

PROJECT MANAGEMENT SERVICES AGREEMENT

Project: THE WAVTEWADI DEVELOPMENT Location: Virar (E), District - Palghar

Between:

THE WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED.

And

The Project Manager: SAKSHAM, The Catalyst

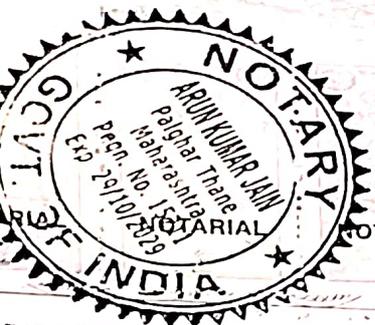
Virar, January 12, 2025

भारतीय गैर न्यायि
भारत INDIA



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13 JAN 2025

MAHARASHTRA

2024

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Sub-Treasury Office
Vasai
07 JAN 2025
Addl. Treasury Officer



13 JAN 2025

PROJECT MANAGEMENT SERVICES AGREEMENT

THIS AGREEMENT is made at Virar on this 12th day of January, 2025

BETWEEN

1. **WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/GNL/(O)/1748/2014 and having its registered office at Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 5, Survey No. 115, Hissa No. 3; - 006/02, Late Sadanand Padwal Hall, Amisha Apartment Swami Samarth Nagar, Wavtewadi, Virar (E), District Palghar, through its office bearer 1) **Mr. Dinesh Vasant Palye** (Chairman), 2) **Mr. Rampal Baburam Valmiki** (Secretary), and 3) **Mr. Anil Shivram Tervankar** (Treasurer), hereinafter referred to as "The Federation" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the FIRST PART;

Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the SIXTH PART;

AND

7. **JAY JEEVDANI SANKUL CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26296/2014 and having its registered office at Building No. 8, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Shivaji Yashwant Palande (Chairman)**, 2) **Mr. Pratik Ramakant Parkar (Secretary)**, and 3) **Mr. Satish Shantaram Shitap (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the SEVENTH PART;

AND

8. **PRACHITI APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/25433/2013 and having its registered office at Building No. 9, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Vinod Anand Shinde (Chairman)**, 2) **Mr. Maruti Mahadev Nalawade (Secretary)**, and 3) **Mrs. Vidya Dattatray Kotwal (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the EIGHTH PART;

AND

9. **SHREE OM KULESHWAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/27995/2015 and having its registered office at Building No. 10, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Laxman Sadashiv Korgaonkar (Chairman)**, 2) **Mr. Sanjay Krishna Patil (Secretary)**, and 3) **Mr. Nitesh Suresh Parab (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the NINTH PART;

AND

10. **SAIDEEP JYOT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26038/2014 and having its registered office at Building No. 11, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Tukaram Gopal Bhikare (Chairman)**, 2) **Mr. Sunil Yashwant Kalkar (Secretary)**, and 3) **Mr. Santosh Anant Kshirsagar (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the TENTH PART;

AND

11. **JAY JEEVDANI SHAKTI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26054/2014 and having its registered office at Building No. 12, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Raju Maruti Ingawale (Chairman)**, 2) **Mr. Shivaji Ravaba Kerekar (Secretary)**, and 3) **Mr. Pandu Rama Chandan (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the ELEVENTH PART;

AND

12. **SHREE SAIDHAM POOJA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26562/2014 and having its registered office at Building No. 13, Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, through its office bearer 1) **Mr. Narayan Pritam Das (Chairman)**, 2) **Mr. Kishor**



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...referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the TWELFTH PART.

AND

13. **SHREE JEEVDANI PRASANNA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/25727/2013 and having its registered office at Building No. 14, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Sanjay Anant Chavan (Chairman)**, 2) **Mr. Santosh Maruti Turalkar (Secretary)**, and 3) **Mr. Bhalchandra Vasudev Katkar (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the THIRTEENTH PART;

AND

14. **ASMI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26276/2014 and having its registered office at Building No. 15, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Suresh Subhan Tikhe (Chairman)**, 2) **Mr. Bhagwan Vishnu Kolge (Secretary)**, and 3) **Mr. Deepak Ravaji Kinjale (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the FOURTEENTH PART;

AND

15. **SHREE EKVIRA KRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/26014/2013 and having its registered office at Building No. 16, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Jagdish Anant Vartak (Chairman)**, 2) **Mr. Rajendra Prakash Bobhate (Secretary)**, and 3) **Mr. Rampal Baburam Valmiki (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the FIFTEENTH PART;

AND

16. **SHRI RAM KRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/25438/2013 and having its registered office at Building No. 17, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mrs. Priya Suryakant Pawar (Chairman)**, 2) **Mr. Anil Balkrishna Morye (Secretary)**, and 3) **Mr. Nilesh Rajaram Dhumde (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the SIXTEENTH PART;

AND

17. **SHREE SAMARTH LEELA CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/24044/2012 and having its registered office at Building No. 18, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Umaji Mahadev Bhoir (Chairman)**, 2) **Mr. Santosh Sadashiv Pujare (Secretary)**, and 3) **Mr. Prakash Dattaram Bhoir (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the SEVENTEENTH PART;



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AND

OM ANIRUDHA APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/22592/2010-11 and having its registered office at Building No. 19A, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Sachin Vishnu More (Chairman)**, 2) **Mr. Ashok Vitthal Pandhare (Secretary)**, and 3) **Mrs. Varsha Balkrishna Mahadik (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the EIGHTEENTH PART;

AND

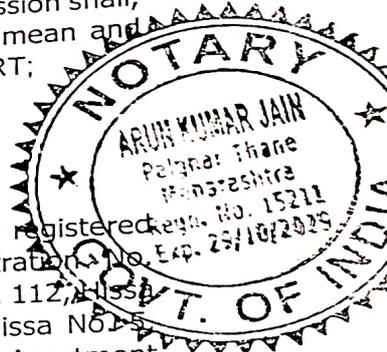
19. **VAJRESHWARI APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/25592/2013 and having its registered office at Building No. 19B, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mrs. Madhuri Chandrashekhar Veerbadra (Chairman)**, 2) **Mr. Mahendra Laxman Bhare (Secretary)**, and 3) **Mr. Yogesh Pandharinath Gothankar (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the NINETEENTH PART;

AND

20. **SHREE SAI LEELA APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Society duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/HSG/(TC)/24043/2012 and having its registered office at Building No. 20, Wavtewadi, Virar (E), Taluka - Vasai, District - Palghar, through its office bearer 1) **Mr. Prakash Shankar Sakpal (Chairman)**, 2) **Mr. Deepak Arjun Gurav (Secretary)**, and 3) **Mr. Dayanand Devaji Gurav (Treasurer)**, hereinafter referred to as "The Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its members, successors and assigns) party of the TWENTIETH PART;

WHEREAS:

- A. The Federation is a Federation of 20 Co-operative Societies and is duly registered under Maharashtra Cooperative Societies Act, 1960, bearing Registration No. TNA/VSI/GNL/(O)/1748/2014 and having its registered office at Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 1, 2, 3; Survey No. 115, Hissa No. 3; - 006/02, Late Sadanand Padwal Hall, Amisha Apartment Swami Samarth Nagar, Wavtewadi, Virar (E), District Palghar. The Federation has been formed in order to secure the interest of these Societies and its members whose buildings have been declared as unauthorised as the same were constructed without taking permission from the planning authority and have been facing series of litigation in various courts of law. The members of the Federation have come together and have resolved to appoint an appropriate agency in order to explore the possibilities of rehabilitating its members in the Buildings which are constructed after taking appropriate legal permission.
- B. The Federation proposes to develop, promote and set up a Rehabilitation Project at present known as "Wavtewadi Project", or such other name as may be decided by the Federation, at it's property situated at Survey No. 112, Hissa No. 1, 3, 4, 5/2; Survey No. 113, Hissa No. 1, 2, 3; Survey No. 114, Hissa No. 5, Survey No. 115, Hissa No. 3; Wavtewadi, Virar (E), District Palghar (hereinafter referred to as the "the Project"), which consists of constructing residential premises, commercial premises and all other related activities in a township project;
- C. SAKSHAM, the Catalyst, is engaged in, inter alia, the business of Project Management Consultancy and has considerable skill, knowledge and experience in this field;



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The Federation is desirous of appointing and engaging SAKSHAM, the Catalyst for providing the project management services more particularly described in the Annexure B ("the Services"), in relation to the development of the Project;

- E. The Federation, relying on the skill, knowledge, experience, and the representations and warranties and undertakings given by SAKSHAM, the Catalyst hereunder, has agreed to appoint SAKSHAM, the Catalyst to provide the Services in relation to the development of the Project on the terms and conditions appearing hereinafter.
- F. The Federation and the Confirming Parties have consented to the offer and have shown their willingness to appoint SAKSHAM, the Catalyst for the Services in relation to the development of the Project.
- G. SAKSHAM, the Catalyst has agreed to provide the Services on the terms and conditions appearing hereinafter.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein and other good and valuable consideration (the receipt and adequacy of which is hereby acknowledged), the Parties, intending to be bound legally, agree as follows:

The recitals contained herein shall constitute an integral operative part of this Agreement.

1.0 DEFINITIONS AND INTERPRETATION

- 1.1 The following words and expressions shall have the meanings assigned to them except where the context requires otherwise:

"**Building Agreement**" means a contract/s entered into or may be entered into between SAKSHAM, the Catalyst as Employer and a Contractor to execute the Work or part thereof.

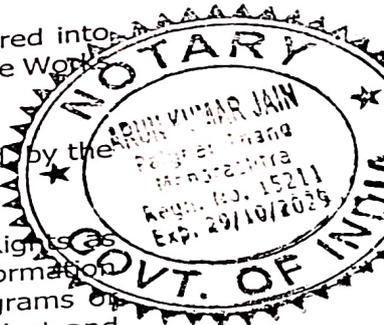
"**Certificate of Final Acceptance**" means the certificate signed, accepted by the Federation stating that the Services have been completed in their entirety.

"**Confidential Information**" shall include all the Intellectual Property Rights as well as all the specifications, plans, documents, proposals and all other information relating to the Project, listings, test data, test routines, diagnostic programs or other material relating to or comprising software which is part of the Project and any information, technologies, know-how, business and marketing plans, business results, business and marketing strategies, proprietary or trade secrets, operating information, business forecasts, files, maps, records, agreements on tracks, accounting information, models, interpretations, engineering information or any other information technical or non-technical of any nature relating to the business of the Federation, whether in the form of oral, written, magnetic or electronic media and whether or not specifically designated as Confidential Information, which is proprietary to BDMC, which does not fall under public domain, and which is of commercial value including such information as may be embodied in oral discussions, lectures or seminars and other professional, scientific or technical documents; including inventions, discoveries, developments, improvements, techniques, sketches, drawings, software programs and information concerning research, experimental work, development, design details and specifications.

"**Consultancy Agreement**" means a contract entered into or may be entered into between SAKSHAM, the Catalyst and a consultant who has contracted with SAKSHAM, the Catalyst to attend to architectural, quantity surveying, engineering or any other technical service on behalf of the Federation and which service relates to the Works.

"**Consultant**" means a contracting party in terms of a Consultancy Agreement.

"**Contractor**" means a contracting party in terms of a Building Agreement and shall include all of such contractor's subcontractors.



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"Date of Completion" means the date stipulated in this Agreement which the Services are to be completed in accordance with the provisions of this Agreement.

"Emergency" means circumstances where the costs, quality or schedule of the Project is put at risk by unplanned events, accidents or difficulties having immediate and material effects.

"Intellectual Property Rights" comprises of Trade Marks and Copyrights, together with all other logos, designs, symbols, emblems, insignia, fascia, slogans, know-how, information, drawings, plan and other identifying materials whether or not registered or capable of registration and all other proprietary intellectual property used/ developed in relation to the said Services in all forms of intellectual property subsisting under the laws of India and other analogous rights subsisting under the laws of other jurisdictions and including any legally protectable product or process of the human intellect including all inventions, expression or literary creation, unique name, trade secret, business method, industrial process, database, readable, or computer or other machine readable data, logic, logic diagrams, flow charts, orthographic representations, coding sheets, coding, source of object codes, designs, drawings, data, presentation and other Confidential Information.

"Instruction to Commence" means a written instruction from the Federation requesting SAKSHAM, the Catalyst to commence the performance of the said Services.

"The Federation" means the contracting party as defined in this Agreement.

"Party" and **"Parties"** means individually or collectively the Federation and SAKSHAM, the Catalyst and "party" means any other person or entity, as the context requires.

"Project" means the project as defined in Annexure "A".

"This Agreement" means this Project Management Agreement including the Annexures attached hereto.

"The Works" means the work to be executed by the Contractor in terms of the Building Agreements.

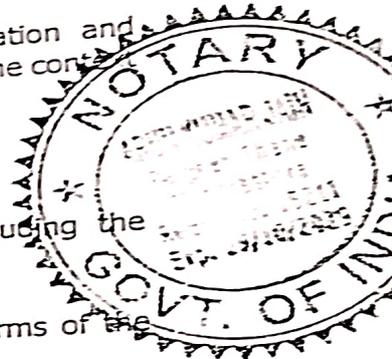
"Scope of Services" and **"Services"** means the said services to be provided by SAKSHAM, the Catalyst in terms of Annexure "B".

1.2 Any reference in this Agreement to any Statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended modified extended or re-enacted whether before or after the date of this Agreement and to all statutory instruments orders and regulations for the time being made pursuant to it or deriving validity from it.

1.3 The meanings set forth for defined terms in this Article and all pronouns shall be equally applicable to both the singular and plural masculine, feminine or neuter forms as the context may require.

1.4 All references in this Agreement to Articles are to Articles in or to this Agreement unless otherwise specified therein. The words "hereof," "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. The words "include", "including" and "among other things" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.

1.5 References in this Agreement to any document or agreement shall be deemed to include references to such document or agreement as amended, varied, restated, supplemented or replaced from time to time in accordance with the terms thereof



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and to include any side letters executed in connection therewith, except as otherwise provided in this Agreement.

- 1.6 The headings of the several Articles and sub clauses of this Agreement are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.
- 1.7 References to writing include printing, typing, lithography and other means of reproducing words in a visible form.
- 1.8 Numbers generally preceded by "in terms of" shall refer to clause numbers or Annexes in this Agreement.
- 1.9 Unless specifically indicated to the contrary, "day" means calendar day, "month" means calendar month and "year" means calendar year.

2.0 APPOINTMENT

The Federation herewith appoints SAKSHAM, the Catalyst to provide the Scope of Services in terms of Annexure "B".

- 2.1 SAKSHAM, the Catalyst herewith accepts the appointment.
- 2.2 It is expressly understood between the Parties hereto that this Agreement is entered into on principal-to-principal basis and nothing in this Agreement will be construed to as creating a relationship of partnership, joint venture, agency or employment between the Parties.

3.0 OBLIGATIONS OF SAKSHAM, THE CATALYST

3.1 Scope of Services

SAKSHAM, the Catalyst shall execute the Scope of Services, as provided in Annexure B hereto, in terms of this Agreement.

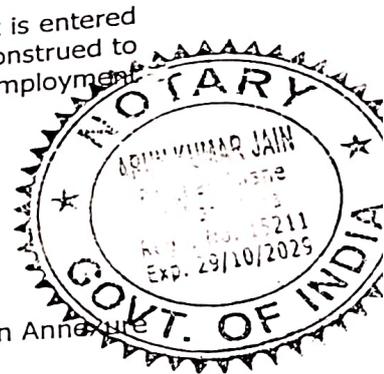
3.2 Professional Duty

SAKSHAM, the Catalyst shall ensure that its Services meet and match the degree of professional skill, care and diligence expected of an internationally proven and experienced professional engineering firms performing engineering and construction management services of a similar nature in this business and the quality and standard of the said Services shall match, if not exceed the best international standards, including compliance with applicable laws, ordinances and regulations.

3.3 Exercise of Authority

Where the duties assigned to SAKSHAM, the Catalyst include the power to certify, to exercise discretion or quasi-arbitrational functions in terms of an agreement between SAKSHAM, the Catalyst and any third parties and SAKSHAM, the Catalyst shall act in accordance with such agreement and the Federation agrees and acknowledges that SAKSHAM, the Catalyst shall be obligated to exercise such powers, discretion and functions in an independent manner acting with reasonable skill, care and diligence towards all interests involved. SAKSHAM, the Catalyst shall be allowed to make any alteration or addition to or omission from the Works in the interest of the members of the Federation.

The Federation shall be entitled at all times to inspect the progress and quality of the Works and for this purpose depute personnel from time to time and SAKSHAM, the Catalyst shall cause its personnel to provide free and unobstructed inspection of the Works and give all necessary co-operation in that behalf.



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Sub-Contracts

3.4.1 SAKSHAM, the Catalyst shall be entitled to retain the services of any subcontractor required to execute in a timely manner the Service to be performed under this Agreement. SAKSHAM, the Catalyst shall not be required to obtain any prior approval of the Federation before employing any subcontractor. It is understood that SAKSHAM, the Catalyst shall be responsible for any and all of its subcontractors,

3.4.2 It is expressly understood between the parties hereto that the consent of the Federation to the employment of any subcontractor shall not relieve SAKSHAM, the Catalyst of its obligations under this Agreement or in any way affect SAKSHAM, the Catalyst's direct responsibility to the Federation nor shall it render the Federation in any way responsible to such Subcontractor.

3.5 Professional Indemnity

SAKSHAM, the Catalyst shall be responsible to provide evidence of professional indemnity insurance. This fee is already included in the Service Fee.

3.6 Following Compliances will be undertaken by Saksham

- 3.6.1 Conveyance of land parcel in the name of federation.
- 3.6.2 Decree from rehabilitation through High Court.
- 3.6.3 Passing of Urban renewed Cluster Scheme through Urban Development Maharashtra and Vasai-Virar Municipal Corporation.

4.0 LIMITATIONS TO SAKSHAM, THE CATALYST'S RESPONSIBILITIES AND OBLIGATIONS

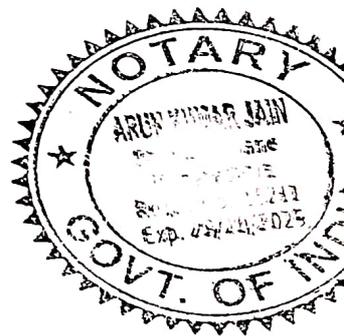
The Federation acknowledges and agrees that:

4.1 SAKSHAM, the Catalyst shall be responsible for the work of others including but limited to the following:

- 4.1.1 construction methods, techniques, sequences and procedures employed by a Contractor in breach of his Building Agreement, written instructions or codes
- 4.1.2 failure by a Contractor to proceed or carry out work in terms of a Building Agreement;
- 4.1.3 breach by a Contractor of a Building Agreement;
- 4.1.4 reviewing systems and assurances;
- 4.1.5 acts or omissions by a Contractor or a Consultant;
- 4.1.6 cost of the Works exceeding the project budget.
- 4.1.7 breach by a Consultant t of a Consultancy Agreement;
- 4.1.8 delays caused by a Contractor;
- 4.1.9 delays caused by a Consultant or others;

However, SAKSHAM, THE CATALYST hereby expressly undertakes that upon becoming aware of the occurrence of any of the events listed in Clause 4.1 above, it shall immediately notify the Federation of such occurrence.

4.2 SAKSHAM, the Catalyst's liability for loss of or damage to the Project shall be limited to those payments made by the insurers affording the insurance described herein, and the Federation hereby releases SAKSHAM, the Catalyst from any loss, damage



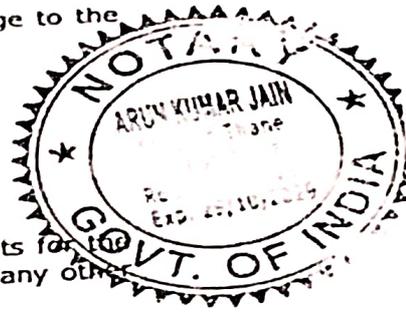
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or expense in excess of those payments as a result of loss of or damage to the Project.



5.0 THE OBLIGATIONS OF THE FEDERATION

5.1 Project Manager's Requirements

- 5.1.1 The Federation shall precisely and timely specify its requirements for the Project relating to design, cost, quality, timescale, location and any other relevant information.
- 5.1.2 The Federation shall, so as not to delay the performance of the Services, including payments as agreed, and within a reasonable time, give to SAKSHAM, the Catalyst full and free access to the site where the Project is to be realized.
- 5.1.3 The Federation shall provide all the documents required for filing Petition before the Hon'ble Bombay High Court for seeking permission to accept the proposal of rehabilitation and also provide all the documents required for placing the proposal before the Vasai Virar City Municipal Corporation and getting approvals from any authorities. The Federation shall execute a Irrevocable Power of Attorney to that effect in favour of SAKSHAM, the Catalyst,
- 5.1.4 On all other matters properly referred to it in writing by SAKSHAM, the Catalyst, the Federation shall promptly give its decision in writing no more than fifteen (15) working days except otherwise stipulated herein, so as not to delay the performance of the Services. All decisions, and specially authorizations, of the Federation relating to the Project must be made in writing and signed by the Federation's authorized representative as designated under Article 7.11 herein.
- 5.1.5 The Federation shall not entitled to terminate the present Agreement and/or enter into any agreement with respect to any third parties except SAKSHAM, the Catalyst and indemnifies SAKSHAM, the Catalyst to that effect. The Federation agrees to bear all the cost incurred by SAKSHAM, the Catalyst, in case of breach of any terms of the present Agreement by the Federation.
- 5.1.6 To ensure reimbursement/ Payment to SAKSHAM, the Catalyst towards all costs incurred by SAKSHAM, the Catalyst in getting NOCs and Approvals required from various government and semi government authorities and any other out of pocket expenses incurred for initiating the said rehabilitation project.
- 5.1.7 To form a sub-committee for coordinating the said rehabilitation work namely 'Development Committee'
- 5.1.8 To enter into Tripartite agreement with Architect; Civil Engineer; RCC Consultant; Structural Engineers; Structural Auditors; Chartered Account; Legal Advisors after appointment by SAKSHAM, the Catalyst.
- 5.1.9 To enter into tripartite agreement with Developer/Civil Contractor appointed by SAKSHAM, the Catalyst.
- 5.1.10 To give Consent from all members by the Federation in favour of SAKSHAM.
- 5.1.11 To cooperate for registration of redevelopment project with MAHA RERA authority and for fulfilment of procedures well within time frame.
- 5.1.12 To ensure that all Government taxes and dues whether of individual members or of the Federation common facilities in respect to the said Property has to be cleared before handing over the premises for rehabilitation.

Pahl

Lampert

(Signature)

Anand

5.2 **Consultants and Contractors**

SAKSHAM, the Catalyst shall enter into contracts with consultants and contractors.

5.3 **Co-operation**

5.3.1 The Federation shall co-operate in absolute good faith with SAKSHAM, the Catalyst and shall not prevent or obstruct the proper performance of SAKSHAM, the Catalyst in the execution of its duties or the provision of services.

5.3.2 The Federation shall instruct all its members / office bearers in writing to cooperate in absolute good faith with SAKSHAM, the Catalyst and to comply with and adhere to all reasonable requests directed by SAKSHAM, the Catalyst to the Federation.

5.3.3 The Federation shall provide office space to Saksham The Catalyst for executing the said rehabilitation project.

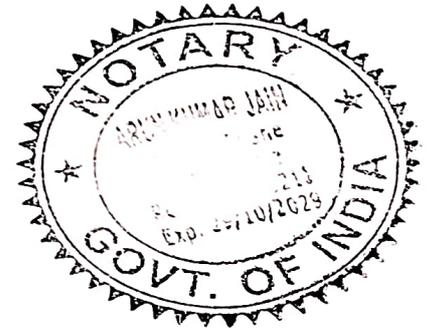
5.4 **Payment of Fees and Disbursements**

5.4.1 The Federation shall pay SAKSHAM, the Catalyst the fees and disbursements in accordance with Annexure "C" to this Agreement subject to the terms and conditions of this agreement.

5.5 **Disbursements**

5.5.1 The parties acknowledge and agree that the fees and disbursements in terms of Annexure "C" have been based and calculated on the following parameters:

- 5.5.1.1 Project Description
- 5.5.1.2 Programme
- 5.5.1.3 Anticipated Completion Date of the Project
- 5.5.1.4 Commencement Date of the Project
- 5.5.1.5 Construction Value
- 5.5.1.6 Complexity of Project
- 5.5.1.7 Appointment of consultants or others



5.6 **Insurance**

During the performance of the Services and for such additional period as hereinafter specified, SAKSHAM, the Catalyst shall take out, carry and maintain, or cause to be taken out, carried and maintained, the following Project Insurances:

5.6.1 Third Party Losses and Damages

Comprehensive Bodily and Personal Injury and Property Damage Liability Insurance, including contractual and completed operations coverage. The policy limit will be a combined single limit for Personal Injury and Property Damage, insuring SAKSHAM, the Catalyst as a Named Insured, including their officers, directors, employees and related entities, with a crossliability or severability of interest clause, and covering against liabilities arising out of the services related with the Project, including personal injury claims

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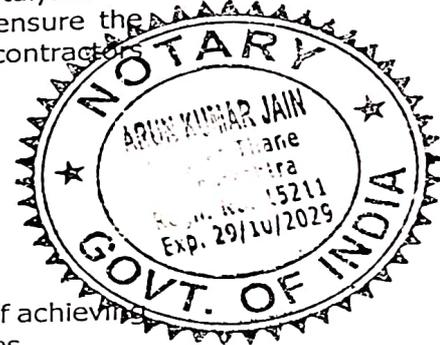
against any insured by employees of any other insured. Such insurance shall state that it is primary and that any other insurance carried by SAKSHAM, the Catalyst or Project Manager shall be specific excess and not contributing therewith.

This insurance shall not contain any exclusion which denies coverage because liability for injuries to persons or damage to property arises out of the preparation of maps, plans, designs, specifications, or the performance of inspection services or out of any other Services to be performed by SAKSHAM, the Catalyst under this Agreement. This insurance shall be maintained in force until completion of this Agreement.

This insurance will not cover other types of injuries or illnesses (the workmen's compensation). Each consultant and contractor should have their own workmen compensation cover in place at a corporate level anyway.

5.6.2 Developer's Risk or Course of Construction and Insurance, insuring on an "All Risk" basis, each loss and covering the Project and all materials and equipment to be incorporated therein, including property in transit or elsewhere and insuring the interests of SAKSHAM, the Catalyst, and its related entities, its subcontractors, contractors and their subcontractors of any tier providing equipment, materials, or services for the Project. Such insurance shall include coverage for physical damage resulting in any way from the Services performed and shall include an insurer's waiver of subrogation in favour of each party insured thereunder.

5.6.3 Before commencing the execution of the works, SAKSHAM, the Catalyst shall without limiting its obligations and responsibilities hereunder, ensure the requisite insurance covers have been taken by consultants and contractor in relation to the works.



6.0 SCOPE OF SERVICES

6.1 Objective

6.1.1 SAKSHAM, the Catalyst shall manage the Project with the objective of achieving the Federation's scope, time, cost, and other specified objectives.

6.1.2 SAKSHAM, the Catalyst shall provide the Services in terms of Annex "B" at the fees and disbursements set out in Annex "C".

6.1.3 Should the Federation instruct SAKSHAM, the Catalyst to attend to supplementary services, an adjustment of fees and disbursements shall be agreed by the parties prior to the provision of such supplementary services.

5.2 Appointment of others

The Scope of Services is dependent upon the organisation structure for the Project. SAKSHAM, the Catalyst's fee for providing the Services has been calculated on the provisions that SAKSHAM, the Catalyst shall enter into contracts with others as set out hereunder:

6.2.1 Consultants comprising consulting engineers and other professional designers, quantity surveyors and technical service providers necessary for the proper execution of the Project;

6.2.2 Contractors for the construction of the whole of the Works. In turn, the contractor shall appoint a number of subcontractors approved by SAKSHAM, the Catalyst;

6.2.3 Other direct contractors for specialist items to be incorporated into the Works under SAKSHAM, the Catalyst's own control.

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7.0 GENERAL PROVISIONS

7.1 Effectiveness

This Agreement shall become effective from the date this Agreement is signed by both Parties but SAKSHAM, the Catalyst shall only commence performing its Services within fourteen (14) days after r (i) execution of this Agreement, (ii) adequate information for performance of the Services, or (iii) the first Fee for Services, whichever is the earlier ("Commencement Date").

7.2 Completion

- 7.2.1 The Services shall be completed upon the issue of a Certificate of Final Acceptance of the Project or the equivalent certificate.
- 7.2.2 When in the opinion of SAKSHAM, the Catalyst the Project has been completed, SAKSHAM, the Catalyst shall give the Federation written notice thereof. Within fifteen (15) working days following such notice, the Federation shall either issue the Certificate of Final Acceptance or submit to SAKSHAM, the Catalyst a written, detailed list of all Services, which according to the Federation are necessary to complete the Services.
- 7.2.3 If after a thirty (30) days period, the Federation does not respond in writing, the Services shall irrevocably be deemed to have been accepted by the Federation.
- 7.2.4 Upon completion of the Works, SAKSHAM, the Catalyst shall, within 15 working days of such completion, issue a Completion Report of the Works certifying that the Works have been executed and completed in accordance with the Specifications and are of a generally acceptable standard for an equivalent type of project.
- 7.2.5 SAKSHAM, the Catalyst shall cause the contractors to rectify any defects, shrinkage or other fault which may appear or be noticed by the Federation and/or SAKSHAM, the Catalyst at the time of inspection or completion of the Works or during the period after the completion of the Works while SAKSHAM, the Catalyst's personnel are at the area of work.
- 7.2.6 After the departure of SAKSHAM, the Catalyst's personnel from the area of work SAKSHAM, the Catalyst and the Federation shall conduct joint periodic inspections at the Area of Work, during the defects liability period under the respective contracts between SAKSHAM, the Catalyst and the Contractors at intervals to be mutually agreed between the Federation and SAKSHAM, the Catalyst to identify all defects that arise during such defects liability period so that the Contractors rectify the same or the rectification may be carried out by the Federation and the cost recovered by SAKSHAM, the Catalyst from the amount retained for the defects liability period under the respective contracts with the contractors.
- 7.2.7 In the event of any defects in the Works which have arisen pursuant to mistakes or negligence of SAKSHAM, the Catalyst and/or any instructions given by SAKSHAM, the Catalyst's personnel, then SAKSHAM, the Catalyst shall take all action necessary to ensure that these defects are rectified and such cost of rectification shall be borne by the Professional Indemnity Insurance of SAKSHAM, the Catalyst, unless the Federation and SAKSHAM, the Catalyst mutually agree otherwise in writing.

7.3 Cession and Assignment

It is hereby expressly agreed and confirmed by the parties hereto that SAKSHAM, the Catalyst shall cede, assign, sublet, subcontract or transfer its interests in this Agreement or burden of this Agreement.



It is hereby expressly agreed and confirmed by the parties hereto that the Federation shall not be entitled to assign the benefit of this agreement in part or otherwise to any third party.

7.4 Copyright

It is expressly understood between the Parties hereto that the Copyright of all documents prepared by SAKSHAM, the Catalyst in connection with the Services shall vest exclusively with SAKSHAM, the Catalyst. The Federation irrevocably undertakes that it shall not use the documents prepared by it in connection with the Services for carrying out any activity for any third party whether or not such activity is similar or not to the Services.

7.5 Authority to make Changes

SAKSHAM, the Catalyst shall make any alteration or omission to the Project without the prior consent of the Federation except when arising from an Emergency necessitated during construction in which event SAKSHAM, the Catalyst shall exercise reasonable skill, care and diligence in the interests of the Project.

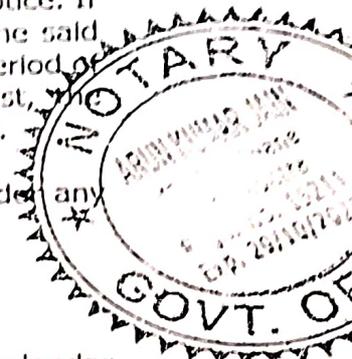
7.6 Abandonment, Suspension or Termination

7.6.1 By Notice of the Federation

- (i) THE FEDERATION may suspend all or part of the Services by giving a notice of at least twenty one (21) calendar days to SAKSHAM, the Catalyst who shall immediately make arrangements to stop the Services and minimize expenditure.
- (ii) If the Federation considers that SAKSHAM, the Catalyst has committed breach of any of the provisions of this Agreement or that any of Representation or Warranty made by SAKSHAM, the Catalyst proves to be untrue, the Federation may issue a notice to SAKSHAM, the Catalyst calling upon SAKSHAM, the Catalyst to remedy such breach within 14 days of receipt of such notice. If SAKSHAM, the Catalyst fails to rectify the breach complained of in the said notice to the complete satisfaction of the Federation within the said period of 14 days from the receipt of the notice by SAKSHAM, the Catalyst, the Federation may suspend this Agreement till the breaches are rectified.
- (iii) The Federation shall not be entitled to terminate this Agreement under any circumstance, whatsoever.

7.6.2 By Notice of SAKSHAM, THE CATALYST

SAKSHAM, the Catalyst may, by a notice of at least fourteen (14) calendar days, terminate the Agreement or, at his discretion and without prejudice to the right to claim for the fee corresponding the performed Services, terminate, suspend or continue suspension of performance of the whole or part of the Services if after Seven (7) days of the due date for payment of an invoice, uncontested in writing, he has not received payment thereof and the same has not been paid by the Federation within 15 days of receipt of the notice by the Federation.



7.7 Payment In Case Of Suspension

7.7.1 In the event of suspension of the Services, SAKSHAM, the Catalyst may be entitled to reimbursement for costs reasonably incurred by SAKSHAM, the Catalyst in suspending the Services, during the period of suspension and in reactivating the Services after the end of the suspension period. In addition, adjustment to the time schedule may be agreed upon by the Federation and SAKSHAM, the Catalyst in a fair manner then.

[Handwritten Signature]

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7.7.2 In the event that the suspension of Services is a result of any breach on the part of SAKSHAM, the Catalyst, the Federation shall not be entitled to adjust from the fees payable to SAKSHAM, the Catalyst, for any loss, damage or costs suffered by the Federation as a result of such suspension.

7.8 **Force Majeure**

Neither Party shall be considered in default in the performance of its obligations hereunder, except the obligations to make payments, hereunder to the extent that the performance of any such obligation is prevented or delayed by any cause, existing or future, which is beyond the reasonable control of such party, or by a strike, lockout, or other labour difficulty, the settlement of which shall be within the sole discretion of the party involved.

The right of SAKSHAM, the Catalyst to proceed with the Work shall not be suspended because of any delay unforeseeable causes beyond the control and without the fault or negligence of SAKSHAM, the Catalyst, including but not limited to acts of God, wars, strikes, riots, floods, earthquakes, fire, court orders, government resolutions or any other cause beyond the control of SAKSHAM, the Catalyst.

If SAKSHAM, the Catalyst is wholly prevented from performance of its obligations under this Agreement for a period in excess of 30 consecutive days because of a force majeure event, the Federation shall have the right to suspend this Agreement by fifteen days written notice delivered to SAKSHAM, the Catalyst.

7.9 **Notices**

Notices under this Agreement shall be made in writing in English and will take effect from the date of receipt at the addresses of the Parties stated here below. All notices under this Agreement shall be sufficient in all respects if delivered by hand or facsimile message against a written confirmation of receipt or sent by registered mail, postage prepaid, addressed to:

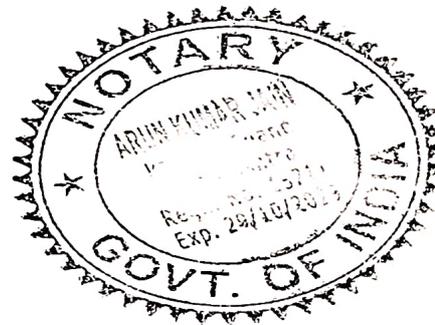
The Federation:

THE WAVTEWADI CO-OPERATIVE HOUSING FEDERATION LIMITED
Wavtewadi, Virar (E), Taluka – Vasai, District – Palghar, India
Attention: MR. DINESH VASANT PALYE

SAKSHAM, THE CATALYST:

SAKSHAM, the Catalyst
101, Shanti CHSL, Rambaug Lane No. 4,
Santoshi Mata Road Kalyan (West) Thane, India
Attention: Shri. ANAND V. IYER

Or to such other address as either Party shall have designated by written notice to the other Party.



7.10 **Personnel**

7.10.1 For the purpose of the implementation of the Agreement, each Party shall designate an individual as its official representative to liaise with the other. At the outset, the Federation appoints **Mr. DINESH VASANT PALYE** as its authorized representative and SAKSHAM, the Catalyst appoints **Mr. ANAND V. IYER** as its authorized representative.

At all times during the construction of the Project, SAKSHAM, the Catalyst and the Federation will each have a representative available at the Project site who will be authorized and empowered to act for and on behalf of each on matters within the terms of this Agreement. Each Party will notify the other in writing of its representative and this appointment will remain in full force and effect until written notice of substitution is delivered to the other Party.

Dinesh

Arund

Anand

The Parties may replace and appoint another representative by written notice in accordance with Article 7.11.2 herein.

7.10.2 It is expressly understood between the Parties hereto that this Agreement has been entered into in view of the skill and experience of its certain personnel of SAKSHAM, the Catalyst (Key Personnel). A list of Key Personnel as identified by the Parties.

SAKSHAM, the Catalyst agrees and undertakes that each of the Key Personnel shall be available for the performance of Services. In the event that any of the Key Personnel becomes unable or unwilling to continue the Project, SAKSHAM, the Catalyst shall in writing propose an individual to replace such Key Personnel.

Notwithstanding anything contained hereinabove, the Federation may at any time require the replacement of any Key Personnel. On receipt of such request for replacement, SAKSHAM, the Catalyst shall replace such Key Personnel with another Person.



7.11 Severability

7.11.1 If any provision of this Agreement shall prove to be or become invalid or unenforceable for any reason whatsoever, such invalidity or unenforceability shall not affect the remaining provisions of the Agreement which shall remain of full force and effect.

7.11.2 In the event that any of the provisions, or portions, or applications thereof, of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the Federation and SAKSHAM, the Catalyst shall negotiate an equitable adjustment in the provisions of this Agreement with a view toward effecting the purpose of this Agreement and validity and enforceability of the remaining provisions, or portions, or applications thereof, shall not be affected thereby.

7.12 Entire Agreement

This Agreement constitutes the entire agreement between the parties and no representations, terms, conditions or warranties not contained in this Agreement shall be binding on the parties. No agreement or addendum varying, adding to, or deleting from this Agreement shall be effective unless reduced to writing and signed by both parties.

7.13 Changes in Legislation

If after the date of the Agreement, the cost or duration of the Services is altered as a result of changes in or additions or reductions to the regulations of the country where the Services are being performed, the fee and time for completion may be adjusted accordingly.

7.14 Survival Of Rights And Liabilities

Termination of the Agreement shall not prejudice or affect the accrued right or claims and liabilities of the Parties.

After termination of the Agreement, the provisions of limit of compensation and indemnity shall remain in force.

7.15 Languages And Governing Law

The official version of this Agreement has been made in English. This Agreement shall be governed by and construed in accordance with the Laws of the Republic of India.

7.16 Confidentiality

The Federation undertake to keep secret and confidential, during and after the termination of this agreement, all Confidential Information that it may have received not to disclose or publish orally or in writing, directly or indirectly, such information to any third party, nor use any such confidential information for the benefit of any third party, nor for its benefit.

For the purpose of this agreement, the term confidential information shall mean and include any and all information, knowledge, market survey, details, techniques, know-how, including without limitation models, drawings, designs, artworks, photographs, transparencies, computer floppies/ memory devices, and all other information and data either pertaining to or relevant to the business of SAKSHAM, the Catalyst hereto.

The Drawings, Specifications and other documents prepared for the Works shall be treated as confidential documents and shall not be copied or loaned to any third party without the express approval of SAKSHAM, the Catalyst.

7.17 Non Compete

The Federation agrees that at no time during the term of this Agreement either intentionally or unintentionally, without specific written consent of SAKSHAM, the Catalyst, will it try, seek, consort, strive, or agree to undertake any such work, which by in nature will be prejudicial to the Project in any way.

The Federation agrees that at no time during the term of the Agreement without specific written consent of SAKSHAM, the Catalyst, will it participate directly or indirectly, in any capacity, in any business or activity that is in competition with the Project.

The Federation agrees and understands that SAKSHAM, the Catalyst at its sole discretion shall be within its rights to refuse any request for consent from the Federation. SAKSHAM, the Catalyst's decision in this regard shall be final and binding on the Federation.

7.18 Indemnity

The Federation hereby indemnifies and shall hold harmless and keep indemnified to the fullest extent by law, the SAKSHAM, the Catalyst and / or it's assigns, as the case may be, from any and all losses, expenses, claims, demands and all other liabilities and costs, incurred in connection with any litigation or other form of ad-judicatory procedure, claim, demand, investigation, or formal or informal inquiry (regardless of whether the same is reduced to judgment), or any settlement thereof which arises directly or indirectly from, as a result of, breach of any representation, warranty obligation and covenant made by the Federation as contained in this Agreement and/or otherwise.



7.19 Waiver

The failure on part of either party to insist upon a strict performance of any of the terms or provisions of this agreement or to exercise any right or remedy hereon contained, shall not in the future be construed as waiver or as a relinquishment of such terms, provisions, right or remedy but the same shall continue and remain in full force and effect. No waiver by either party, of any provisions hereof shall be deemed to have been made, unless expressed in writing and signed by both the parties.

8.0 Representations and Warranties

SAKSHAM, the Catalyst hereby represents and warrants to the Federation as follows:

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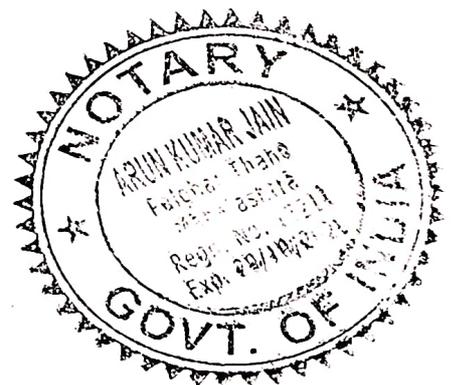
- (a) it is a company duly organized and validly existing under the laws of India;
- (b) it has full corporate power and authority to execute and deliver this Agreement and to perform all of its duties, obligations and responsibilities arising or created under this Agreement. This Agreement when executed and delivered by such Party shall constitute valid and legally binding obligations of such Party, enforceable in accordance with its terms;
- (c) the execution, delivery and performance of this Agreement by such Party will not, conflict with, result in a breach of or default under any Law, or any order, writ, injunction or decree of any court or Governmental Authority or any agreement, arrangement or understanding, written or oral, to which such Party is a party or by which such Party or any of its assets are bound;
- (d) there is no litigation pending or, to the best of its knowledge, threatened against it, which questions the validity or enforceability of this Agreement or any of the transactions contemplated herein;
- (e) it has requisite skill and experience to to perform all of its duties, obligations and responsibilities arising or created under this Agreement.

9.0 DISPUTE

- 8.1 If a dispute of any kind whatsoever arises between the Parties in connection with, or arising out of the present Agreement, whether during execution of the services or after their completion, the parties shall attempt to settle such dispute amicably before the commencement of arbitration. An amicable solution will have to be reached between the parties within ninety (90) days after the dispute was notified in writing to (and by) the Parties.
- 8.2 In case of failure to resolve the dispute and/or difference amicably, the dispute and/or difference shall be referred to a sole Arbitrator for adjudication thereof. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any amendment thereto. The Arbitration proceedings shall be held in Mumbai, India. The proceedings of arbitration shall be in English language. If an amicable solution cannot be reached within the set period, the dispute shall be finally settled by arbitration in Mumbai under the Rules of Conciliation and Arbitration of the International Chamber of Commerce by one or more arbitrators appointed under such rules. The language of the arbitration shall be in English. The award rendered by the arbitrator(s) shall be final and binding upon both parties.

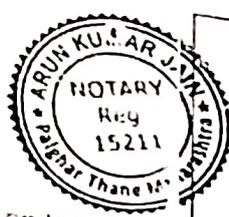
Made in Virar on the date as first written above in two (02) originals in English as equal juridical value. Each Party retains 01 copy of each language.

IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.



Signed And Delivered for and on behalf of
the withinnamed the Federation
The Wavtewadi Co-Operative Housing
Federation Limited through

- (1) Mr. Dinesh Vasant Palye, (Chairman),
 - (2) Mr. Rampal Baburam Valmiki (Secretary),
 - (3) Mr. Anil Shivram Tervankar (Treasurer),
- pursuant to resolutions passed at its Special
General Body Meeting held on _____
in the presence of ...

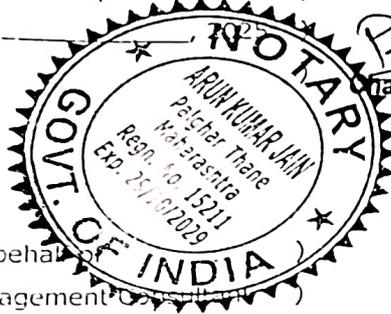


For WAVTEWADI CO-OP. HSG. FEDARATION LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer



Signed And Delivered for and on behalf of
the withinnamed The Project Management
SAKSHAM, The Catalyst
Through its Proprietor, Mr. ANAND V. IYER
in the presence of ...

[Signature]
ANAND V. IYER





Signed And Delivered for and on behalf of
the withinnamed the Society
The Amisha Apartment Co-Operative Housing
Society Limited through
(1) Mr. Dinesh Vasan Palye (Chairman),
(2) Mr. Ulhas Uday Pawar (Secretary),
(3) Mr. Deepak Tukaram Neman (Treasurer),
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

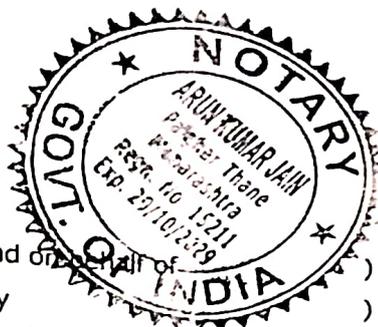
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[Signature] अध्यक्ष
[Signature] सेक्रेटरी
[Signature] खजिनदार



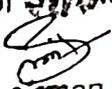
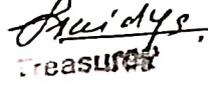
Signed And Delivered for and on behalf of
the withinnamed the Society
The Om Sai Ram Co-Operative Housing
Society Limited through
(1) Mr. Santosh Sonu Bhalekar (Chairman),
(2) Mr. Kishor Gajanan Mandarkar (Secretary),
(3) Mr. Yallappa Krishna Wandre (Treasurer),
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

ओम साई राम को-ऑपरेटिव्ह होसिंग सोसायटी लि.
[Signature] अध्यक्ष
[Signature] सेक्रेटरी
[Signature] खजिनदार



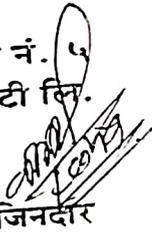


Signed And Delivered for and on behalf of
the withinnamed the Society
The Swami Krupa Apartment Co-Operative Housing
Society Limited through
(1) Mr. Anil Shivram Tervankar (Chairman),
(2) Mr. Rajendra Manik Vaidya (Secretary),
(3) Mr. Jagdish Anand Vaidya (Treasurer),
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

For **SWAMI KRUPA APRT. CHSL**
 Chairman
 Secretary
 Treasurer

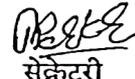


Signed And Delivered for and on behalf of
the withinnamed the Society
The Om Sai Apartment Bldg No. 05 Co-Operative Housing
Society Limited through
(1) Mr. Arvind Singh Richpal Singh Shirohi (Chairman),
(2) Mr. Prakash Mahadev Pandhare (Secretary),
(3) Mr. Veer Mahendra Lotoor Teotia (Treasurer),
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

ओम साई अपार्टमेंट बिल्डिंग नं. ५
को-ऑपरेटिव्ह हौसिंग सोसायटी लि.
 अध्यक्ष /  सचिव /  खजिनदार

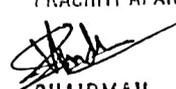


Signed And Delivered for and on behalf of
the withinnamed the Society
The Jay Jeevdani Sankul Co-Operative Housing
Society Limited through
(1) Mr. Shivaji Yashwant Palande (Chairman),
(2) Mr. Pratik Ramakant Parkar (Secretary),
(3) Mr. Satish Shantaram Shitap (Treasurer)
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

जय जिवदानी संकुल को-ऑपरेटिव्ह हौसिंग सोसायटी लि.
 अध्यक्ष /  सेक्रेटरी /  खजिनदार

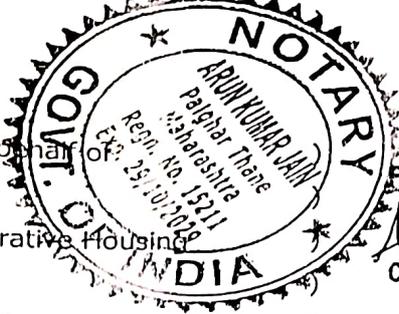


Signed And Delivered for and on behalf of
the withinnamed the Society
The Prachiti Apartment Co-Operative Housing
Society Limited through
(1) Mr. Vinod Anand Shinde (Chairman),

प्रचिती अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लि.
PRACHITI APARTMENT CO-OP. HOUSING SOCIETY LTD.
 CHAIRMAN
 SECRETARY
 TREASURER
अध्यक्ष / सचिव / खजिनदार

(2) Mr. Maruti Mahadev Nalawade (Secretary),
(3) Mrs. Vidya Dattatray Kotwal (Treasurer),

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
In the presence of ...



For Shree Om Kuleshwar Co-op. Hsg. Soc. Ltd.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

Signed And Delivered for and on behalf of
the withinnamed the Society
The Shree Om Kuleshwar Co-Operative Housing
Society Limited through

(1) Mr. Laxman Sadashiv Korgaonkar (Chairman),
(2) Mr. Sanjay Krishna Patil (Secretary),
(3) Mr. Nitesh Suresh Parab (Treasurer),

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...



Signed And Delivered for and on behalf of
the withinnamed the Society
The Saideep Jyot Co-Operative Housing
Society Limited through

(1) Mr. Tukaram Gopal Bhikare (Chairman),
(2) Mr. Sunil Yashwant Kalkar (Secretary),
(3) Mr. Santosh Anant Kshirsagar (Treasurer),

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

साईदीप ज्योत को-ऑप. हौसिंग सोसायटी लि.
[Signature] *[Signature]* *[Signature]*
अध्यक्ष सेक्रेटरी खजिनदार



Signed And Delivered for and on behalf of
the withinnamed the Society
The Jay Jeevdani Shakti Co-Operative Housing
Society Limited through

(1) Mr. Raju Maruti Ingawale (Chairman),
(2) Mr. Shivaji Ravaba Kerekar (Secretary),
(3) Mr. Pandu Rama Chandan (Treasurer)

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
in the presence of ...

जय जिवदानी शक्ती को-ऑप. हौसिंग सोसायटी लि.

[Signature]
अध्यक्ष

[Signature]
सेक्रेटरी

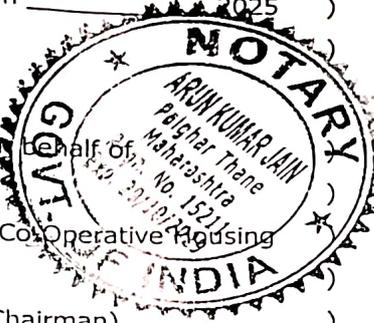
[Signature]
खजिनदार



The Shree Saldham Pooja Co-Operative Housing Society Limited through

- (1) Mr. Narayan Pritam Das (Chairman),
- (2) Mr. Kishor Vinayak Gawade (Secretary),
- (3) Mr. Mahesh Balkrishna Salvi (Treasurer)

pursuant to resolutions passed at its Special General Body Meeting held on _____, 2025 in the presence of ...



Signed And Delivered for and on behalf of the withinnamed the Society The Shree Jeevadani Prasanna Co-Operative Housing Society Limited through

- (1) Mr. Sanjay Anant Chavan (Chairman),
- (2) Mr. Santosh Maruti Turalkar (Secretary),
- (3) Mr. Bhalchandra Vasudev Katkar (Treasurer)

pursuant to resolutions passed at its Special General Body Meeting held on _____, 2025 in the presence of ...

Signed And Delivered for and on behalf of the withinnamed the Society The Asmi Co-Operative Housing Society Limited through

- (1) Mr. Suresh Subhan Tikhe (Chairman),
- (2) Mr. Bhagwan Vishnu Kolge (Secretary),
- (3) Mr. Deepak Ravaji Kinjale (Treasurer),

pursuant to resolutions passed at its Special General Body Meeting held on _____, 2025 in the presence of ...

Signed And Delivered for and on behalf of the withinnamed the Society The Shree Ekvira Krupa Co-Operative Housing Society Limited through

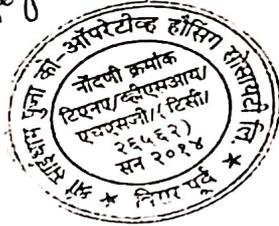
- (1) Mr. Jagdish Anant Vartak (Chairman),
- (2) Mr. Rajendra Prakash Bobhate (Secretary),
- (3) Mr. Rampal Baburam Valmiki (Treasurer),

pursuant to resolutions passed at its Special General Body Meeting held on _____, 2025 in the presence of ...

श्री साईधाम पुजा को-ऑपरेटिव्ह होसिंग सोसायटी लि

)
) अध्यक्ष
)
)
)

M. Salvi
 खजिनदार



श्री जिवदानी प्रसन्न को-आप हो. सोसायटी लि.

Blau / *Turalkar* / *Blau*
 अध्यक्ष / सेक्रेटरी / खजिनदार



अस्मी को-ऑपरेटिव्ह होसिंग सोसायटी लि

Vishnu / *Kolge*
 अध्यक्ष / सेक्रेटरी

DR Kinjale
 खजिनदार



For SHREE EKVIRA KRUPA C.H.S. LTD

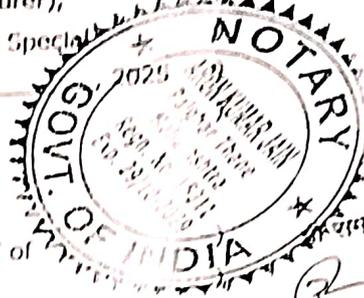
J. Anant Vartak / *Bobhate* / *Valmiki*
 CHAIRMAN / SECRETARY / TREASURER



Signed And Delivered for and on behalf of
the withinnamed the Society
The Shri Ram Krupa Co-Operative Housing
Society Limited through

- (1) Mrs. Priya Suryakant Pawar (Chairman),
- (2) Mr. Anil Balkrishna Morye (Secretary),
- (3) Mr. Nilesh Rajaram Dhumde (Treasurer),

pursuant to resolutions passed at its Special
General Body Meeting held on _____
In the presence of ...



श्री राम कृपा को-ऑप. होइंग सोसटी लि.
CHAIRMAN / SECRETARY / TREASURER



Signed And Delivered for and on behalf of
the withinnamed the Society
The Shree Samartha Leela Co-Operative Housing
Society Limited through

- (1) Mr. Umaji Mahadev Bholr (Chairman),
- (2) Mr. Santosh Sadashiv Pujare (Secretary),
- (3) Mr. Prakash Dattaram Bholr (Treasurer)

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
In the presence of ...

श्रीरामथ विला को-ऑप. होइंग सोसायटी लि.
Secretary
Prakash

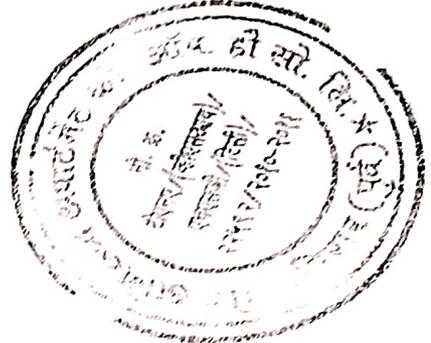


Signed And Delivered for and on behalf of
the withinnamed the Society
The Om Anirudha Apartment Co-Operative Housing
Society Limited through

- (1) Mr. Sachin Vishnu More (Chairman),
- (2) Mr. Ashok Vitthal Pandhare (Secretary),
- (3) Mrs. Varsha Balkrishna Mahadik (Treasurer)

pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025
In the presence of ...

ओम अनिरुद्ध अपार्टमेंट को. ऑ. हो. सोसायटी लि.
अध्यक्ष
Secretary
Varshabhadik



Signed And Delivered for and on behalf of
the withinnamed the Society
The Vajreshwari Apartment Co-Operative Housing
Society Limited through

- (1) Mrs. Madhuri Chandrashekhar Veerbadra (Chairman),
- (2) Mr. Mahendra Laxman Bhere (Secretary),
- (3) Mr. Yogesh Pandharinath Gothankar (Treasurer)

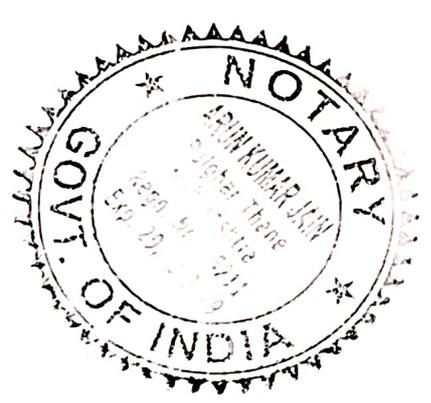
pursuant to resolutions passed at its Special
General Body Meeting held on _____, 2025

वज्रेश्वरी अपार्टमेंट को-ऑप. हो. सोसायटी लि
अध्यक्ष
Secretary
Chairman



Signed And Delivered for and on behalf of
 the within named the Society
 The Shree Sai Leela Apartment Co-Operative Housing
 Society Limited through
 (1) Mr: Prakash Shankar Sakpal (Chairman),
 (2) Mr. Deepak Arjun Gurav (Secretary),
 (3) Mr. Dayanand Devaji Gurav (Treasurer),
 pursuant to resolutions passed at its Special
 General Body Meeting held on _____, 2025
 in the presence of ...

करिता श्री. साईलीला अपार्टमेंट सहकारी गृह संस्था मर्यादित
 अध्यक्ष सचिव खजिनदार



BEFORE ME

[Signature]
 31/01/2025
ARUN KUMAR JAIN
 B.Com., LL.B.
 ADVOCATE & NOTARY GOVT. OF INDIA
 Reg. No. 15211

Notarial Reg No. 01	
Date 31/01/25	Page No. 060
Sign <i>[Signature]</i>	Serial No. 539

ANNEX A: THE PROJECT

1. Project Name: THE WAVTEWADI DEVELOPMENT

2. Programme

a. The Offer Letter was based on the documents and area statement provided to us by Wavtewadi. If any violations or difference in area noted in near future the same will have effect on the offer given here under.
Plot area – 65448.9 Sq.ft.
Total Consumed area – 180445 Sq.ft.



b. Offer

- i Earthquake resistant Certified Green Building.
- ii All Flats will get 340 sq.ft RERA Carpet Area.
- iii Shops will get 170 sq.ft RERA Carpet Area and 50% loft space with 10 feet height.
- iv All flats will be Vastu – compliant, Wi-fi enabled homes with FTTH technology.
- v Stamp duty and Registration cost at actuals to existing members for additional area.
- vi Futuristic Modern amenities (list attached).
- vii Fully furnished and well equipped office for society management.
- viii Saksham Green building initiatives for property tax exemptions.
- ix Free society management software and mobile app.
- x Following compliances will be undertaken by Saksham-
- xi Conveyance of land parcel in the name federation.
- xii Decree from rehabilitation through High Court and SAKSHAM, the Catalyst is ready and willing to provide an undertaking in the form of deposit in the court, if required by the Court, for seeking such Decree.
- xiii Passing of Urban renewed Cluster Scheme through Urban Development Maharashtra and Vasai-Virar Municipal Corporation.

- Getting Environment Clearance from Ministry of Environment, Government of India.
- Agreements with Individual Members through Federation.
- Total Construction period will be 60 months in 3 phases. Each Phase Construction period will be 24 months.
- Structure
 - Earthquake resistant RCC framed structure.
 - Plinth level will be 2-4 feet higher than adjacent road level.
 - Designer entrance lobby.
 - Pest control treatment during foundation and plinth construction.
 - Sand faced external plaster with two coats of external textured point of reputed company.
- External Amenities
 - 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.
 - Bore well water supply.
 - Adequate lights with in compound, common passage and terrace.

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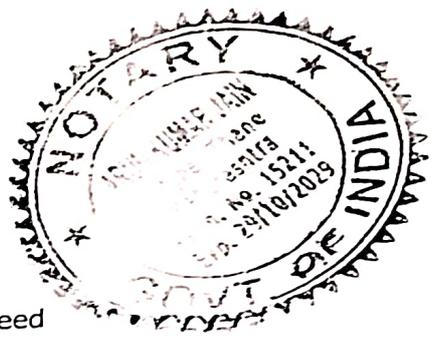
- o Suitable decorative main gate.
- o Two pumps and fully automatic control system (one working/one stand by) with auto control system.
- o Underground and overhead water tank will be provided.
- o Common toilet block for staff, shops and commercial establishment will be provided on ground floor.



- Internal Amenities
 - o Doors And Windows
 - o Aluminum windows with green marble frame will be provided.
 - o All doors will be provided with green marble frame and fitted with flush door shutter.
 - o WC and bath will have bakelite shutter.
 - o Powders coated French windows with green marble frame in all rooms of standard gauge and with mosquito net.
 - o Main door frame will be quality wooden frame. All internal door frames will be of green marble. Quality flush door shutter one sided laminated will be provided for main door with Godrej night latch. All internal doors will have both side painted flush door shutters. WC and bath will have bakelite shutters.
- Electrification
 - o Copper wiring of approved quality will be provided with fitting and fixtures.
 - o Cable TV and Telephone point will be provided.
 - o One MCB will be provided in main board.
 - o Concealed fire resistant, copper wiring in all rooms with approved fitting and fixtures.
 - o Cable TV, Data cable, Telephone point, Exhaust fan, and Inverter points will be approved.
 - o MCB will be provided in all rooms.
- Flooring
 - o Vitrified flooring of 2 feet x 2 feet size and 3" skirting in all rooms.
 - o Both WC and bath will have antiskid flooring.
- Bathrooms and Toilets
 - o Bathroom with shower panels will be provided
 - o Bathroom will have full glazed tiles with concealed fitting and fixtures.
 - o Concealed plumbing with UPVC and Drainage Lines will be of PVC pipes. Inlet and outlet provision for loft tank.
 - o European type WC in master bathroom
 - o Indian type commode toilet will be provided and Separate bathroom will be provided
 - o WC and bath will have louvered windows. Boring water connection for WC.
 - o One loft will be provided above WC and bath.
- Kitchen
 - o Black granite top kitchen platform with built in sink. 2 feet height'
 - o Glazed tile dado till window level
 - o Modular kitchen trolley

- 1'.6" wide loft will be provided in kitchen
- 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.

- Common Amenities
 - Temple
 - Community Hall
 - Federation Office
 - Society Office



- Safety/security
 - CCTV facility and security guard cabin as per need
 - Smart home visitor interface
 - Lifts with inverter backup facility
 - Fire-fighting system will be provided

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

- Community
 - Mahila katta
 - Senior citizen katta
 - Newspaper stand

Rajendra

Samir

(m)

Anand

ANNEX B: SCOPE OF SERVICES

Subject to the terms and conditions of the Contract, SAKSHAM, the Catalyst shall undertake the following works:

(a) Management and coordination of the works on site

- (i) To initiate and complete the process of getting subject matter land and building standing thereupon conveyed in favour of Society. To take Title, Search, Land Survey Registrations, Adjudications, Approval for Redevelopment from DDR etc.
- (ii) To represent the Society before all Government, Semi Government, quasi government, Municipality, Court, Tribunals; DDR or any other concerned offices authorities in respect of rehabilitation of the members of the Federation.
- (iii) To send/ receive notices, to appear in person or through its authorised representatives on behalf of the Society wherever, if required, for the purpose of smooth functioning and execution of rehabilitation of members of the Federation.
- (iv) To get from the Society and its member a separate Specific Performance Power of Attorney for the above-mentioned work.
- (v) To initially pay all costs required for conveyance and all any other legal dues with regards to rehabilitation of members of the Federation.
- (vi) To Comply, Follow, implement and execute the procedures for rehabilitation of members of the Federation. To finalise the appointment of Architect, Civil engineer, RCC Consultant, MEP Consultant, Subject Matter Experts, Legal Advisor, Structural Auditor, Chartered Accountant required for the said rehabilitation project of members of the Federation.
- (vii) To get all requisite work completed from appointed Architect; Civil engineer; RCC consultant, Structural Engineers; Structural Auditors; MEP consultant; Subject Matter Experts; Chartered Accountant; Legal Advisors on behalf of the Federation.
- (viii) To resolve all and any local issues regarding the Redevelopment cropping after signing this agreement till handing over possession of developed building to members of the members of the Federation.
- (ix) To assist the Federation for getting development project registered with RERA post approval of building construction plan from local Municipal Authorities.
- (x) To ensure that construction is completed well within timeframe from date of handing over vacant possession by each and every member of the members of the Federation.
- (xi) To get supervised entire construction work by onsite civil engineers, entrusted to the DEVELOPER / CONTRACTOR by The Society under a separate work contract.
- (xii) For the practical and effective site supervision so as to ensure the safety and quality control of the site.
- (xiii) To monitor the chart of finance and expenditure.
- (xiv) To monitor the billings and certifications. SAKSHAM, the Catalyst shall look after all such activities to overcome all the technical issues that may arise and shall advise where and when necessary for smooth activities and for the betterment of the project.
- (xv) To ensure the commencement of the project from the date of executing this agreement.
- (xvi) To wholly be responsible and accountable for the total technical progress on the site.
- (xvii) To give weekly and or monthly review on the point of progress of the project or any issues related to the project.
- (xviii) To ensure the quality of construction and the quality of the materials used to fulfil the amenities and also shall ensure the exact market value of the materials.
- (xix) To observe minutely on each and every activities on construction and has to report the same to The Society.
- (xx) Schedule and conduct weekly meetings with all project contractors/sub contractors to discuss such matters as procedures, progress and scheduling.
- (xxi) Work with the Design Consultants to establish and implement procedures for expediting the processing and approval of Shop Drawings, Product Data, Samples, and other submittals.
- (xxii) Preparation of Safety Manual, preparation of Quality Manual, review of Method Statements and other relevant documents requisite for Quality project delivery.
- (xxiii) Submit monthly progress reports in a format agreed with BDMC.
- (xxiv) Develop & Implement Project Delivery, Safety and Quality Plans for the project.



- 
- (xxv) Coordinate storage and installation of the provided materials / equipment.
 - (xxvi) Develop and maintain records of site activities relevant to schedule, budget, safety and quality management.
 - (xxvii) Coordinate with the Design Consultants liaison with all concerned statutory bodies to obtain necessary permits and approvals in a timely manner.
 - (xxviii) Develop and drive plan to track procurement, delivery, installation, and commissioning of all provided deliverables.
 - (xxix) Provide construction phasing, staging, site layout and work plan analysis
 - (xxx) Develop and maintain a design decision database through construction close out to optimize schedule.
 - (xxxi) Coordinate, with the team, construction materials delivery and lead-times for gathering customer, consultant and inspection feedback; and tracks appropriate resolution.
 - (xxxii) Develop a quality control plan that includes process outlining maintenance objectives
 - (xxxiii) Maintain regular contractor coordination meetings as required to achieve project objectives
 - (xxxiv) Maintain monthly financial review meetings.
 - (xxxv) Plan and communicate all site activity to minimize possible disruptions.
 - (xxxvi) Issue notices, certificates and instructions in accordance with the contract. Record and maintain register of same.
 - (xxxvii) Review valuation for Interim (final) Payment prepared by Quantity Surveyor and issue payment certificate in accordance with the Contract.
 - (xxxviii) Maintain relationships with local authorities.
 - (xxxix) Obtain construction licenses, firefighting permits, environment permits and all other necessary legal procedures.
 - (xl) Handle customs clearances procedures for imported equipment and goods.
 - (xli) All Quantity Survey services during construction and final handing-over phases.

(b) Management of Close out and Handover

- (i) Coordinate the preparation of schedule of defective works by Design Consultants, issue to contractors, monitor and ensure defect rectification in a timely manner in accordance with the contract.
- (ii) Manage the commissioning, handover and warranty delivery process
- (iii) Coordinate delivery of as-built drawings, Operating & Maintenance manuals (as one complete package).
- (iv) Coordinate Lessons Learned meeting with Project Team and distribute meeting minutes.

III. Terms of performance

- (1) The Project Management shall be carried out and completed in accordance with the overall construction schedule.
- (2) SAKSHAM, the Catalyst shall have the following competence and rights toward the Contractors:
 - (i) issuing approvals;
 - (ii) handling minutes of meetings, statements and certificates;
 - (iii) giving instructions to the Contractor and preparing corresponding orders, especially but not be limited to the followings:
 - orders to remove and replace works that are not executed in conformity with design documents and Construction Contract provisions;
 - orders to take necessary measures to assure the good execution of the works;
 - orders to suspend the Works;
 - orders to modify the Works;
 - (iv) As regards works variations, fixing new unit prices when unit prices in the contractual bill of quantities are not applicable to some new works variations;
 - (v) Applying to the Contractors any coercive measures authorized by the Building Agreement.








(3) Notwithstanding the above provision, decisions, directives and instructions of the Federation relating to the following cases shall only be considered as engaging the Federation when they are expressly approved by SAKSHAM, the Catalyst:

- (i) modification of Works in comparison with the approved design drawings and documents;
- (ii) modification of the construction time schedule;

In all cases, decisions, directives or Instructions of the Federation concerning the above events must be approved by SAKSHAM, the Catalyst.

(4) SAKSHAM, the Catalyst shall use his best endeavors to ensure the best performance of the Services but SAKSHAM, the Catalyst shall also be responsible for the Contractors' performance and for safety precautions in connection with the works, costs of the Project exceeding the Project budget and shall SAKSHAM, the Catalyst be responsible in the absence of any negligence on his part for any failure by the Contractors to carry out and complete the work in accordance with the terms of the Construction Contracts and following general construction practice or any breach by the Contractors of the Construction Contracts.



(5) Access on site:

SAKSHAM, the Catalyst shall nominate a professional qualified team to undertake the Services on the site. The team authorized to be on the site will be listed in a written notice of SAKSHAM, the Catalyst.

Notwithstanding the foregoing, SAKSHAM, the Catalyst may during the term of the Contract, vary or substitute certain individuals with equal or better candidates after approval of SAKSHAM, the Catalyst.

- Working time:
- + Working days on the site shall be from Monday to Saturday unless specific site requirements
- + Working hours on the site shall be from 9:00 am to 6:00 pm or in accordance with the site regulations.

The complementary remuneration for the extra-hours to be spent by SAKSHAM, the Catalyst representatives on the project shall be charged to the contractors working outside of the above scheduled working time.

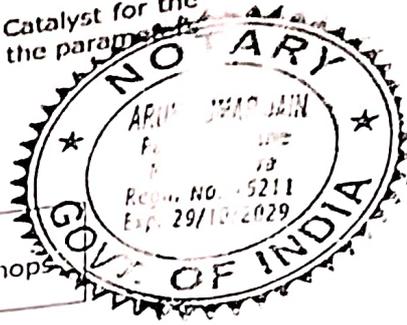
Each expatriate employee (if any) of the Project Management team is entitled to a cumulative 2 days leave per month.

Each local employee (if any) of the Project Management team is entitled to a cumulative 1 day leave per month or in accordance with the minimum leave period granted by the local labor laws.

ANNEX C: DISBURSEMENTS

All fees and disbursements set out hereinabove are including of Taxes or GST (if any) and shall be made by T/T to the bank account as designated by SAKSHAM, the Catalyst.

The agreed fee and disbursement payable by the Federation to SAKSHAM, the Catalyst for the Services as defined under the Scope of Services and as based and calculated on the parameters referred to in 5.6.1 of this Agreement as follows:



1.0 PAYMENT SCHEDULE

Payment for Flats of 1BHK of 340 Sq.ft RERA Carpet area = 1240000/- and Shops of 170 + 85 (Loft) Sq.ft RERA Carpet area = Rs. 1240000/-

Sr.No.	Payment Schedule	Percentage	Amount
1	On Agreement		25000
2	2nd Month from Agreement		25000
3	3rd Month from Agreement		25000
4	4th Month from Agreement		25000
5	5th Month from Agreement		25000
	Total Amount	10.00%	124000

6	Commencement of work	20.00%	248000
7	Completion of Plinth - 1st Installment	10.00%	124000
8	1st Slab	4%	49600
9	2nd Slab	4%	49600
10	3rd Slab	4%	49600
11	4th Slab	4%	49600
12	5th Slab	4%	49600
13	6th Slab	4%	49600
14	7th Slab	4%	49600
15	8th Slab	4%	49600
16	9th Slab	4%	49600
17	10th Slab	4%	49600
18	11th Slab	4%	49600
19	12th Slab	4%	49600
20	13th Slab	4%	49600
21	14th Slab	4%	49600
22	15th Slab	4%	49600
		100%	1116000
	TOTAL AMOUNT		1240000

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2.0 DELAYED PAYMENTS

If SAKSHAM, the Catalyst does not receive payment within the above stated dates, the latter shall be paid an agreed compensation of 3% plus the **legal interest rate** set by Law compounded monthly on the sum overdue (the "Agreed Compensation") and in its currency reckoned from the due date for payment of the Invoice. Such Agreed Compensation shall not affect the right of SAKSHAM, the Catalyst.

3.0 CURRENCY OF PAYMENT

All payments are made in Indian Currency.

- *This Payment does not including the stamp duty and registration charges with regards the project and the individual members flats.*



वावटेवाडी को - ऑपरेटिव्ह हौसिंग फेडरेशन लि.

नोंदणी क्रमांक :- टीएनए / व्हीएसआय / जीएनएल / (ओ) / १७४८ / सन २०१४
सर्व्हे नं ११२ हिस्सा १,३,४,५/२. सर्व्हे नं ११३ हिस्सा १,२,३. सर्व्हे नं ११४ हिस्सा ५, सर्व्हे नं ११५ हिस्सा ३.

दिनांक - २९/१२/२०२४

जा. क्रमांक :- ५४७/२०२४

प्रस्ताव (विषय क्र.०१): वसई विरार शहर महानगर पालिका यांनी, सदर गृहनिर्माण संस्थेची इमारत अनधिकृत घोषित केली असून, वावटेवाडी को.ऑ.हौसिंग फेडरेशन लि. मार्फत सदरच्या गृहनिर्माण संस्थेच्या इमारतीची पुर्नविकास (Rehabilitation) करण्याकरीता, मा. मुंबई उच्च न्यायालय तसेच सक्षम पी.एम.सी. यांच्या द्वारे व्यक्तिगत करार करण्याबाबत ठराव मंजूर करणे बाबत.....

ठराव (विषय क्र.०१): वसई विरार शहर महानगर पालिका यांनी, सदर गृहनिर्माण संस्थेची इमारत अनधिकृत घोषित केली असून, वावटेवाडी को.ऑ.हौसिंग फेडरेशन लि. मार्फत सदरच्या गृहनिर्माण संस्थेच्या इमारतीची पुर्नविकास (Rehabilitation) करण्याकरीता, मा. मुंबई उच्च न्यायालय तसेच सक्षम पी.एम.सी. यांच्या द्वारे व्यक्तिगत करार करण्याबाबतचा ठराव सर्वानुमते मंजूर करण्यात आला.

प्रस्ताव (विषय क्र.०२): पुर्नबांधकामासाठी फेडरेशनला वैयक्तिक सभासदाचे संमती पत्र देण्याबाबत ठराव मंजूर करणे...

ठराव (विषय क्र.०२): पुर्नबांधकामासाठी फेडरेशनला वैयक्तिक सभासदाचे संमती पत्र देण्याबाबतचा ठराव सर्वानुमते मंजूर करण्यात आला.

प्रस्ताव (विषय क्र.०३): वावटेवाडी को.ऑ.हौ.सो.लि. च्या वतीने सर्व सभासद इमारतींचा पुर्नविकास (Rehabilitation) करण्याकरीता सक्षम दि कॅटॅलिस्ट यांच्या सोबत करारावर सही करण्याचे अधिकार मा. श्री दिनेश वसंत पाल्ये, मा. श्री रामपाल बाबूराम वाल्मिकी आणि मा. श्री अनिल शिवराम तेरवणकर यांना याची मंजूरी देण्याबाबत.....

ठराव (विषय क्र.०३): वावटेवाडी को.ऑ.हौ.सो.लि. च्या वतीने सर्व सभासद इमारतींचा पुर्नविकास (Rehabilitation) करण्याकरीता सक्षम दि कॅटॅलिस्ट यांच्या सोबत करारावर सही करण्याचे अधिकार मा. श्री दिनेश वसंत पाल्ये, मा. श्री रामपाल बाबूराम वाल्मिकी आणि मा. श्री अनिल शिवराम तेरवणकर यांना याची सर्वानुमते मंजूरी देण्यात आली.



वावटेवाडी को. ऑ. हौ. फेडरेशन लि.


अध्यक्ष


संकेटरी


खजिनदार