



Deshpande-Shendkar
REALTY LLP



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Date: 20.07.2026

To,
The Chairman, Secretary & Managing Committee,
Archana Nagar Sahakari Gruharachana Sanstha Maryadit
Pune.

Subject: Request for Extension of MOU / Development Period for One Year
Respected Sir/Madam,

We, Deshpande Shendkar Realty LLP, respectfully submit this request seeking an extension of the existing Memorandum of Understanding (MOU) for a further period of one (1) year.

From the very beginning, the Developer has acted with complete transparency, diligence, and bona fide intentions towards the redevelopment of the Society. During the subsistence of the MOU, substantial progress has been achieved, including but not limited to:

Continuous and consistent efforts towards resolving the long-pending title-related issues of the Society.

Preparation, discussions, revisions and finalization of the redevelopment plans in consultation with the Society and the appointed professionals.

Active coordination with architects, consultants, legal experts and government authorities for the redevelopment process.

The Developer has represented and led the legal proceedings on behalf of the Society before the Co-operative Court in relation to the conveyance/title matter. We are pleased to inform you that the matter has been successfully heard and kept for orders, and the final order is expected shortly.

The expected Court Order shall pave the way for completing the remaining title formalities and enable the Developer to proceed with the subsequent redevelopment approvals without unnecessary delay.

The above progress clearly demonstrates that the Developer has never abandoned or delayed the project. On the contrary, the Developer has continuously invested considerable time, professional resources and financial expenditure for the benefit of the Society, despite the title-related legal issues being beyond the Developer's direct control.

We sincerely believe that the Society has transparently witnessed the genuine efforts, commitment and readiness shown by the Developer throughout this period. The Developer has always remained ready and willing to perform all its obligations and is committed to completing the redevelopment project at the earliest possible opportunity after completion of the pending title formalities.

In view of the above circumstances, we request the Society to kindly grant an extension of the existing MOU for a further period of one (1) year on the same terms and conditions. This extension is essential solely to complete the pending legal and statutory formalities arising from the title proceedings and to proceed with the execution of the Development Agreement, obtaining statutory approvals and completing the redevelopment project in a smooth and lawful manner.

We assure the Society that we shall continue to work with complete transparency, professionalism and dedication to achieve the common objective of redeveloping the Society at the earliest.

We request the Managing Committee or appropriate authority to pass the necessary resolution granting the requested extension.

We look forward to your continued cooperation.

Thanking you.

Yours faithfully,

For Deshpande Shendkar Realty LLP

A handwritten signature in dark ink, appearing to read 'P. Shendkar', with a stylized flourish at the end.

Authorised Signatory

Date- 07-08-2026

To,
Archana Nagar Co. Op. Hsg. Society Ltd.
39/2/2, Erandwane, Pune – 411038.

**Subject: Summary of Work Completed During the Past Months
Progress Over the Past Year**

June – July 2025

Formalization and finalization work on the MOU.

August – September 2025

Efforts made to locate missing files at the Municipal Corporation.

October 2025

Meeting held regarding Deemed Conveyance requirements, estimated costs, and document collection.

October – November 2025

Document collection phase, including applying to the ULC Office to retrieve the necessary records.

December 2025 – January 2026

Work paused due to election duty in government offices. During this period, members' property documents, floor plans, architect drawings, layouts, etc., were reviewed/audited. Necessary meetings were also held with the Society.

February 2026

Review meeting held, and a decision was given to the Developer to file an application in the Cooperative Court.

March – Till Date 2026

Follow-up with the Court regarding the decision on the case.

Subsequent Steps

Managing court dates, issuing paper notices, and obtaining the necessary legal orders. The final order is expected to be received shortly.

A delay of approximately 1–2 months has occurred at each stage due to pending actions from the Society.

Yours Faithfully,



Team Developer
Deshpande Shendkar Realty LLP





Date- 07.08.2026

To,
Archana Nagar Co. Op. Hsg. Society Ltd.
39/2/2, Erandwane, Pune – 411038.

ARCHANA NAGAR CHS – PROPOSED ONE YEAR MOU EXTENSION SCHEDULE

Request

The Developer respectfully requests the Society to grant an extension of the existing MOU for a further period of One Year to complete all statutory, legal and redevelopment formalities.

Progress Completed

- Government record tracing (PMC, ULC, Collector).
- Title verification and legal scrutiny.
- Members' document collection and layout finalized.
- Cooperative Court proceedings for Deemed Conveyance initiated and presently at the final stage, as confirmed by Advocate's letter dated 03.08.2026.

Proposed Month-wise Schedule (After 15 August 2026)

Aug–Oct 2026:

- Final Deemed Conveyance Order, execution and registration.

Oct–Nov 2026:

- Property Card updation, mutation entries, land record corrections.

Nov 2026 – Jan 2027:

- Government Survey (Mojni), mandatory 30-day notices, newspaper publications, rezoning compliances, Adjudication/Development Agreement, Power of Attorney.

Jan–Mar 2027:

- Individual Meetings with society members, Encumbrance Certificate, Environmental Clearance, IOD compliances, Elevation approvals.

Feb–Apr 2027:

- MOD/NOC proposal to Ahmedabad and approvals (approx. 2–3 months).

Apr-Jun 2027:

- Planning sanction follow-up with statutory authorities.

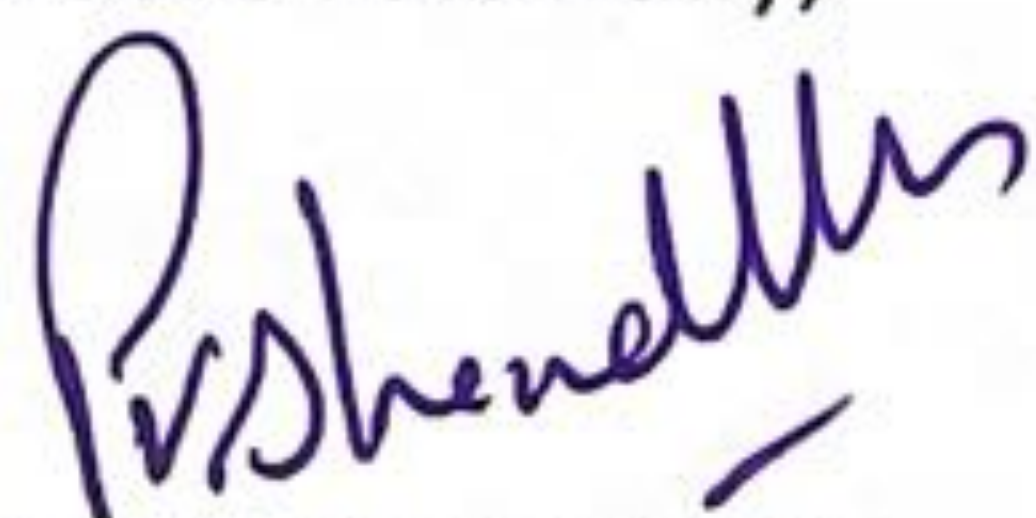
Jun-Jul 2027:

- Flat Allotments and commencement of redevelopment.

Important Notes

- Development Agreement can be executed only after Deemed Conveyance, Property Card updation and land record corrections are completed.
- Government holidays, elections, statutory notice periods and departmental procedures may cause a reasonable delay of 1-2 months for every milestone.
- The Developer is continuously pursuing every legal and statutory process without interruption.
- Timely decisions and approvals by the Society will significantly help in reducing the overall project timeline.
- The Developer respectfully requests the Society to kindly approve the Extension of the MOU for a further period of One Year in the larger interest of the redevelopment project.
- The Society is requested to provide all documents, information, approvals, and necessary assistance required from its end, as and when required, in a timely manner, so as to ensure that the above processes are completed without any avoidable delay.
- A delay of approximately 1-2 months is being caused at each stage due to pending actions from the Society.

Yours Faithfully,



Team Developer

Deshpande Shendkar Realty LLP

