

Dr. Ambarnath
Co promoter



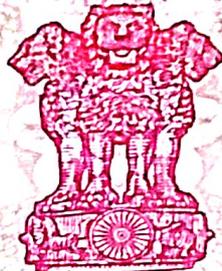
101 Shanti Niwas Near Rambaug Lane 4 Santoshi Mata Road Kalyan West Thane

8108219265

भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES



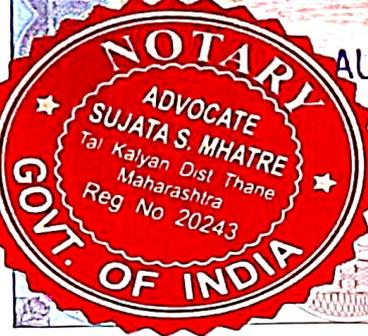
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Rs. 500

INDIA NON JUDICIAL

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महाराष्ट्र MAHARASHTRA
23 AUG 2024

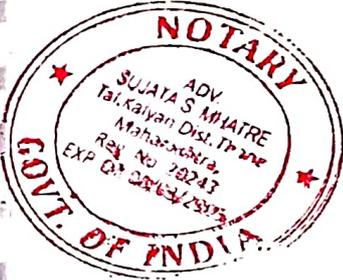
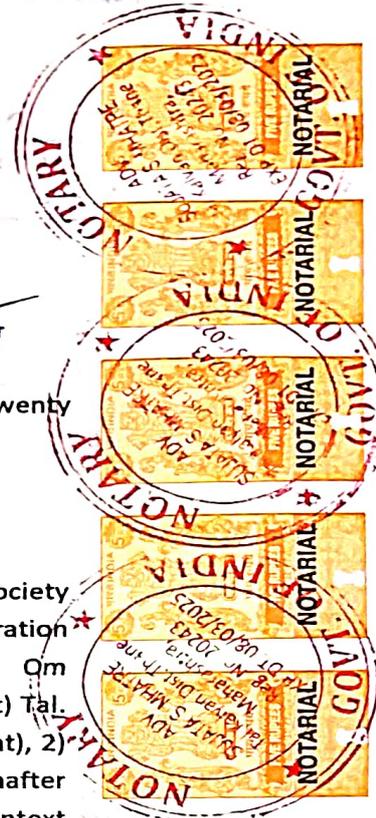
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24 AUG 2024

14 AUG 2024



CO-PROMOTER AGREEMENT

उपकोषागार कार्यालय/उप लेखापाल
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे
14/8/24

This Agreement made and entered into at Kalyan this 24th of August Two Thousand Twenty Four.

BETWEEN

OM KRISHNAPURAM CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No.TNA/KLN/(TC)/8230 1996-97 and having its registered office at Building Om KrishnaPuram CHS Survey No. 10, Hissa No. 1/A, Murbad Road, Shahad Kalyan (West) Tal. Kalyan District Thane through its office bearers 1) Mrs. Ragini Pravin Singh (President), 2) Mr. Sunil M. Pareek (Secretary), and 3) Mr. Nitin Niwas Pawar (Treasurer) hereinafter referred to as "The Society" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) of the FIRST PART;

Ragini Singh

Pareek

Pawar

purpose of smooth functioning and execution of The Society Self Redevelopment project. SAKSHAM is empowered through a separate Irrevocable Specific Performance Power of Attorney. SAKSHAM shall pay all costs required for conveyance, Plan approvals, NOCs, Government charges etc. and the same shall be reimbursed by The Society, should cooperate and ensure to make all and any such payments to SAKSHAM within one week after The Society gets requisite funds in its RERA account.

4. **Co - Promoter** - It has been decided and agreed by both the parties that Post investments made by SAKSHAM in Society's RERA account for timely completion of The Society's Self Redevelopment project, SAKSHAM as a Co-Promoter shall have all rights to sell saleable inventories at its discretion and allot the same to probable buyers/ investors etc. according to MahaRERA guidelines.
5. **Development Committee** - It has been decided and agreed by both the parties that The society shall form a subcommittee herein referred as 'Development Committee' consisting of active members of Om Krishnapuram CHS.

WHEREAS SAKSHAM shall supervise the said Self-Redevelopment work and intimate to The Society, by and large to all existing members through Development Committee on a regular basis.

6. **Documentation** – It has been decided and agreed by both the parties that The Society shall ensure to furnish all requisite documents for getting Consent, Approvals and NOCs, while handing over the Self Redevelopment work to SAKSHAM.
7. **Consent** - It has been agreed by both the parties that Consent of all members or majority of members is required as per the guidelines given by Maharashtra State Government GR dated 13th September 2019 for Self-Redevelopment.
8. **Non Cooperation** - It has been decided and agreed by both the parties that Non cooperative members list has to be provided by The Society with their last known address and phone numbers to SAKSHAM for initiating necessary legal action against them and to ensure the Self-Redevelopment project doesn't get hampered due to unwarranted litigations. In accordance with the powers given to SAKSHAM by the Society in a separate Irrevocable Specific Performance Power of Attorney.
9. **Land Ownership** - It has been decided and agreed by both the parties that The Society is absolute owner of the said property.

WHEREAS Title, Search, Land Survey, Registrations, Adjudications, Approval for Self Redevelopment from DDR etc. on the behest and behalf of The Society shall be started by SAKSHAM immediately after signing of this CO-PROMOTER AGREEMENT.

AND WHEREAS The Government fees, out of pocket expenses and consultation fees shall be paid initially by SAKSHAM and the same shall be reimbursed to SAKSHAM by The Society within one week (Seven working days) after receiving sufficient funds in their RERA account.

10. **Appointment of Consultants** - It has been decided and agreed by both the parties that SAKSHAM shall be responsible for the appointment of Architect, RCC Consultant, MEP Consultant, Subject Matter Experts, Legal Advisor, Chartered Accountant etc. as and

Anam Singh

Pareek

Notary



AND

MR. ANAND IYER, the Proprietor of the Proprietary Concern being conducted in the name and style M/S SAKSHAM THE CATALYST, having his office at 101, Shanti CHS, Rambaug lane 4, Santoshi mata road Kalyan West Thane Maharashtra hereinafter referred to as "Saksham" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) party of the SECOND PART.

AND

All adults of Indian Inhabitants residing and conducting businesses at Om Krishnapuram C.H.S. Ltd situated at Building Om KrishnaPuram CHS Survey No. 10, Hissa No. 1/A, Murbad Road, Shahad Kalyan (West) Tal. Kalyan District Thane are the members of Om Krishnapuram Cooperative Housing Society viz:- Residential apartments owners as on date of signing of this agreement, hereinafter referred to as "The Confirming Party" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, executors, administrators and assigns) party of the Third PART. (As per Annexure - 1)

SCHEDULE

Description of the said Property

All that piece and parcel of land admeasuring 2500 Sq.mts. bearing Survey No. 10, Hissa No.1/A, Mumbai Suburban District with the Building known as Om Krishnapuram CHS situate at Shahad Thane Maharashtra and bounded as follows:

On or towards the North by : Kalyan Murbad Road
On or towards the South by : Railway Line
On or towards the West by : Ambika Nagar
On or towards the East by : Omkar CHS

WHEREAS The Purchasers of the flats came together and formed Om Krishnapuram Co-operative Housing Society, being the Society herein. The Copy of Society Registration Certificate is enclosed herewith as **Annexure "2"**

AND WHEREAS The Society consists of 60 members who are occupying the 60 flats premises in the said Om Krishnapuram CHS (hereinafter referred to as "the Existing Members"). The details of the membership of the Existing Members and their respective shareholding and the details of the 60 flats occupied by such members are enlisted in **Annexure '3'** hereto.

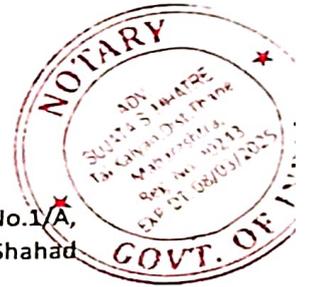
AND WHEREAS The said Building is in a dilapidated condition and beyond repairs and in view thereof, The Society and its members are desirous of Self - Redeveloping the said Land by demolishing the Old building standing thereon and constructing a new multi storied building on the said Land (hereinafter referred to as "the New Building") by using and utilizing the entire available Floor Space Index including basic FSI, Premium FSI, TDR and FSI granted by appropriate authority.

AND WHEREAS The Society in its Special General Body Meeting held on 14-07-2024 has decided to go for Self Redevelopment of the said Property by demolishing the existing building (resolution of special general body meeting as per Annexure 4.)

Anand Iyer

Parvati

Praveen



AND WHEREAS The Society and its members neither have expertise nor complete technical knowhow and finance to undertake Self-Redevelopment work and therefore were in search of a capable Project Management Consultant (PMC), who shall provide end to end solution and oversee execution of Self-Redevelopment as a turnkey project.

AND WHEREAS The Society and its members were in search of project management consultancy with repute and experience who can arrange funds and manage planning execution of Self-Redevelopment of the Om Krishnapuram CHS, The Society approached SAKSHAM for providing assistance for Self-Redevelopment and after being satisfied with expertise technical knowhow and experience possessed by SAKSHAM, The Society decided to appoint SAKSHAM as PMC.

AND WHEREAS The Society accordingly in its SGBM held on 14-07-2024 resolved to appoint the SAKSHAM herein as the PMC to provide end to end solution and oversee execution of building Self-Redevelopment project on the Terms and conditions.

AND WHEREAS SAKSHAM, acknowledges the fact that the TITLE of the land in which the Society's building stands upon has been conveyed in the name of the Society and after evaluating all pros and cons that the Society's members are not in a position to handle the enormous task of Self-Redevelopment by themselves and need an expert to do the same, SAKSHAM has decided to invest and manage the entire Self-Redevelopment process as a Co-Promoter in the best interest of the Society's members.

AND WHEREAS the Society shall provide the land, consent from majority members, relevant requisite documents and sign a Specific Power of Attorney in favour of SAKSHAM.

AND WHEREAS SAKSHAM shall be responsible to manage Local issues, Legal matters, Financial Planning, Civil Construction, Purchase, Sales and Marketing etc. from the date of signing this agreement till handing over possession of new building on the Society's premises.

AND WHEREAS It has been decided and agreed by all concerned parties that The Society and SAKSHAM shall come together for jointly developing the Society's Self redevelopment project.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. Recitals** - The recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of convenience and the recitals shall be deemed to be incorporated in the operative part also as if the same were set out hereunder and reproduced verbatim.
- 2. Appointment**- It has been decided and agreed by both the parties that Appointment of SAKSHAM as Project Management Consultant can't be revoked by The Society existing committee members or newly elected committee members in future once SAKSHAM initiates Self-Redevelopment procedures and invests funds as a Co - Promoter as per MahaRERA guidelines for the proposed Om Krishnapuram CHS Self-Redevelopment project.
- 3. Powers of SAKSHAM** - It has been decided and agreed by both the parties that SAKSHAM is assigned the work of Managing The Society's Self-Redevelopment project for which SAKSHAM shall represent The Society in all Government, Semi Government, Municipality, Court, DDR or any other concerned offices. To send/ receive notices, To appear in person or through its authorised representatives wherever if required for the

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purpose of smooth functioning and execution of The Society Self Redevelopment project. SAKSHAM is empowered through a separate Irrevocable Specific Performance Power of Attorney. SAKSHAM shall pay all costs required for conveyance, Plan approvals, NOCs, Government charges etc. and the same shall be reimbursed by The Society, should cooperate and ensure to make all and any such payments to SAKSHAM within one week after The Society gets requisite funds in its RERA account.

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WHEREAS SAKSHAM shall supervise the said Self-Redevelopment work and intimate to The Society, by and large to all existing members through Development Committee on a regular basis.

6. **Documentation** – It has been decided and agreed by both the parties that The Society shall ensure to furnish all requisite documents for getting Consent, Approvals and NOCs, while handing over the Self Redevelopment work to SAKSHAM.
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8. **Non Cooperation** - It has been decided and agreed by both the parties that Non cooperative members list has to be provided by The Society with their last known address and phone numbers to SAKSHAM for initiating necessary legal action against them and to ensure the Self-Redevelopment project doesn't get hampered due to unwarranted litigations. In accordance with the powers given to SAKSHAM by the Society in a separate Irrevocable Specific Performance Power of Attorney.
9. **Land Ownership** - It has been decided and agreed by both the parties that The Society is absolute owner of the said property.

WHEREAS Title, Search, Land Survey, Registrations, Adjudications, Approval for Self Redevelopment from DDR etc. on the behest and behalf of The Society shall be started by SAKSHAM immediately after signing of this CO-PROMOTER AGREEMENT.

AND WHEREAS The Government fees, out of pocket expenses and consultation fees shall be paid initially by SAKSHAM and the same shall be reimbursed to SAKSHAM by The Society within one week (Seven working days) after receiving sufficient funds in their RERA account.

10. **Appointment of Consultants** - It has been decided and agreed by both the parties that SAKSHAM shall be responsible for the appointment of Architect, RCC Consultant, MEP Consultant, Subject Matter Experts, Legal Advisor, Chartered Accountant etc. as and

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Parth

[Signature]

when needed for the said project and get the requisite work completed from them for The Society's Self Redevelopment project.

WHEREAS The fees for their services shall be paid by SAKSHAM from the project cost deposited in Society's RERA Account as per the agreed terms to be signed in a separate contract signed between SAKSHAM and respective Consultants.

11. **Appointment of Contractors-** It has been decided and agreed by both the parties that SAKSHAM shall be responsible for the appointment of contractors for Civil, Electrical, Plumbing, Painting etc. works, any other contractors as and when needed for the said project and get the requisite work completed from them for The Society's Self Redevelopment project.

WHEREAS The fees for their services shall be paid by SAKSHAM from the project cost deposited in Society's RERA Account as per the agreed terms to be signed in a separate contract signed between SAKSHAM and respective Contractors.

12. **Appointment of Vendors -** It has been decided and agreed by both the parties that SAKSHAM shall be responsible for the appointment of Vendors, Material Suppliers etc. as and when needed for the said project and get the requisite work completed from them for The Society's Self Redevelopment project.

WHEREAS The fees for their services shall be paid by SAKSHAM from the project cost deposited in Society's RERA Account as per the agreed terms to be signed in a separate contract signed between SAKSHAM and respective Vendors/ Suppliers.

13. **Authority -** It has been decided and agreed by both the parties that SAKSHAM shall be the final authority to vet, finalise and appoint Architect, RCC Consultant, MEP Consultant, Subject Matter Experts, Civil contractors, Vendors/ Suppliers, Legal Advisor, Structural Auditor, Chartered Accountant required for the said Self Redevelopment project.

WHEREAS Development committee should cooperate and ensure zero interference while finalising contractors, vendors, consultants, suppliers etc. required for the said Self Redevelopment project by SAKSHAM.

14. **Appointment of Civil Engineers & Site supervisors -** It has been decided and agreed by both the parties that SAKSHAM shall be responsible for the appointment of Civil Engineers & Site supervisors, Security Guards etc. as and when needed to get the requisite work completed from them for The Society's Self Redevelopment project.

WHEREAS The Salaries/Remunerations for their services shall be paid by SAKSHAM from the project cost deposited in Society's RERA Account.

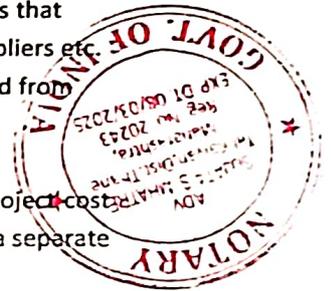
15. **Allotment -** It has been decided and agreed by both the parties that SAKSHAM shall handover the list of flats to the Society for allotting the same to existing members, which shall be done by the Society using either lottery method or with mutual consent or any other method which shall be deemed fit by the Society, the Society shall be responsible for completing all allotments hassle free and dispute free.

16. **PAAA -** It has been decided and agreed by both the parties that Permanent Alternate Accommodation Agreement shall be entered with individual members of The Society for allotment of their flat in the New Building, the same shall be signed tripartite

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Praveen



between Flat owner, Om Krishnapuram CHS Committee Member and SAKSHAM and witnessed by nominee/s immediately after proposed municipal plan approved by The Society. Once allotted flat cannot be cancelled, interchanged, sold to any other member/ third party without prior approval from The Society and SAKSHAM.

17. **Amenities** - It has been decided and agreed by both the parties that All External, Internal and Common Amenities Quality, Brand, Design and Model approved by the Society (as per Annexure - 5) shall be provided by SAKSHAM in the New Building. Any changes or availability issues shall be discussed with Om Krishnapuram CHS Development committee by SAKSHAM and same shall be implemented with prior written consent and approval.
18. **Free Carpet Area** - It has been decided and agreed by both the parties that 35% free usable carpet area over and above existing usable carpet area (as per individual survey) to be allotted to each and every existing apartment owner member the same shall not be more than as per Annexure 6.

Whereas the stamp duty, registration, GST and any other statutory government compliances levied by the government agencies on the time of registration has to be borne by each and every individual flat/shop owner.

19. **Changes** - It has been decided and agreed between both the parties that Development committee should cooperate and ensure that there shall be no changes in building plan, amenities, additional free usable carpet area for existing members and all other benefits as per Annexure – 6 once they are agreed and signed upon by all concerned parties.
20. **Parking** - It has been decided and agreed between both the parties that One Four wheeler covered Parking space shall be allotted free of cost to each and every existing residential flat owner.

Whereas Parking spaces for commercial premises/shops/offices and additional parking areas for flat owners won't be given free of cost.

21. **Registration, Stamp Duty & GST** - It has been decided and agreed between both the parties that Registration charges, Stamp duties and GST applicable for additional free carpet area (as per individual area) as per clause no – 19 of this Agreement, shall be borne by Saksham.
22. **Hardship Allowance** - It has been decided and agreed between both the parties that a Hardship Allowance (inconvenience charges) of Rs. 1000/- per square feet for existing carpet area as per individual survey shall be deposited in the RERA account before commencement of project by Saksham.

WHEREAS Utilisation of the hardship allowance shall be at sole discretion of the Society.

23. **Purchase of Additional Carpet Area** - It has been agreed by the Society, Development Committee and the Confirming Party that If any existing member/s wishes to buy additional carpet area over and above their existing carpet area or wishes to buy new flat/shop/office in the new building shall get a discount (10% – 25% depending upon mode of payment) on the current market rate fixed by SAKSHAM for sale inventories from time to time.

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Saksham

WHEREAS that any potential buyer, whether existing member or their friends and relatives has to inform their willingness in writing with a proof of payment towards the to be purchased unit beforehand to SAKSHAM through committee members of Society within 60 (Sixty) days of signing this agreement.

AND WHEREAS that the potential buyer/s has to pay Stamp duty, Registration charges and GST as applicable on the date of agreement.

24. **Alteration**- It has been decided and agreed between both the parties that if any of existing member wishes to alter or upgrade internal amenities or wishes to do additional civil work in their allotted flat, they shall have to inform SAKSHAM in writing within 30 days of approval of proposed municipal plan.

25. **Plan Approvals & NOCs** - It has been decided and agreed between both the parties that SAKSHAM shall be responsible for getting all requisite NOCs for approval of Municipal plan on the behest, behalf and in favour of The Society.

WHEREAS The Architect appointed by SAKSHAM shall be solely responsible for getting the proposed plan sanctioned from Municipal Authorities after completing all required formalities within 90 days from the date of clearing land ownership documents in favour of The Society.



26. **Local issues** - It has been decided and agreed between both the parties that all and any local issues regarding The Society Self Redevelopment after signing this agreement shall be resolved by SAKSHAM till handing over peaceful possession of redeveloped building to the Society.

27. **RERA Registration** - It has been decided and agreed between both the parties that SAKSHAM shall be responsible for registering the said project with RERA post approval of building construction plan from Kalyan, Dombivili Municipal Corporation (KDMC),

WHEREAS the Society has to cooperate for fulfilment of all procedures for the same well within time frame.

28. **RERA Account** - It has been decided and agreed between both the parties that the Society's RERA escrow account shall be opened in a nearby Nationalised bank to facilitate smooth functioning of the said Self Redevelopment project.

WHEREAS The RERA account shall be operated by authorised representative of SAKSHAM and The Society.

29. **Sales Rights** - It has been decided and agreed between both the parties that the right to sell balance inventories post consumed by existing members as per **Annexure - 7** shall be exclusively with SAKSHAM. (Addendum to this agreement shall be added after approvals)

WHEREAS SAKSHAM shall have the liberty to fix sale price, discounts, to sell and monetise from balance FSIs and Inventories (Residential, Commercial, Shop, Godown etc.) to investors, potential buyers, end users.

AND WHEREAS The Society shall give necessary NOCs, Allotment letters in favour of SAKSHAM within 7 (Seven) days from the date of funds deposited in the Society's RERA account, so as to empower and enable SAKSHAM to use the sales proceeds as and

Aravind *Srinivas* *Ramesh* *Praveen*

NOTARY

when required to recover its investments made towards the Self-Redevelopment project of Om Krishnapuram CHS.

30. **Construction Period** - It has been decided and agreed between both the parties that the total construction period shall be around 24 months, with a grace period of Six months in case of any unforeseen eventuality the same may be extended on mutually decided and agreed terms and conditions thereafter.
31. **Quality Control** - It has been decided and agreed between both the parties that SAKSHAM shall maintain construction quality and standards, get all mandatory tests and maintain reports required for construction on the agreed terms.
32. **Major Repairs** - It has been decided and agreed between both the parties that SAKSHAM shall do all major repairs and maintenance at its own cost as and when needed for seven years post handing over redeveloped building to The Society as per RERA guidelines.
33. **Notice Period** – It has been decided and agreed between both the parties that the Society has to give a 2 months prior written notice to inform all of its members to vacate and handover peaceful possession to execute the Self Redevelopment Project.



WHEREAS SAKSHAM, on the behest and behalf of The Society is empowered under this agreement and the Specific Performance Power of Attorney to take necessary legal action against non-cooperating member/s.

34. **Transit Accommodation**- It has been decided and agreed between both the parties that No transit/ temporary/ rental accommodation shall be provided to the existing members of Om Krishnapuram CHS for the period of Self-Redevelopment. All existing member/s have to make their own arrangement for stay/ business during the period of Self-Redevelopment.
35. **Shifting Charges**- It has been decided and agreed between both the parties that One side Shifting charges of Rs. 10,000/- (Rupees Ten Thousand only) shall be paid by SAKSHAM to each and every existing members of the said Society from the project cost deposited in Society's RERA Account.
36. **Rent** - It has been decided and agreed between both the parties that the Rent for Construction period (Twenty Four months) payable every Six months in advance shall be paid by SAKSHAM to each and every existing members of the said Society from the project cost deposited in Society's RERA Account. As per Annexure – 8

AND WHEREAS Monthly rent and Shifting charges amounting to Six month rent, shall be paid by Saksham from the deposited project cost as per the table given hereunder:-

Category	Monthly Rent	Shifting Charges
1RK	10000	10000
1BHK	14000	10000
2BHK	16000	10000
Shops	16000	10000

AND WHEREAS the above-mentioned monthly rents i.e for project construction period (24 months) for flats/shops shifting charges shall be deposited in the RERA/Escrow/Joint account by Saksham before the demolition of the said building.

Anand *Ranjit* *Parvath* *Dattaraj*

AND WHEREAS the shifting charges shall be paid to all existing members bank account in advance after confirmation by The Society for the notice of vacating the premises is served by Saksham.

AND WHEREAS the above mentioned rent shall be transferred to all existing members bank account in advance for every quarter and the same shall be enforced immediately after the vacant possession of flat/shop is handed over to Saksham by The Society / Development Committee.

AND WHEREAS if the construction period extends beyond 24 months as per Clause No. 36, then Saksham shall pay rents to all existing members till the time of possession.

AND WHEREAS Saksham shall withdraw the balance rent amount deposited in the RERA/Escrow/Joint account immediately after handing over of possession of the New Building to The Society after completing all formalities as per Clause No. 45.

AND WHEREAS No rent shall be paid to any existing member who is/are not taking possession of their respective flat after the process of handing over as per Clause No. 45.

37. **New Members** - It has been decided and agreed between both the parties that all New incoming members, purchasers of sales inventories shall be considered at par with existing members, no transfer fees or any other entrance fees shall be charged from them except The Society membership fees similar to the amount paid by all existing members from time to time.

38. **Green Building Initiatives**- It has been decided and agreed between both the parties that the Green Building Initiatives promoted and implemented by SAKSHAM in the New Building attracts Municipal tax exemptions.

WHEREAS The Society shall be the sole beneficiary of any such tax exemptions as per the policies laid by local Municipality – KDMC and any other concerned Government agencies from time to time.

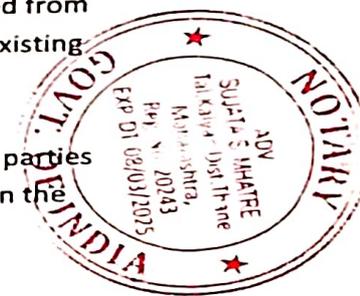
39. **Taxations** - It has been decided and agreed between both the parties that The Society shall be responsible and has to ensure that all Government taxes and dues whether of individual member or of Om Krishnapuram CHS common facilities in respect to the said Property has to be cleared before applying for approvals with local Municipal Authorities.

WHEREAS Income Tax liability over profits of sales inventories has to be paid by SAKSHAM well within time frame. GST liability on construction material purchases and sales inventories has to be paid by SAKSHAM well within time frame.

40. **Building Demolition** - It has been decided and agreed between both the parties that Development committee should cooperate and ensure all safety grills, doors, windows, aluminium sliding, plumbing fittings and electrical fittings are not left back in each member unit while handing over the possession for demolition of existing structure.

41. **Construction Work**- It has been decided and agreed between both the parties that Civil construction work entrusted to the contractor/s by SAKSHAM under a separate work contract shall be monitored daily under the supervision of appointed Architect and RCC Consultant and same shall be supervised by onsite civil engineers of SAKSHAM.

WHEREAS All amenities, Green building initiatives and other facilities as discussed and agreed upon shall be carried out by contractors/ vendors under the supervision of Subject Matter Experts in the respective fields.



Aman Singh *Pavle* *Tosre*

AND WHEREAS SAKSHAM shall be responsible to complete entire Self-Redevelopment work well within timeframe as per Annexure – 8. (Addendum to this agreement shall be added after approvals)

42. **Concerns** - It has been decided and agreed between both the parties that The Society's existing members should raise their concerns if any regarding the construction work only through Development committee and the same to be implemented through appointed consultants, contractors, Vendors by SAKSHAM.

WHEREAS Om Krishnapuram CHS existing members should refrain themselves from directly interfering or instructing work to appointed consultants, contractors, vendors etc. so as to avoid unwarranted conflicts which may hamper the Self-Redevelopment work.

43. **Amalgamation**- It has been decided and agreed between both the parties that SAKSHAM has the sole rights to decide whether to amalgamate neighbouring Society's building/s, vacant plot, unauthorised structures, within the Om Krishnapuram CHS municipal plans or revise the existing plan while during Self-Redevelopment project in the best interest of Om Krishnapuram CHS.

WHEREAS Any additional benefits in terms of FSI or Amount due to Amalgamation, Change of rules in TDR, Premium etc. shall be passed on to Om Krishnapuram CHS proportionately by SAKSHAM by maintaining unbiased and just practice without prejudice.

44. **Re-shifting** - It has been decided and agreed between both the parties that 60 days prior notice shall be given by the Development Committee for Re- shifting or relocating of all existing members to the newly constructed redeveloped building/s into their respective flat.

WHEREAS SAKSHAM in accordance with the powers of the Irrevocable Specific Performance Power of Attorney reserves its right to deal with all or any member/s who is/are not relocating within the notice period.

45. **Handing over**- It has been decided and agreed between both the parties that SAKSHAM shall complete all requisite paper work such as Commencement Certificate, Occupation Certificate, Structural Audit and Financial Audit etc. on or before handing over Possession to The Society, Development Committee and the Confirming Party.

46. **Indemnifying clause** - Both the parties hereby agrees to indemnify other party of any illegal acts, breach of terms and conditions by the parties or their members, heirs, servant, assignor or any person working for or under them.

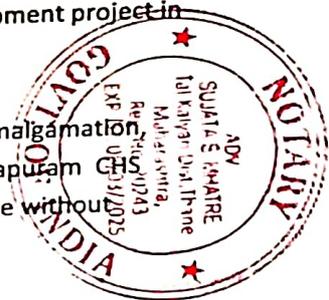
47. **Delay or Default** - It has been decided and agreed between both the parties that the Society shall ensure to handover Share Certificate/s to all new incoming member/s of flats and commercial establishments and complete their membership formalities without any delay or default for whatsoever reason within 3 months of receiving Occupation Certificate from local Municipal Authorities- KDMC. Or from their date of purchase whichever is later.

48. **Termination**- It has been decided and agreed between both the parties that either party can terminate this Agreement by giving 30 days prior Notice to other party.

Anand Singh

Pandey

Praveen



WHEREAS either party shall be entitled to terminate this Agreement as a whole or part thereof in the event of the whole or part of the Self-Redevelopment project work being postponed or abandoned for reason beyond the control of either Parties.

AND WHEREAS The Society shall be entitled to terminate this Agreement as a whole or part thereof in the event SAKSHAM, fails to satisfactorily provide the Consultancy Services as per the terms and conditions agreed upon in this Agreement.

AND WHEREAS The SAKSHAM shall be entitled to terminate this Agreement in the event The Society is not adhering to the terms and conditions mentioned herein this Agreement and create an unfavourable environment whereas SAKSHAM is unable to provide services related to the Self-Redevelopment project work.

AND WHEREAS SAKSHAM on termination of this Agreement for the reason aforesaid shall be entitled to get proportionate payment for providing the Consultancy Services in the Self-Redevelopment project work till the date of termination of this Agreement

AND WHEREAS It is agreed by and between all concerned parties hereto that after termination of this Agreement, any provision of this Agreement that formed the basis of a valid claim by SAKSHAM shall remain in effect until the claim is settled.

AND WHEREAS It is agreed by and between all concerned parties hereto that for the purpose of termination of this Agreement a written notice of not less than 30 days shall be given by the party terminating this Agreement for the reasons as enumerated herein above to the other party.

AND WHEREAS It is agreed by and between all concerned parties hereto The Society won't be entitled to terminate this agreement if SAKSHAM becomes Co-Promoter by depositing the requisite Project Cost in The Society's RERA account.

51. **Notices** - It has been decided and agreed between both the parties that All notices, requests, demands, elections or other communications that any Party to this Agreement may desire or be required to be given hereunder shall be in writing and shall be delivered either by hand (personal delivery), sent on email address of the parties, courier (providing confirmation of delivery), or registered mail (acknowledgement due), to the addresses mentioned first herein above, or such other address as either Party, by similar notice, shall designate with respect to its own address (herein called the "Notice").

WHEREAS All notices given shall be deemed to have been given (i) if delivered by hand on the date of delivery or on the date that delivery was refused by the addressee, or (ii) if delivered by email and or sent by registered post or by courier, on the date of delivery as established by the return receipt or courier service confirmation (or the date on which the return receipt or courier service confirms that acceptance of delivery was refused by the addressee).

52. **Dispute & Resolution thereof**- It has been decided and agreed between both the parties that In event of breach of any term and condition of this present Agreement committed by any party which cannot be amicably rectified within 30 days from receipt of the Notice in writing would be construed that a dispute has been arisen.



Anand Singh. Parash. Dhanraj

53. **Arbitration Clause-** It has been agreed between both the parties that In event of dispute as envisaged herein above including termination of Agreement shall be referred to the Sole Arbitrator as may be mutually agreed upon by both the parties as per the provisions of Arbitration and Reconciliation Act 1996 or as amended from time to time.

WHEREAS The venue of Arbitration shall be Kalyan only.

AND WHEREAS The cost of the Arbitrator shall be equally borne by parties. The award passed by the Sole Arbitrator shall be binding on the Parties hereto.

54. **Sever-ability-** It has been agreed between both the parties that If any part of this Agreement is held to be illegal, void, invalid or unenforceable or prohibited by order, decree or judgement of a court, the legality, validity and enforceability of the remainder of this Agreement shall not be affected. Notwithstanding the above in the event of any such deletion, the Parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.

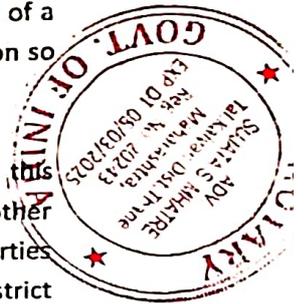
55. **Waiver -** It has been agreed between both the parties that No rights under this Agreement shall be deemed to have been waived and there shall be no waiver other than by notice in writing signed by the other Party. The failure of either of the Parties hereto to exercise any right or option given to it hereunder or to insist upon strict compliance by the other Party with the terms of this Agreement, shall not constitute a waiver of any terms or conditions of this Agreement with respect to any other or subsequent breach and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy, nor a waiver by such Party of its right at any time thereafter to require exact and strict compliance with all the terms of this Agreement. The rights or remedies set forth in this Agreement are in addition to any other rights or remedies, which may be granted by law.

56. **Entire Agreement-** It has been agreed between both the parties that this Agreement together with its Schedules and Annexures, if any constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes and terminates all prior agreements and communications, verbally or in writing, between the Parties relating to the same subject matter.

57. **Amendments-** It has been agreed between both the parties that any change, addition to, amendment, supplement or modification of this Agreement shall be binding upon the Parties only if in writing and signed by both Parties hereto.

58. **Headings-** It has been agreed between both the parties that the headings and the use of bold typeface have been inserted for convenience and shall be ignored during interpretation of the provisions of this Agreement.

59. **Counterparts-** It has been agreed between both the parties that this Agreement may be executed in any number of counterparts, which shall together constitute one Agreement. The original stamped and registered copy of this Agreement shall be kept with the SAKSHAM and the Society shall keep the certified photocopy thereof.



SECRETARY

Anand Singh

Pooja

Tosun

60 **Force majeure clause-** It has been agreed between both the parties that neither Party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (which causes are hereinafter referred to as "Force Majeure"), to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic (including the Covid-19 pandemic), quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, Governmental acts or omissions, changes in laws or regulations, National strikes, fire, explosion, or generalised lack of availability of raw materials or energy.

61. **Jurisdiction-** The Society, SAKSHAM and the Confirming Party hereby agrees that in case of any disputes if any arises in future or in the due course of Self-Redevelopment project unable to resolve in arbitration, then, the aggrieved party has the liberty to file civil suit for recovery of losses and damages in the courts of Kalyan only.

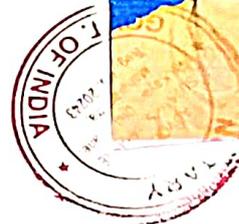
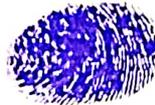


IN WITNESS WHEREOF the parties hereto have executed this CO-PROMOTER Agreement on the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
 within named "The SOCIETY")

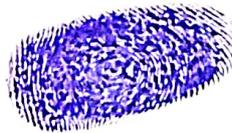
1) Mrs. Ragini Pravin Singh (President)

Ragini Singh



2) Mr. Sunil M. Pareek (Secretary)

Pareek



3) Mr. Nitin Niwas Pawar (Treasurer)

Nitin Pawar



Arundhati

Ragini Singh

Pareek

Pawar

In the presence of:

1. Mr. Mahendra J. Verma

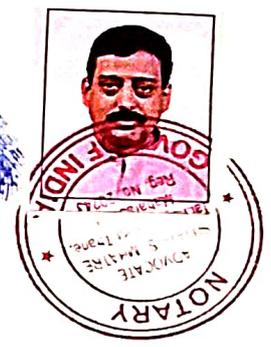
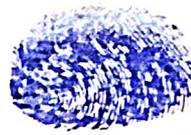
Mahendra

2. Mr. Ankush W. Harankal

Ankush

SIGNED AND DELIVERED by the
Within named "SAKSHAM PMC"
through its Sole Proprietor MR. ANAND IYER)

Anand



In the presence of:

1. Samim Samari

Samari

**Parties are Responsible for
Contents of Documents
& Supporting Documents.**



Singh

Parvati

Patil

Notary Certificate

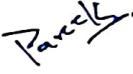
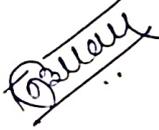
Laxman Niwas, Room No 8, 1st Floor, Above Rishabh Jewellers,
Near Pushpraj Hotel, Joshi Baug, Kalyan(West)- 421301
[http //advocatesujata in/](http://advocatesujata.in/)

Registration Serial No : 408

Registration On 24-08-2024

of Document : Co-Promoter Agreement

Executing Parties - Executor / The Society /First Part

	Digital photo	Thamb Impression	Signature
<p>Name : OM Krishnapuram CHSL thru Mrs. Ragini Pravin Singh(Mhaaar : 561574052773 Mobile No : 9561168885 Address : Flat no. 601, B-Wing, , 6th Floor, OM Krishnapuram CHSI, Murbad Road, Near Patel Low Price Shahad, Tal Kalyan, Dist- Thane.</p>			
<p>Name : Sunil M. Pareek (Secretary) Mhaaar : 540701476450 Mobile No : 9324490515 Address : B/401 OM Krishnapuram CHSI, Murbad Road, Near Patel Low Price Shahad, Tal Kalyan, Dist- Thane.</p>			
<p>Name : Nitin Niwas Pawar (Treasurer) Mhaaar : 467340810594 Mobile No : 9619914324 Address : B/203 OM Krishnapuram CHSI, Murbad Road, Near Patel Low Price Shahad, Tal Kalyan, Dist- Thane.</p>			

Executing Parties - Executant / Second Part/ Developer

	Digital photo	Thamb Impression	Signature
<p>Name : M/s. Saksham the catalyst thru. Anand Venkateshan Iyer Mhaaar : 838387540447 Mobile No : 9769453811 Address : Office at - 101, Shanti CHS, Rambaug, Lane 4, Santoshi Mata Road, Kalyan (West), Thane .</p>			

Witnessed by Executing parties above in presence of Witness

	Digital photo	Thamb Impression	Signature
<p>Name : Samim Noor Mohammad Samari Mhaaar : 249781117983 Mobile No : 8169711624 Address : Raheja Complex, Blossom C.H.S, C/212, Bail Bazaar, Near Patripool, Kalyan west, Kalyan Thane - 421301.</p>			



me : Mahendra Jagdish Verma
dhaar : 975336926185
bile No : 9920980771
ress : B 502, OM KrishnaPuram CHS,
Nr Flyover Shahad west , Tal :
Kalyan Thane.



Mahendra

me : Ankush Wamanrao Harankal
dhaar : 467536093143
bile No : 7506831250
ress : N-7, F 6/12 Ayodhya Nagar,
Cidco Aurangabad,
Maharashtra- 431005.



Ankush

Summary : OM Krishnapuram CHSL Surbey no. 10 Hissa no. 1/A Murbad Road, Shahad Kalyan, , Dist :- Thane.
bearing 60 Members as Owning the Ownership Flats given to other Part for Self Development.

ified and Certified
ore me

s. Sujata S. Mhatre
ocate & Notary
verment of India
ense No: 20243
08-2024

Parties are Responsible for
Contents of Documents
& Supporting Documents.



BEFORE ME
Sujata S. Mhatre
SUJATA S. MHATRE
B.Com., LL.M
Advocate & Notary
Govt. of India
Registration No. 20243
Sr No. 408..Date... 24 AUG 2024

ANNEXURE-2

-: नोंदणीचे प्रमाणपत्र :-

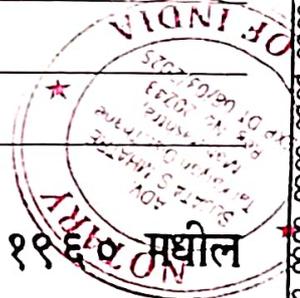
नोंदणी क्रमांक : टिएनए / केएलएन / एचएस्वी / [टीसी] / ८२३० सन १९९६-९७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

~~ओम् कृष्णापूरम् को. ऑफरेटिव्ह होसिंग सोसायटी लि.~~

~~तळें नं. १०, दित्ता नं. १/अ, मुस्बाड रोड,~~

~~शाहाड, कल्याण[व], ता. कल्याण, जि. ठाणे~~



ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

संस्था असून उप-वर्गीकरण "माडेकर सहभागिदारी गृहनिर्माण संस्था" असे

आहे.



सही

[Signature]

हुद्दा

कल्याण तालुका, जि. ठाणे

दिनांक १ / ६ / १९९६

[Signature]

[Signature]

[Signature]

ANNEXURE – 3

Existing members

FLAT NO.	NAME OF MEMBER	TYPE OF FLATS
101	MR. VINOD ZODAGE	1BHK
102	MS. PRAMILA KHILE	1BHK
103	MR. ANKUSH W.HARANKAL	1RK
104	MR. SUNIL P. TAYADE	1BHK
105	MR. ASHOK BHAME	1BHK
201	MR. ASHOK KUMAR GUPTA	1BHK
202	MRS. PATRICA ABHRAHAM	1BHK
203	MR. PRAVIN DAHATONDE	1RK
204	MR. SUVIRAJ SHETTY	1BHK
205	MRS. VANJA MURALEEDHARAN	1BHK
301	MRS. PUSHPA SHOOR	1BHK
302	MR. HEMANT PICHAD	1BHK
303	MRS. VARSHA KALE	1RK
304	MR. D.S. UPADHAYA	1BHK
305	MR. MANOJ D. MEHTA	1BHK
401	MR. R.M. PICHAD	1BHK
402	MR. ANKUSH HARANKAL	1RK
403	MRS. JAYSHREE A. HARANKAL	1RK
404	MR. SHRIDHAR N. MOOLYA	1BHK
405	MR. V. MALJI	1BHK
501	MRS. ASHA NAYAK	2HK
502	MR. RAKESH SAINI	1RK
503	MRS. ASHA NAYAK	1RK
504	MR. BHARMAN ROY	1BHK
505	MRS. KUSUM SINGH	1BHK
601	MRS. KAMINI JAGTAP	1BHK
602	MR. CHANDRODAY SINGH & MR. SARVODAYA SINGH	2BHK
603	MR. AJAY PAREEK & VIJAY PAREEK	1RK
604	MR. BAPU WAGH	1BHK
605	MR. RAHUL SONPATKI	1BHK
101	MRS. M. CHACKO	1BHK
102	MRS. HEATHER DURHAM	1BHK
103	MR. G. DURHAM	1BHK
104	MRS. C. DURHAM	1BHK
201	MRS. ASHA H. NAYAK	1BHK
202	MRS. MEENAKSHI JHA	1BHK
203	MR. NITIN NIWAS PAWAR	1BHK
204	MR. M.G SHOOR	1BHK
301	MR. AKASH ADAGALE	1BHK
302	MR. D.T. KADAM	1BHK
303	MR. SUNIL AGARWAL	1BHK
304	MR. NITIN AGARWAL	1BHK
401	MR. SUNIL PAREEK	1BHK
402	MR. PAWAN AGARWAL	1BHK
403	MR. MONIKA S. GOKHRU	1BHK
404	MR. KRISHNA KUMAR RAWAL	2BHK



Anand

Pankaj

Pareek

Govind

501	MR. VIKAS JAWALE	1RK
502	MR. JAIPRAKASH S. SAIN	1BHK
503	MR. J.S. GILL	1BHK
504	MR. P.J.ABRAHAM	2BHK
601	MRS. RAGINI SINGH	1BHK
602	MR. R. RAJVANSHI	1BHK
603	MR. KRIPASHANKAR KANOJIA	1BHK
604	MRS. KUSUM AGARWAL	1RK
1	MR. R. RAJVANSHI	SHOP
2	MR. RAGHAVAN RAJ	SHOP
3	MR. SALAAM	SHOP
4	MR. POPAT HUNDEKARI	SHOP
5	MR. RAM MANI SHARMA	SHOP
6	MR. DILIP CHOUDHARY	SHOP

Arund

Singh

Fareek

Tosani



KRISHNA PURAM CO-OP. HSG. SOCIETY LTD.

Reg. No. TNA/KLN HSG / (TC) / 8230 DT. 1996-97

Near Shahad Flyover, Shahad (W) Pin-421 103, Dist. Thane

Date : 14/08/2024

RESOLUTION

Date:- 14/08/2024
Place:- Shahad

Om Krishnapuram CHS, Building/s is/are years old and in dilapidated condition hence, redevelopment process has to be initiated with immediate effect.

We the members of Om Krishnapuram CHS, on 14 day of July month of 2024 at the Special General Body Meeting held today in our Society premises, has unanimously approved and passed the following resolutions for Self Redevelopment of our building/s



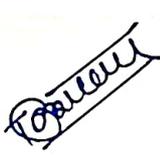
1. We hereby authorise Saksham Associates to sign all agreements etc. on behalf of Om Krishnapuram CHS for carrying out all necessary work required for timely completion of our building/s Self Redevelopment project.
2. To initiate the process of Redevelopment approval with DDR and other competent Government authorities for Self Redevelopment of our Om Krishnapuram society building/s in the best interest of all society members.
3. To initiate the process of Title Clearance, Land Survey, Statutory Taxations clearance etc. with competent Government authorities and Local Municipal Corporation authorities for Self Redevelopment of our Om Krishnapuram society building/s in the best interest of all society members.
4. To register our Om Krishnapuram CHS redevelopment project with Real Estate Regulatory Authority for the state of Maharashtra.



 Panels


PTD

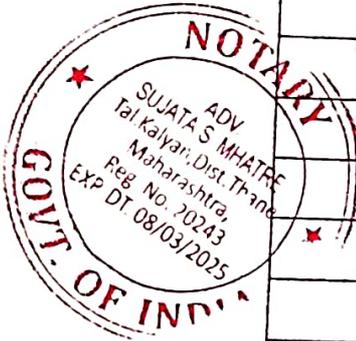


 Panels


5. To open and operate RERA account on behalf of Om Krishnapuram CHS Self Redevelopment Project.
6. To appoint and sign agreement with Saksham PMC as Development Manager to oversee our building/s Self Redevelopment project from planning to possession.
7. To authorise Saksham PMC, for providing end to end solutions to our Om Krishnapuram CHS building/s Self Redevelopment project as per the terms and conditions submitted to our Om Krishnapuram CHS.

Signed and sealed by following members of Om Krishnapuram CHS.

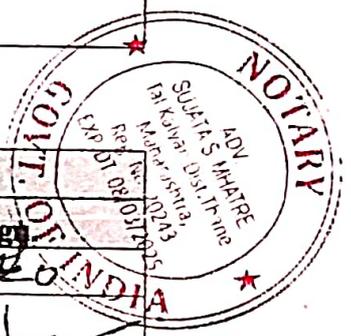
"A" WING		
FLAT NO.	NAME OF MEMBER	Sign.
101	MR. VINOD ZODAGE	<i>[Signature]</i>
102	MS. NIRMALA KHILE	
103	MR. ANKUSH W.HARANKAL	<i>[Signature]</i>
104	MR. SUNIL P. TAYADE	
105	MR. ASHOK BHAME	<i>[Signature]</i>
201	MR. ASHOK KUMAR GUPTA	<i>[Signature]</i>
202	MRS. PATRICA ABHRAHAM	
203	MR. PRAVIN V. DAHATONDE	<i>[Signature]</i>
204	MR. SIVIRAI SHETTY	<i>[Signature]</i>
205	MRS. VANIA MURALEEDHARAN	<i>[Signature]</i>
301	MRS. PUSHPA SHOOR	<i>[Signature]</i>
302	MR. HEMANT PICHAD	<i>[Signature]</i>
303	MRS. VARSHA KALE	<i>[Signature]</i>
304	MR. D.S. UPADHAYA	
305	MR. MANOJ MEHTA	<i>[Signature]</i>
401	MR. R.M. PICHAD	<i>[Signature]</i>
402	MR. ANKUSH W.HARANKAL	<i>[Signature]</i>



[Signature]

[Signature]

403	MRS. JAYSHREE A. HARANKAL	<i>Jayshree</i>
404	MR. SHRIDHAR N. MOOLYA	<i>Shridhar</i>
405	MR. V. MALJI	<i>Malji</i>
501	MRS. ASHA NAYAK	for <i>Asha Nayak</i>
502	MR. RAKESH SAINI	<i>Rakesh Saini</i>
503	MRS. ASHA NAYAK	for <i>Asha Nayak</i>
504	MR. BHARMAR ROY	<i>Bharmar Roy</i>
505	MRS. KUSUM SINGH	<i>Kusum Singh</i>
601	MRS. KAMINI JAGTAP	<i>Kamini Jagtap</i>
602	MR. CHANDRODAY SINGH	<i>Chandroday Singh</i>
603	MR. AJAY PAREEK	<i>Ajay Pareek</i>
604	MR. BAPU WAGH	<i>Bapu Wagh</i>
605	MR. RAHUL SONPATKI	



"B" WING		
FLAT NO.	NAME OF MEMBER	
101	MRS. M. CHACKO	<i>M. Chacko</i>
102	MRS. HEATHER DURHAM	<i>Heather Durham</i>
103	MR. G. DURHAM	<i>G. Durham</i>
104	MRS. C. DURHAM	<i>C. Durham</i>
201	MRS. ASHA NAYAK	for <i>Asha Nayak</i>
202	MRS. MEENAKSHI JHA	<i>Meenakshi Jha</i>
203	MR. NITIN NIWAS PAWAR	<i>Nitin Pawar</i>
204	MR. M.G. SHOOR	<i>M.G. Shoor</i>
301	MR. AKASH ADAGALE	<i>Akash Adagale</i>
302	MR. D.T. KADAM	<i>D.T. Kadam</i>
303	MR. SUNIL AGARWAL	
304	MR. NITIN AGARWAL	
401	MR. SUNIL PAREEK	<i>Sunil Pareek</i>
402	MR. PAWAN AGARWAL	
403	MR. MONIKA S. GOKHRU	<i>Monika Gokhru</i>
404	MR. KRISHNA KUMAR RAWAL	<i>Krishna Rawal</i>
501	MR. VIKAS JAWALE	<i>Vikas Jawale</i>

Jayshree

Pawar

502	MR. JAIPRAKASH S. SAIN	J.P.S.
503	MR. J.S. GILL	
504	MR. P.J. ABRAHAM	P. Singh
601	MRS. RAGINI SINGH	R. Singh
602	MR. R. RAJVANSHI	Kanujma
603	MR. KRIPASHANKAR KANOJIA	
604	MRS. KUSUM AGARWAL	R. Singh
SHOP -1	MR. R. RAJVANSHI	
SHOP -2	MR. RAGHAVAN RAJ	* 31/03/2011
SHOP -3	MR. SALAAM	
SHOP -4	MR. POPAT HUNDEKARI	R.B. S. L.
SHOP -5	MR. RAM MANI SHARMA	
SHOP -6	MR. DILIP CHOUDHARY	



For D/O - KRISHNAPURAM CHS LTD
 Singh Chairman
 Karat Secretary
 P. Singh Treasurer

Handwritten signature

ANNEXURE –5

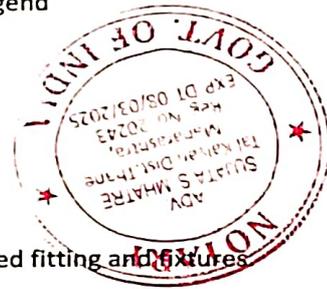
INTERNAL AMENITIES

Doors and Windows

- Sliding 3" section 4mm and anodized with sound proof gasket Aluminum windows with granite frame.
- All doors will be provided with granite frame and fitted with flush door.
- WC and bath will have Bakelite door.
- Powders coated French windows with granite frame in all rooms of standard gauge and with mosquito net.
- Main door frame will be quality wooden frame Quality flush door one sided laminated with Godrej night latch and Biometric locks.
- All internal door frames will be of granite both side painted flush door.

Electrification

- Copper wiring (Polycab or RR cable) with fitting and fixtures (Legend Legrand, Cona, Gold medal or Anchor) as approved by Society.
- 2/3 Cable TV point as per requirement.
- 2/3 WIFI points as per requirement.
- One MCB will be provided in main board.
- MCB will be provided in all rooms.
- Concealed fire resistant, copper wiring in all rooms with approved fitting and fixtures.
- Adequate electrical points for mobile charging, work station etc.
- Exhaust fan and Inverter points as per requirements.



Flooring

- Vitrified flooring of Jonhson or Kajaria 3 feet x 3 feet size and 3" skirting in all rooms.
- Antiskid flooring in Balconies.

Toilets & Bathrooms.

- European type WC (Cera, Parryware) will be provided with full glazed tile dado in each Master Bedroom.
- Indian or western toilet as per member's personal choice in common toilet block.
- Bathroom will have full glazed tiles with concealed fitting and fixtures.
- Antiskid flooring in WC and Bath.
- Concealed plumbing with UPVC and Drainage Lines will be of PVC pipes (Prince, Finolex or Astral) Inlet and outlet provision for water tank to be fitted in loft.
- WC and bath will have louvered windows. Boring water connection for WC.
- One loft will be provided above all WC and bath.
- Boring water connection for WC and bathroom.

Aravind Jadhav

Parvati

Praveen

Kitchen

- U type kitchen platform with built in sink of 2 feet height'
- Black Granite top.
- Modular Kitchen Trolley
- Glazed tiles dado up to ceiling height.
- Concealed plumbing with UPVC pipes and Drainage Lines will be of PVC pipes. Inlet and outlet provision for loft tank.
- One boring water connection in kitchen.
- One drinking water connection in kitchen.
- Electrical & Plumbing provisions for Aqua guard.
- 1'.6" wide loft will be provided in kitchen.



EXTERNAL AMENITIES

General

- Anti-skid paver black in society compound (80 MM thick). Quality UPVC pipes for plumbing work.
- PVC pipes for disposal of wastewater.
- Terrace with brick bat water proofing and chemical treatment with china mosaic on top as finishing coat with proper drainage slope.
- Adequate Bore wells with pumps.
- Adequate lights with in compound, common passage, parking and terrace
- Two pumps and fully automatic control system (one working/one stand by) with auto control system for each underground water tank.
- Adequate capacity underground and overhead water tank.
- Pest control treatment during foundation and plinth construction.
- Sand faced external plaster with two coats of external textured point of reputed company.
- Roof top solar panel at 16ft height.

COMMON AMENITIES

Water Tanks & Pumps

- Water pumps will be of branded company (Kirloskar or Crompton).
- All water pumps will be connected to power backup/generator.
- Underground and overhead water tanks with pump rooms.

Lifts for each Tower

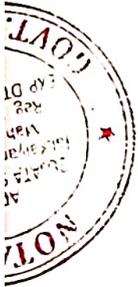
- 2 Nos. odd – even lifts
- 2 Nos. service lifts
- 1 all floor Lift for upto 16th floor
- 1 all floor lift from 17th to 32nd floor.
- All Lifts will be with inverter backup facility
- Separate Lifts for Commercial Establishments.
- Lifts will be of Schindler, Otis or ThyssenKrupp brand as per Society approval.

Arav Singh

Parvati

2

Praveen



Safety/Security

- Adequate numbers of CCTV cameras on Main gate, Lobby, Parking, Floor Passage, Staircase, Common amenity areas and all entry exit gates.
- CCTV with 30 days Hard drive backup and 365 days CLOUD backup
- Security guard cabins as per need
- Smart card entry for lobby, lifts and apartments
- Smart home visitor interface at main gate.
- Firefighting system of latest technology with sensors will be provided.
- Refugee floors as per provisions of UDCPR.
- Different fire extinguishers will be provided in all strategic locations for combating all variants of fire.

Go Green

- Solar common area lighting
- Solar EV charging stations
- Rain water harvesting
- Garbage recycling system
- Sewage Treatment System
- Waste water treatment and recycling system

Community Centres at Podium Level

- Mahila katta
- Senior citizen katta
- Newspaper stand

Activities at Podium level

- Multipurpose sports court
- Jogger's track
- Senior Citizen Garden
- Kids Garden
- Pets Garden
- Amphitheater

Activities at Mezzanine level

- Club house for indoor games
- Kid activity zone - Hobby classroom
- Yoga/ Meditation Room



Anand Singh

Parvati

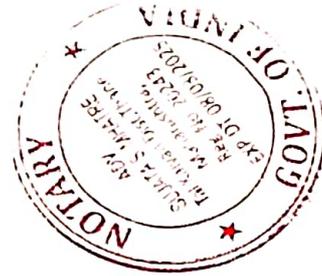
Prasanna

ANNEXURE - 6
Free Carpet Area

FLAT NO.	NAME OF MEMBER	TYPE OF FLATS	Existing Carpet Area	35% Additional Area	Total Carpet Area
101	MR. VINOD ZODAGE				
102	MR. NIRMALA KHILE	1BHK	444	155	599
103	MR. ANKUSH W.HARANKAL	1BHK	444	155	599
104	MR. SUNIL P. TAYADE	1RK	295	103	398
105	MR. ASHOK BHAME	1BHK	444	155	599
201	MR. ASHOK KUMAR GUPTA	1BHK	444	155	599
202	MRS. PATRICA ABHRAHAM	1BHK	444	155	599
203	MR. PRAVIN DAHATONDE	1BHK	444	155	599
204	MR. SUVIRAJ SHETTY	1RK	295	103	398
205	MRS. VANJA MURALEEDHARAN	1BHK	444	155	599
301	MRS. PUSHPA SHOOR	1BHK	444	155	599
302	MR. HEMANT PICHAD	1BHK	444	155	599
303	MRS. VARSHA KALE	1BHK	444	155	599
304	MR. D.S. UPADHAYA	1RK	295	103	398
305	MR. MANOJ MEHTA	1BHK	444	155	599
401	MR. R.M. PICHAD	1BHK	444	155	599
402	MR. ANKUSH HARANKAN	1BHK	444	155	599
403	MRS. JAYSHREE A. HARANKAL	1RK	295	103	398
404	MR. SHRIDHAR N. MOOLYA	1RK	295	103	398
405	MR. V. MALJI	1BHK	444	155	599
501	MRS. ASHA NAYAK	1BHK	444	155	599
502	MR. RAKESH SAINI	2HK	550	193	743
503	MR. SUDHANSHU NAYAK	1RK	295	103	398
504	MR. BHARMAR ROY	1RK	295	103	398
505	MRS. KUSUM SINGH	1BHK	444	155	599
601	MRS. KAMINI JAGTAP	1BHK	444	155	599
602	MR. CHANDRODAY SINGH	1BHK	444	155	599
603	MR. AJAY PAREEK	2BHK	550	193	743
604	MR. BAPU WAGH	1BHK	444	155	599
605	MR. RAHUL SONPATKI	1RK	295	103	398
101	MRS. M. CHACKO	1BHK	444	155	599
102	MRS. HEATHER DURHAM	1BHK	444	155	599
103	MR. G. DURHAM	1BHK	444	155	599
104	MRS. C. DURHAM	1BHK	444	155	599
201	MR. SUDHASHU H. NAYAK	1BHK	444	155	599
202	MRS. MEENAKSHI JHA	1BHK	444	155	599
203	MR. NITIN NIWAS PAWAR	1BHK	444	155	599
204	MR. VIVEK SHOOR	1BHK	444	155	599
301	MR. AKASH ADAGALE	1BHK	444	155	599
302	MR. D.T. KADAM	1BHK	444	155	599
303	MR. SUNIL AGARWAL	1BHK	444	155	599
304	MR. NITIN AGARWAL	1BHK	444	155	599
401	MR. SUNIL PAREEK	1BHK	444	155	599
402	MR. PAWAN AGARWAL	1BHK	444	155	599
403	MR. MONIKA S. GOKHRU	1BHK	444	155	599
404	MR. KRISHNA KUMAR RAWAL	2BHK	550	193	743

Anand Singh *Ramesh* *Davali*

501	MR. VIKAS JAWALE				
502	MR. JAIPRAKASH S. SAIN	1RK	295	103	398
503	MR. J.S. GILL	1BHK	444	155	599
504	MR. P.J.ABRAHAM	1BHK	444	155	599
601	MRS. RAGINI SINGH	2BHK	550	193	743
602	MR. R. RAJVANSHI	1BHK	444	155	599
603	MR. KRIPASHANKAR KANOJIA	1RK	295	103	398
604	MRS. KUSUM AGARWAL	1BHK	444	155	599
1	MR. R. RAJVANSHI	1BHK	444	155	599
2	MR. RAGHAVAN RAJ	SHOP	220	50% Loft	14 ft Height
3	MR. SALAAM	SHOP	220	50% Loft	14 ft Height
4	MR. POPAT HUNDEKARI	SHOP	220	50% Loft	14 ft Height
5	MR. RAM MANI SHARMA	SHOP	220	50% Loft	14 ft Height
6	MR. DILIP CHOUDHARY	SHOP	220	50% Loft	14 ft Height



Anand Singh
Parent
Prakash

**ANNEXURE - 8
RENT & SHIFTING**

CATEGORY	MONTHLY RENT	SHIFTING CHARGES
1RK	10000	10000
1BHK	14000	10000
2BHK	16000	10000
shops	16000	10000



Anand Singh
Parvati
Dorai



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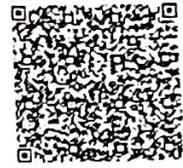
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To,
रागीनी प्रवीण सिंह
Ragini Praveen Singh
W/O Praveen Mahendra Pratap Singh
Flat No 601 B-Wing, Om Krishna Puram CHS
Murbad Road
Near Patel Low Price Shahar West
Kalyan
Shahad Kalyan Thane
Maharashtra 421103
9561168885

Ref. 2219 / 19T / 123698 / 123714 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

5615 7405 2773

माझे आधार, माझी ओळख



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रागीनी प्रवीण सिंह
Ragini Praveen Singh
जन्म तारीख / DOB: 13/03/1974
स्त्री / Female



5615 7405 2773

माझे आधार, माझी ओळख

Ragini Praveen Singh

भारत सरकार
Government of India

Issue Date : 04/10/2012



Sunil M. Pareek
DOB : 10/04/1977
Male

5407 0147 6450

मेरा आधार, मेरी पहचान

*For
Co-ownership
Agreement.*

Pareek -

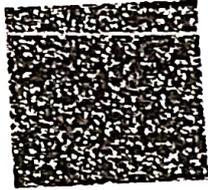
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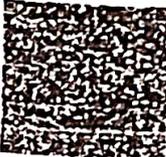


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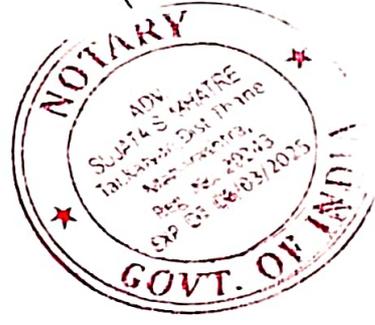
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 MAHENDRA JAGDISH VERMA
 जन्म तारीख / DOB: 05/10/1975
 पुरुष / Male

9753 3692 6185

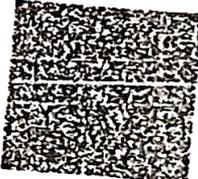
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जन्म तिथि / DOB: 01/03/1985
पुल्ल / MALE



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महान् सान्छान् माध्मन् मन्त्रालय
MINISTRY OF MICRO, SMALL & MEDIUM ENTERPRISES

सक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises

UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER

UDYAM-MH-26-0440684

NAME OF ENTERPRISE

SAKSHAM

TYPE OF ENTERPRISE *

S.No.	Classification Year	Enterprise Type	Classification Date
1	2023-24	Micro	26/04/2023

MAJOR ACTIVITY

SERVICES

SOCIAL CATEGORY OF ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	SAKSHAM

OFFICIAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	101	Name of Premises/ Building	Shanti CHS
Village/Town	Rambag Lane 4	Block	-
Road/Street/Lane	Satoshi Mata Road	City	Kalyan West
State	MAHARASHTRA	District	PUNE, Pin 421301
Mobile	9769453811	Email:	eezzzebiz@gmail.com

DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE

01/05/2022

DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS

01/05/2022

NATIONAL INDUSTRY CLASSIFICATION CODE(S)

S.No.	NIC 2 Digt	NIC 4 Digt	NIC 5 Digt	Activity
1	82 - Office administrative, office support and other business support activities	8299 - Other business support service activities n.e.c.	82990 - Other business support service activities n.e.c.	Services

DATE OF UDYAM REGISTRATION

26/04/2023

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

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For any assistance, you may contact:

1. District Industries Centre: PUNE (MAHARASHTRA)
2. MSME-DFO: MUMBAI (MAHARASHTRA)

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समीम नूर मोहम्मद समारी
Samim Noor Mohammad Samari
 जन्म तिथि / DOB : 29/07/1970
 पुरुष / MALE



2497 8111 7983

आधार - आम आदमी का अधिकार

Samari



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 सी.एस.एन. रोड, वीर 12, बस बाजार,
 पत्तरी पूल के पास, कल्याण वेस्ट,
 कल्याण, ठाणे, महाराष्ट्र, 421301

Address:

Rahjeja complex, Blossom
 C.J.S, C/212, Bus Bazar, Near
 Patli Pool, Kalyan West, Kalyan,
 Thane, Maharashtra, 421301



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1600 300 1047

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