

महाराष्ट्र MAHARASHTRA

2023

CN 585722

महाराष्ट्र शासनाच्या अधीन असलेल्या कोणत्याही न्यायिक न्यायालयामध्ये

हो न्यायिक न्यायालयामध्ये कोणत्याही न्यायालयामध्ये

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

हस्ताक्षर/अनुमति

agree.  
sheha complex punarvikas samiti  
surabha pathankar sonel 5 JUL 2024

500

13920

19 JUL 2024

प्रथम मुद्रांक लिपीक  
कोषागार पुणे करिता

The Pune Lawyers Consumer  
co-op Society Ltd. Pune 5  
LIC No. 201111



ASSOCIATION OF PERSONS DEED

This Association of persons Deed is made and executed on this 19th July of 2024 at

Pune.

Handwritten signatures and stamps on the left side of the document.

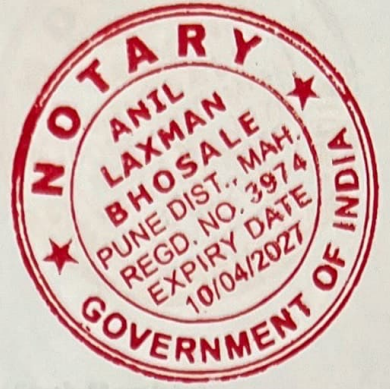
Handwritten signatures and stamps in the center of the document.

Handwritten signatures and stamps on the right side of the document.





BY AND BETWEEN



1. SOURABH ANIL PATANKAR

Age: 32 Years, Occupation: Business  
Add: Flat No. 36, B wing, Sneha Complex,  
Mumbai - Bangalore Highway, Near Sipla Cancer Hospital,  
Warje, Survey No. 119. Pune - 411052

----- (First Member)

2. DIGAMBAR JAYWANT MARNE

Age: 42 Years, Occupation: Job  
Add: No. 119/4, Flat No. 80, C Wing,  
Sneha Complex, Mumbai-Bangalore Highway,  
Opp. Atul Nagar, Warje, Pune - 411058

----- (Second Member)

3. RAJENDRA RAMCHANDRA ZORE

Age: 34 Years, Occupation: Business  
Add: Sneha Complex, Sr. No. 119, Flat No. 38,  
Pune - Bangalore Highway,  
Warje, Pune - 411058

----- (Third Member)

4. AMOL AVINASH SARJERAO

Age: 40 Years, Occupation: Job  
Add: 119, Sneha Complex, A wing, Flat No. 21,  
Pune - 411058

----- (Fourth Member)

5. SURESH SHANKAR AVHAD

Age: 56 Years, Occupation: Job  
Add: Sr.No.4/13, Building A, Flat No. 1,  
Sneha Complex, 199 Tower, Mumbai-Bangalore By Pass Road,  
Near Cipla Foundation, Pune - 411058

----- (Fifth Member)

*[Handwritten signatures]*  
S. S. Kulkarni  
S. S. Kulkarni  
S. S. Kulkarni  
S. S. Kulkarni  
S. S. Kulkarni

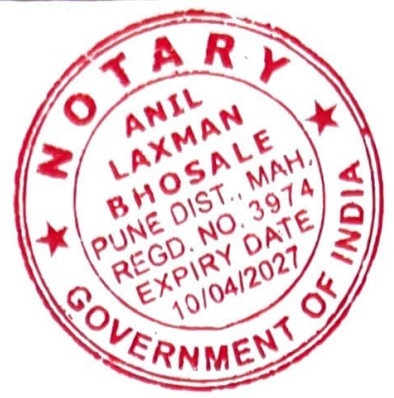
*[Handwritten signatures]*  
S. S. Kulkarni  
S. S. Kulkarni  
S. S. Kulkarni

S. S. Kulkarni

*[Handwritten signature]*  
S. S. Kulkarni

**6. ANIL SANDIPAN GAIKWAD**

Age: 55 Years, Occupation: Job  
Add: Sr. No. 119/4, Sneha Complex,  
B - Wing, Flat No 32,  
Warje. Near R Square Building,  
Pune - 411058



----- (Sixth Member)

**7. BALU GOVIND MOHOL**

Age: 48 Years, Occupation: Job  
Add: Flat No. 24, B Wing, Ashirwad Terrace,  
NDA Road, Ingale Colony, Shivane,  
Khadakwasla, Pune - 411023

----- (Seventh Member)

**8. BHARAT MANGU BHADANE**

Age: 47 Years, Occupation: Job  
Add: Sr. No. 119/1, Flat No. 7, Sneha Complex,  
Building No. R-1, Mumbai - Bangalore Highway,  
Near Sipla Foundation, Warje, Pune - 411052

----- (Eight Member)

**9. SUNITA SHANTARAM KAKADE**

Age: 62 Years,  
Add: Sneha Complex, D. R2, Flat No. 45,  
Warje, Near Cipla Centre, Pune - 411058

----- (Ninth Member)

**10. MAHESH MANOHAR JOSHI**

Age: 50 Years, Occupation: Job  
Add: Sr. No. 119/4, Flat No - 23, Sneha Complex,  
Near Cipla Foundation,  
Warje, Pune - 41105

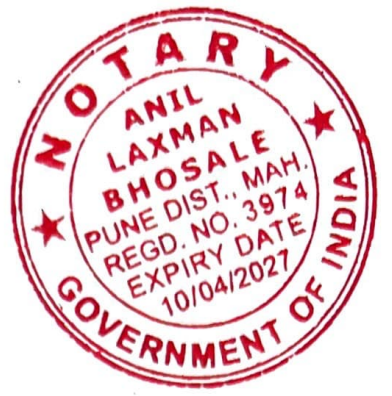
----- (Tenth Member)

*[Handwritten signatures]*

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
S. S. Kakade

*[Handwritten signature]*  
*[Handwritten signature]*





### 11. ANAND GANESH UDATE

Age: 36 Years, Occupation: Job

Add: C-79, Chaitraban Society, 119 Sneha Complex,  
Near Shell Petrol Pump, Warje, Pune-41158

----- (Eleventh Member)

### WHEREAS:

#### 1. Formation:

The above-mentioned members are desirous of forming an association under the name and style of "**Sneha Complex Punarvikas Vyavasthapan Samiti**" (hereinafter referred to as "the Association").

#### 2. Objectives:

- To co-ordinate all the activities like completing deemed conveyance. These activities are prerequisites for starting the redevelopment work. In order to complete activities, it was mutually decided by all to form a committee from the existing members.
- These members of the committee are enshrined with the task of completing pending legal compliance. They must collect the expenses incurred for above mentioned activities from the developer who is willing to undertake the redevelopment work.
- They are also enshrined with appointing Legal advisor, Architect and other Professional and Technical persons.
- They should take follow up of all the activities which require permission from Pune Municipal Corporation (PMC).
- They should open a bank account in the name of committee for incurring all the expenses. They must submit budget of all the expenses to be incurred and collect the required share from the members.

#### 3. Principal Place:

The registered office of the committee will be at Survey No. 119, Bangalore Highway, Warje, Pune – 411058.

*[Handwritten signatures]*

*[Handwritten signatures]*

*[Handwritten signatures]*

#### 4. Membership:

The members of the committee are selected from the existing members of all the societies registered under Sneha Complex by a resolution.

#### 5. Management:

The affairs of the Association shall be managed by a committee consisting of the following members:

Sr. No	Name and Address	Mobile No and Email Id	Age	Occupation	Designation
1.	<b>Mr. Sourabh Anil Patankar</b> Add: Flat No. 36, B wing, Sneha Complex, Mumbai – Bangalore Highway, Near Sipla Cancer Hospital, Warje, Survey No. 119. Pune – 411052	<b>Mobile No:</b> 7972030648 <b>Email Id:</b> sourabh.patankar342@gmail.com	32	Business	Chairman
2.	<b>Mr. Digambar Jaywant Marne</b> Add: No. 119/4, Falt No. 80, C Wing, Sneha Complex, Mumbai- Bangalore Highway, Opp. Atul Nagar, Warje, Pune – 411058	<b>Mobile No:</b> 9923459996 <b>Email Id:</b> Digambarmarne@gmail.com	42	Job	Secretary
3.	<b>Mr. Rajendra Ramchandra Zore</b> Add: Sneha Complex, Sr. No. 119, Flat No. 38, Pune – Bangalore Highway, Warje, Pune – 411058	<b>Mobile No:</b> 8788161225 <b>Email Id:</b> rajeshzore1@gmail.com	34	Business	Treasurer



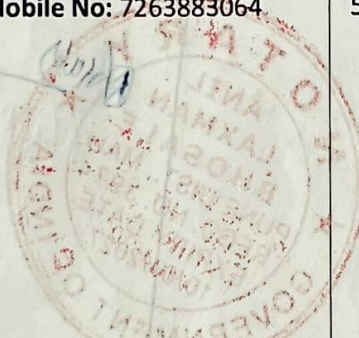
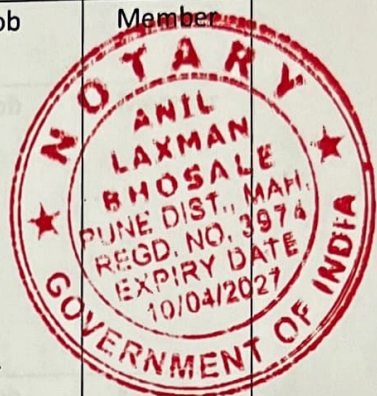
*[Handwritten signatures]*

*[Handwritten signatures]*  
S.S. Kulkarni

*[Handwritten signature]*



4.	<b>Mr. Amol Avinash Sarjerao</b> Add: 119, Sneha Complex, A wing, Flat No. 21, Pune – 411058	<b>Mobile No: 8888531983</b>	40	Job	Member
5.	<b>Mr. Suresh Shankar Avhad</b> Add: Sr.No.4/13, Building A, Flat No. 1, Sneha Complex, 199 Tower, Mumbai-Bangalore By Pass Road, Near Cipla Foundation, Pune – 411058	<b>Mobile No: 9850245148</b>	56	Job	Member
6.	<b>Mr. Anil Sandipan Gaikwad</b> Add: Sr. No. 119/4, Sneha Complex, B – Wing, Flat No 32, Warje. Near R Square Building, Pune – 411058	<b>Mobile No: 7263883064</b>	55	Job	Member
7.	<b>Mr. Balu Govind Mohol</b> Add: Flat No. 24, B Wing, Ashirwad Terrace, NDA Road, Ingale Colony, Shivane, Khadakwasla, Pune – 411023	<b>Mobile No: 9420320762</b>	48	Job	Member
8.	<b>Mr. Bharat Mangu Bhadane</b> Add: Sr. No. 119/1, Flat No. 7, Sneha Complex, Building No. R-1, Mumbai – Bangalore Highway, Near Sipla Foundation, Warje, Pune – 411052	<b>Mobile No: 9371377210</b>	47	Job	Member



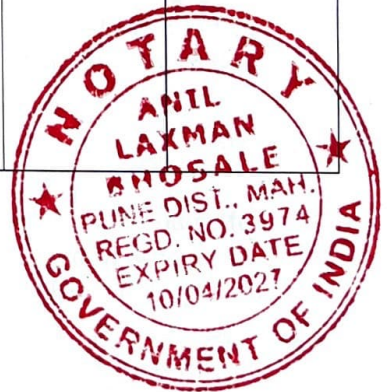
*[Handwritten signatures]*

*[Handwritten signatures]*

*[Handwritten signatures]*  
SS. Kulkarni  
SMM

*[Handwritten signature]*

9.	<b>Mrs. Sunita Shantaram Kakade</b> Sneha Complex, D. R2, Flat No. 45, Warje, Near Cipla Centre, Pune - 411058	<b>Mobile No: 8308768454</b>	62		Member
10.	<b>Mr. Mahesh Manohar Joshi</b> Add: Sr. No. 119/4, Flat No - 23, Sneha Complex, Near Cipla Foundation, Warje, Pune - 411052	<b>Mobile No: 9890902677</b>	50	Job	Member
11.	<b>Mr. Anand Umate</b> Add: C-79, Chaitraban Society, 119 Sneha Complex, Near Shell Petrol Pump, Warje, Pune-41158	<b>Mobile No: 9665993491</b>	36	Job	Member



## 6. Powers and Duties:

The Committee shall have the authority to:

- Manage and administer the affairs, funds, and related work of the Association.
- Make decisions on behalf of the Association in accordance with its objectives mentioned aforesaid in this Deed.
- The committee will have the authority to take decisions regarding the redevelopment of housing society. For example, Deemed Conveyance, opening bank account in the name of Sneha complex Punarvikas Vyavasthapan Samiti and consulting and meeting legal experts, holding committee meetings, appointing architects, etc.

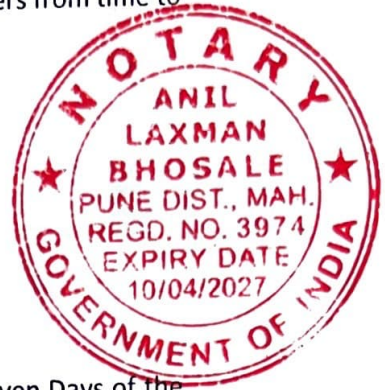
*Bayan*  
*G. K. Joshi*  
*Bhosale*  
*P. S.*

*S. S. Kulkarni*  
*S. S. Kulkarni*  
*Ramak*

*Bayan*  
*G. K. Joshi*  
*Bhosale*  
*P. S.*



- All the decisions of the meeting should be conveyed to the members from time to time.



## 7. Rules and Regulations:

These Rules and Regulations shall cover:

- All the decisions of the committee should be taken unanimously.
- Secretary should prepare minutes of all the meetings.
- Notice of the meeting should be given to the members before seven Days of the meeting.
- If any of the Committee member wants to resign, then the respective member should give the Notice of resignation to the committee one month before the date of resignation.
- To fill the vacancy of retired member the Committee should issue notice at least seven days before filling the appointment.
- Quorum of meeting should be Two-Third of the members present and voting.

## 8. Meetings:

The Committee shall meet monthly to conduct its operations. Meetings may be convened by the chairman or upon the request of a majority of committee members.

## 9. Financial Matters:

**Bank Accounts:** The Association shall open and maintain bank accounts in its name for the purpose of carrying out its activities. All funds shall be managed in accordance with decisions of the Committee and in compliance with applicable laws. The rights to operate bank account will be with Chairman, Secretary and Treasurer.

**Financial Year:** The financial year of the Association shall commence on 1<sup>st</sup> April and end on 31<sup>st</sup> March.

## 10. Amendment to Deed:

This Deed may be amended or modified by a resolution passed at a meeting of the general body of the Association with the requisite majority. Any amendment to this Deed shall be documented and maintained in the records of the Association.


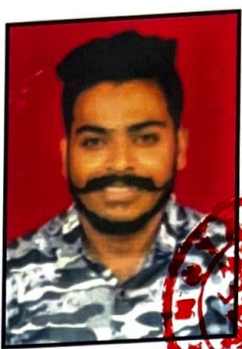






*[Handwritten signatures]*

*[Handwritten signatures]*  
S.S. Kulkarni

*[Handwritten signature]*



IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first above written.

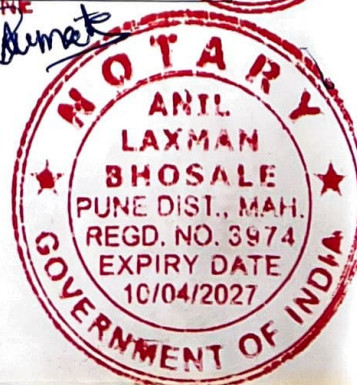
Sr. No	Name and Address	Designation	Nationality	Signature	Photo
1.	<b>Mr. Sourabh Anil Patankar</b> Add: Flat No. 36, B wing, Sneha Complex, Mumbai - Bangalore Highway, Near Sipla Cancer Hospital, Warje, Survey No. 119. Pune - 411052	Chairman	Indian		
2.	<b>Mr. Digambar Jaywant Marne</b> Add: No. 119/4, Falt No. 80, C Wing, Sneha Complex, Mumbai- Bangalore Highway, Opp. Atul Nagar, Warje, Pune - 4110583	Secretary	Indian		
3.	<b>Mr. Rajendra Ramchandra Zore</b> Add: Sneha Complex, Sr. No. 119, Flat No. 38, Pune - Bangalore Highway, Warje, Pune - 411058	Treasurer	Indian		
4.	<b>Mr. Amol Avinash Sarjerao</b> Add: 119, Sneha Complex, A wing, Flat No. 21, Pune - 411058	Member	Indian		

BEFORE ME












ANIL LAXMAN BHOSALE  
NOTARY, GOVT. OF INDIA. PUNE  
Reg. No. 3974

12 JUL 2024

S.S. Kulkarni



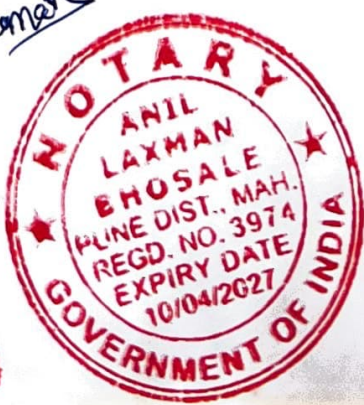


5.	<b>Mr. Suresh Shankar Avhad</b> Add: Sr.No.4/13, Building A, Flat No. 1, Sneha Complex, 199 Tower, Mumbai-Bangalore By Pass Road, Near Cipla Foundation, Pune – 411058	Member	Indian		 
6.	<b>Mr. Anil Sandipan Gaikwad</b> Add: Sr. No. 119/4, Sneha Complex, B – Wing, Flat No 32, Warje. Near R Square Building, Pune – 411058	Member	Indian		 
7.	<b>Mr. Balu Govind Mohol</b> Add: Flat No. 24, B Wing, Ashirwad Terrace, NDA Road, Ingale Colony, Shivane, Khadakwasla, Pune – 411023	Member	Indian		 
8.	<b>Mr. Bharat Mangu Bhadane</b> Add: Sr. No. 119/1, Flat No. 7, Sneha Complex, Building No. R-1, Mumbai – Bangalore Highway, Near Sipla Foundation, Warje, Pune – 411052	Member	Indian		 

*Attestation*  
*Suresh*  
*Anil*  
*Bharat*  
*Balu*




*S.S. Kakade*  
*Simam*  
*Romate*

**BEFORE ME**  
*Anil*  
**ANIL LAXMAN BHOSALE**  
NOTARY, GOVT. OF INDIA. PUNE  
Reg. No. 3974



123 JUL 2024



9.	<b>Mrs. Sunita Shantaram Kakade</b> Sneha Complex, D. R2, Flat No. 45, Warje, Near Cipla Centre, Pune - 411058	Member	Indian	<i>SS. Kakade</i>	
10.	<b>Mr. Mahesh Manohar Joshi</b> Add: Sr. No. 119/4, Flat No - 23, Sneha Complex, Near Cipla Foundation, Warje, Pune - 411052	Member	Indian	<i>SS. Joshi</i>	
11.	<b>Mr. Anand Ganesh Umate</b> Add: C-79, Chaitraban Society, 119 Sneha Complex, Near Shell Petrol Pump, Warje, Pune-41158	Member	Indian	<i>Anand</i>	

*[Handwritten signatures]*

*[Handwritten signatures]*  
*SS. Kakade*  
*SS. Joshi*  
*Anand*



**BEFORE ME**  
*[Signature]*  
**ANIL LAXMAN BHOSALE**  
NOTARY, GOVT. OF INDIA, PUNE  
Regd. No. 3974

**12 JUL 2024**

WITNESSES:

1. Signature :

Name :

Address :

Signature :

Name :

Address :

BEFORE ME

ANIL LAXMAN BHOSALE  
NOTARY, GOVT. OF INDIA, PUNE  
Reg. No. 3974

Noted and Registered

at Sr. No. 1013/2024

Date:- 23-JUL-2024-

