



महाराष्ट्र MAHARASHTRA

2025

EA 445588

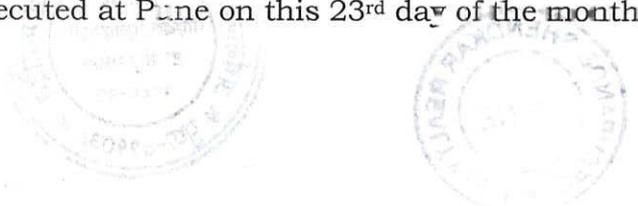
22 AUG 2025

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 मनु.क्र. दि. म.सु.क्र.  
 प्रस्तावक (समजुलीच अग्रणी)  
 वस्तु नोंदणी करणारा प्रमाण भा. २३ (१) (अ) प्रमाणे.  
 विक्रमचीचे जाणून  
 मुद्रांक लिपिक कोषामार पुणे  
 उर्फ नोंदणी सह बुद्धवना सरैयासर्क  
 वस्तु नोंदणी क्र. NO. २३३ बुद्धवना - कुर्णे  
 दुसरा परतदार कोषामार बुद्धवना रिजुलरी UP  
 इतके व्यक्ती हे मुद्रांक पत्र लिहितात  
 कोषामार पुणे  
 मुद्रांक लिपिक कोषामार पुणे  
 पत्रांक क्र. २२०९/२०२५  
 (१९७७, कलना वेद, पुणे - ४११००४)



**SUPPLEMENTARY MEMORANDUM OF UNDERSTANDING**

This Supplementary Memorandum of Understanding is made and executed at Pune on this 23<sup>rd</sup> day of the month of August in the year 2025.





**BETWEEN**

**ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA MARYADIT**

A registered Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.FNA/(PNA)/HSG/(TC)/1707/1989-90 dated 27/10/1989 having its registered address at: Survey No.39/2/2, CTS No.943, Erandwane, Pune 411038.

**Through its Authorised**

**1. CHAIRMAN MR. PRASHANT HANUMANT BHOSALE**

Age: 53 Years, Occupation: Service,

PAN - AAUPB8278P

R/at: Flat No.09, Building No.3, Archananagar CHSL,  
Survey No.39/2/2, CTS No.943, Erandwane, Pune 411038.

**2. SECRETARY - MR. AMIT KENCHANAGOUDA PATIL**

Age: 44 Years, Occupation: Service,

PAN: AMYPP2667E

R/at: Flat No.12, Building No.1, Archananagar CHSL,  
Survey No.39/2/2, CTS No.943, Erandwane, Pune 411038.

**3. TREASURER- MR. MANOJ MADHAV KACHARE**

Age: 56 Years, Occupation: Business,

PAN - ALXPK24560

R/at: Flat No.03, Building No.2, Archananagar CHS,  
Survey No.39/2/2, CTS No.943, Erandwane, Pune 411038.

Hereinafter referred to as "**THE SOCIETY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said society and its existing members, office bearers and their respective legal heirs, representatives, executors, successors, representatives, administrators and permitted assigns etc.) ... **PARTY OF THE FIRST PART**

**AND**

**DESHPANDE SHENDKAR REALTY LLP**

A registered Limited Liability Partnership Firm

Having its registered address at: Flat Nos.101 and 102, First Floor,  
Dhutupeshwar, Mrityunjay Co-op. Hsg. Society, Plot No.2,  
Mayur Colony, Kothrud, Pune 411038.

PAN - AAWFD4206D

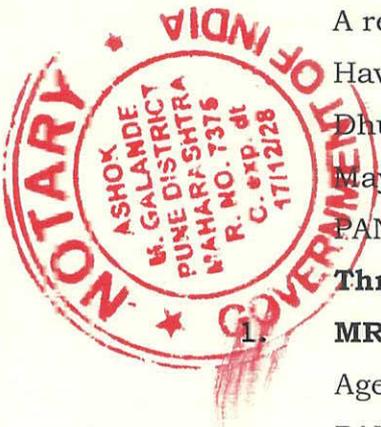
**Through its Managing Partners**

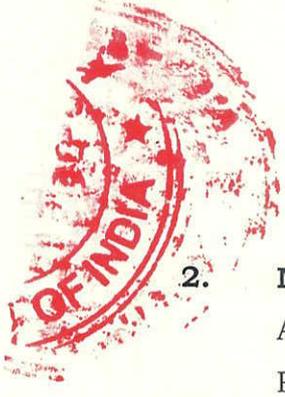
**1. MR. PRASAD GIRIDHAR DESHPANDE**

Age: 59 Years, Occupation Business,

PAN: AHEPD 7728 H

R/at; E-501, Vatsalya Nagari, Near Guruganesh Nagar,  
Kothrud, Pune 411038.





2. **MR. ABHISHEK PRASAD DESHPANDE**  
Age: 36 Years, Occupation: Business,  
PAN: ASNPD 2559 E  
R/at: E-501, Vatsalya Nagari, Near Guruganesh Nagar,  
Kothrud, Pune 411038.
3. **MR. KARAN DEEPAK TAMBE**  
Age: 36 Years, Occupation: Business,  
PAN – AIAPT8446R  
R/at: Flat No.E-5, Sai Prasad Apartment, Kumbre Township,  
Near Ashish Garden, Kothrud, Pune 411038.
4. **MRS. SHILPA RAHUL BHARADE**  
Age: 50 Years, Occupation: Business  
PAN – ARUPK1769P  
R/at: 24 K Opula, Vishal Nagar, Pimple Nilakh, Pune 411027.
5. **MR. PRANAV VIJAY SHENDKAR**  
Age: 36 Years, Occupation: Business,  
PAN: BYEPS 1830 F  
R/at: 986, Prashant Nagar, LBS Road,  
Deluxe Laundry Lane, Navi Peth, Pune 411030.
6. **MR. SUSHIL CHITTRANJAN ASHTEKAR**  
Age: 35 Years, Occupation: Business,  
PAN: AKLPA 5761 D  
R/at: 39/8, Gorakh Bunglow, Galli No.8,  
Prabhat Road, Kohinoor Karyalaya, Karve Road, Pune 411004.

Hereinafter referred to as **“THE DEVELOPER”** (which expression shall, unless repugnant to the context or meaning thereof, mean and include the said Firm, its present and future partners, their respective heirs, representative, executors, administrators and permitted assigns etc.) ... **PARTY OF THE SECOND PART**

**WHEREAS** the parties hereto had entered into Memorandum of Understanding dated 14/07/2025 in respect of Land bearing Survey No.39, Hissa No.2/2, Corresponding CTS No.943 of an area admeasuring 7734.87 sq. mtrs. (as per Sale Deed) situated at Village Erandwane, Tal. Pune City, Dist. Pune within the limits of Pune Municipal Corporation and within the registration District of Pune and Sub Registrar Taluka Haveli along with 8 buildings named **"Archananagar Sahakari Gruharachana Sanstha Maryadit"** constructed thereupon having 123 Residential Flats and 11 Shops more particularly described in Schedule hereunder written.

**AND WHEREAS** the real fact is that the parties hereto made Memorandum of Understanding dated 14/07/2025 but due to typographical error and oversight mistake Resclution date was wrongly mentioned as 27/C3/2025 in Memorandum





of Understanding dated 14/07/2025 on Page No.8 in Para No.P. Thus, the Resolution date on Page No.8 in Para No.P should be corrected and read as 23/03/2025 instead of 27/03/2025 and hence this Supplementary Memorandum of Understanding is executed thereto.

**AND WHEREAS** it is necessary to correct the above said mistake and hence these PARTIES to the original Memorandum of Understanding dated 14/07/2025 have decided to enter into this Supplementary Memorandum of Understanding.

**NOW THEREFORE THIS SUPPLEMENTARY MEMORANDUM OF UNDERSTANDING WITNESSETH BY AND BETWEEN THE PARTIES AS FOLLOWS:**

- 1) That, the Resolution date wrongly mentioned as 27/03/2025 on Page No.8 in Para No.P should be corrected and read as 23/03/2025 in the Memorandum of Understanding dated 14/07/2025.
- 2) That all rest of other matter in the said original Memorandum of Understanding dated 14/07/2025 remains unchanged and shall be binding on the parties hereto.
- 3) This Supplementary Memorandum of Understanding is to be treated as part and parcel of the original Memorandum of Understanding dated 14/07/2025.
- 4) The mistakes are in inadvertent and due to oversight and there are no any other changes of any kind in the Memorandum of Understanding dated 14/07/2025.

**SCHEDULE**

(Description of the said Property)

All that piece and parcel of the Land bearing Survey No.39, Hissa No.2/2, Corresponding CTS No.943 of an area admeasuring 7734.87 sq. mtrs. (as per Sale Deed) situated at Village Erandwane, Tal. Pune City, Dist. Pune within the limits of Pune Municipal Corporation and within the registration District of Pune and Sub Registrar Taluka Haveli along with 8 buildings named "**Archananagar Sahakari Gruharachana Sanstha Maryadit**" constructed thereupon having 123 Residential Flats and 11 Shops and which is bounded as under:

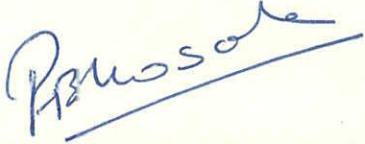
On or towards East	:	Colony Road
On or towards South	:	S.No.39/2/1 & Gulawani Maharaj Road
On or towards West	:	Nala and boundary of Kothrud Village
On or towards North	:	S.No.39/1

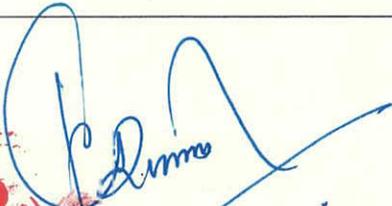
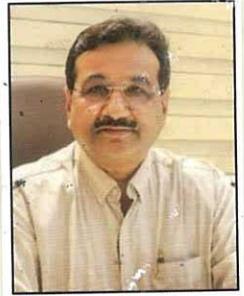
Along with compound, fence and together with the underground and overhead water tanks on each building, electric pumps, drain, ways, paths, and other successive delivery pipes and also together with the balconies, passages, staircases in each building and other amenities rights privileges and appurtenances whatsoever attached to the said land including the common & open space or any part thereof and all the easementary rights thereto.





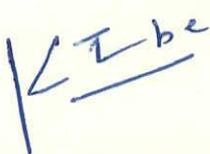
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Supplementary Memorandum of Understanding on the day and date first herein above mentioned.

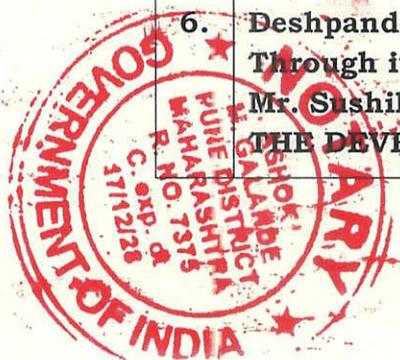
Sr. No.	Name and Signature of Party of the First Part	Thumb Impression	Photograph
1.	 Archananagar Sahakari Gruharachana Sanstha Maryadit Through its Chairman Mr. Prashant Hanumant Bhosale THE SOCIETY		
2.	 Archananagar Sahakari Gruharachana Sanstha Maryadit Through its Secretary Mr. Amit Kenchanagouda Patil THE SOCIETY		
3.	 Archananagar Sahakari Gruharachana Sanstha Maryadit Through its Treasurer Mr. Manoj Madhav Kachare THE SOCIETY		

Sr. No.	Name and Signature of Party of the Second Part	Thumb Impression	Photograph
1.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mr. Prasad Giridhar Deshpande THE DEVELOPER		

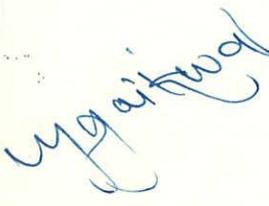




Sr. No	Name and Signature of Party of the Second Part	Thumb Impression	Photograph
2.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mr. Abhishek Prasad Deshpande THE DEVELOPER		
3.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mr. Karan Deepak Tambe THE DEVELOPER		
4.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mrs. Shilpa Rahul Bharade THE DEVELOPER		
5.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mr. Pranav Vijay Shendkar THE DEVELOPER		
6.	 Deshpande Shendkar Realty LLP Through its Managing Partner Mr. Sushil Chittranjan Ashtekar THE DEVELOPER		



NOTARY

Sr. No.	Witnesses	Signature
1.	Name: <u>Uttam J. Gaikwad</u>  Address: <u>F. NO. 03, Trimurti Htg,</u> <u>Gajrat colony, Kothrud,</u> <u>Pune 411038.</u>	
2.	Name: <u>Rajendra Godsekar</u>  Address: <u>- Singher Road H. N. N. N.</u> <u>Khand. 411051</u>	



ATTESTED BY  
  
ASHOK MAHARAJ GALANDE  
NOTARY  
GOVT. OF INDIA

29 AUG 2025

