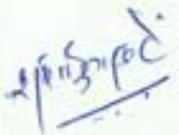
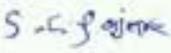


10	A. Shri Hemant Shantaram Mahajan		
11	B. Shri Prashant Padamsi Shah		
12	Shri Shekhar Ramchandra Date		
13	Shri Abhijit Narahari Phadke		
14	Shri. Sandeep Gajanan Shrotri		



15	Shri. Kishor Ramchandra Gokhale		
16	Shri Shrinivas Purushottam Joshi		
17	Smt. Anjali Shrikant Karmarkar		
18	Shri. Mihir Mohan Chhatre		
19	A. Shri. Abhijit Narhari Phadke		

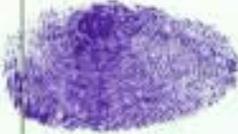


20	B. Mrs. Anuja Abhijit Phadke			
21	Shri Ravi Ramchandra Mullur			
22	A. Shri Shashank Chintamani Gajare			
23	B. Smt Shubhada Chintamani Gajare			



24	Smt Rekha Shrikrishna Nimkar		<i>R-s Nimkar</i>
25	Mr. Pranav Prakash Tendulkar		<i>Prakash</i>
26	Mrs. Ujwala Vijay Pradhan		<i>Ujwala</i>
27	Shri Rahul Laxman Ganbote		

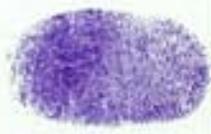


28	Shri. Krishnarao Bhalchandra Walimbe		<i>Walimbe</i>
29	A. Mr. Kishore Chandrakant Kulkarni		<i>K.c.kulkarni</i>
30	B. Mrs. Sheetal Kishore Kulkarni		<i>S.k.kulkarni</i>
31	A. Mrs. Swati Suresh Limaye		
32	B. Suresh Shankar Limaye		



33 **Legal heir of Late Ashwin R Wagh**

34 **Shri. Sanjay Madhukar Inamdar**



Sanjay Inamdar

35 **Mrs. Chandra Kaman Khiani**



Chandra Kaman Khiani

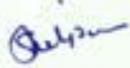
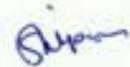
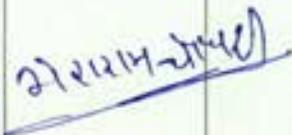
36 **A. Shri. Sunil Vaman Samant**

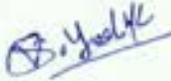
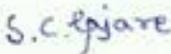
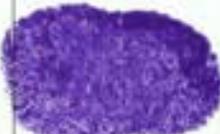
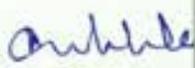


Sunil Vaman Samant

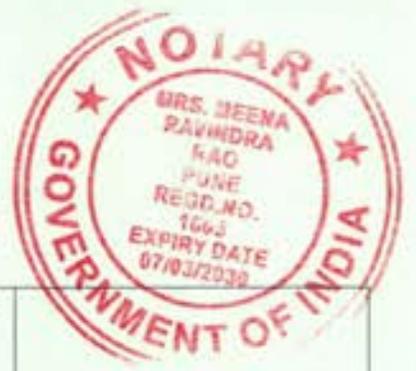




37	B. Mrs. Shilpa Sunil Samant		
38	Mrs. Shilpa Sunil samant		
39	Shri. Mahesh Sharad Sahasrabudhe		
40	Shri Bhairiram Hiralaji Choudhari		

41	Shri. Sumit Vilas Yeolekar		
42	A. Sameer Chintamani Gajare		
43	B. Shubhada Chintamani Gajare		
44	Dr. Uday Yeshwant Gokhale		
45	Shri. Omprakash Devramji Sharma		

OF INDIA



46	Smt. Sucheta Jayant Joshi		<i>Joshi S.J.</i>	
47	Mrs. Ujwala Gopal Kulkarni		<i>Ujwala</i>	