

my act, deed,
title, interest
or right in or
respect of their
property is
prejudicial

- (h) The Members have not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the respective Membership in respect of their respective Existing Flats/Shops and/or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever;
- (i) The Society has not entered into any Agreement for sale, transfer, development or joint venture or any other writing or assignment and has not granted development rights with respect to the said Property or any part thereof to any person/persons, firm or company and shall not hereafter create any charge, mortgage or third party interest with respect to said property or any part thereof or any of the Existing Flats and Shops;
- (j) The Society shall render all co-operation that are expected of the Society and as may be required by the Developer for the purpose of the implementation of this project under this agreement and shall furnish all necessary documents, instruments and undertakings required for sanctioning of plan by the Municipal Corporation and other permissions for smooth and hassle free development of the said property and construction of buildings thereon.
- (k) Society and Members shall make, sign and execute or cause to be made signed and executed all papers, affidavits, applications, forms, deeds, documents, etc. and shall do or cause to be done all deeds, things and matters as may be necessary and required for the purpose of putting into effect the intention of the Parties hereto, provided, however, the costs, charges and expenses thereof shall be borne and paid for by the Developer herein save and except as otherwise provided herein.

Collector of Bhavnagar
જિલ્લાના વકીલ (સર) પાસે

[illegible]

ADJ. NO	892	2023
Page/	29	42

ट न न १		property of
दस्त क्र. ६५१४		notice and t
२४	१५७७	their own
		the property
		per and in a
		sanctioned

[illegible]

concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property, the Developer has to carry out such modification with an intimation in writing to the Society, provided however there shall be no changes or reduction in the area of entitlement of the SOCIETY and its individual members in terms of this agreement. The developer shall provide the society with a copy of the revised plan approved by TMC / Town planning authority or any other concerned State/Central/ self government sanctioning Authority, as may be concerned with the development of the said property within 7 days of approval of revised plan.



13) If the changes in the plan suggested by the Society is not technically feasible or not in compliance with the Development Control rules of Thane Municipal Corporation or any other concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property. The Developer shall communicate the same to the Society before submitting the plan to the Municipal Corporation or any other concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property for its approval and the same should be informed to all the members of the Society accordingly.

[illegible]

14) Developer shall, at its own cost, risk and responsibility get the said plans approved by the Society, submit to Thane Municipal Corporation or any other concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property for its approval.

28

9610 approval.

15) The Developer shall, within seven days from the receipt of building permission/CC from Thane Municipal Corporation or any other concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property issue 30 days notice to the society demanding the possession of the existing building for the purpose of demolition. Along with such notice, the Developer shall also supply a true copy of such permission/CC.

16) The SOCIETY shall, subject to conditions herein below, within 30 days of getting such notice under clause No. 15 above, get all its members vacated from their respective flats and shops and hand over the vacant possession of all the three buildings to the Developer for demolition and proceed with the work of construction of the buildings thereon in terms of the plan and specification approved and sanctioned by the Municipal Corporation and Town Planning Authority or any other concerned State/Central/self government sanctioning Authority, as may be concerned with the development of the said property.

[illegible]

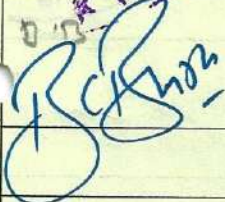
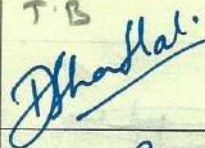
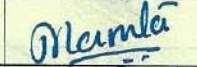
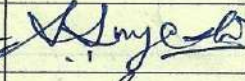
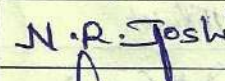
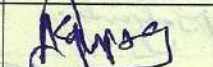
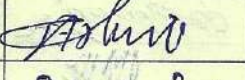
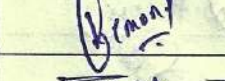
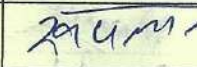
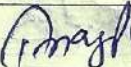
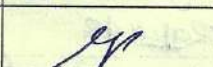
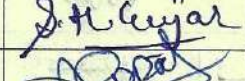
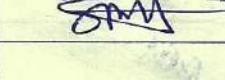
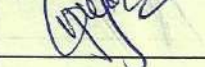
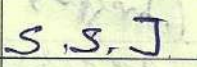
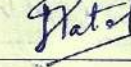
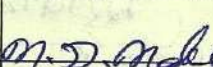
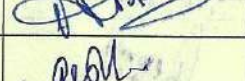
17) It is agreed that it will be the responsibility of the Society and the developer to get vacant possession from all its 52 members within 30 days of service of notice in terms of clause No. 15 above.

18) After the existing building/s of the Society have been fully vacated and the possession thereof is given to the Developer, the Developer at their own costs, risk and responsibility, shall be entitled to demolish the existing old buildings of the Society. The Developer shall take utmost care and precautions and ensure the safety and security of the life and property of neighboring buildings/structures and the public passing by the site of demolition.

19) The Developer shall take insurance to cover any accident to their workers, employees and third party and the Developer do hereby agree and undertake to indemnify, keep indemnified and save harmless the society and its members against any claim, demand, charge, prosecution or proceedings arising out of the work of demolishing the existing buildings

20) After getting the plan sanctioned and approved by the Municipal Corporation, the Developer shall register the project of redeveloping the property of the Society under Real Estate (Regulation and Development) Act 2016.

Before taking over the possession of the existing building standing on the said property by the Developer for the purpose of demolition, the Developer shall enter into and register Permanent Accommodation

ADJ.NO	89C	2023
Page/	28	9