being issued provided such period shall stand extended for the reasons of force majeure.

16. It is agreed between the parties hereto that this agreement shall not be terminated by any of the Parties hereto and the power of attorney shall not be revoked by the Society for any reasons and both the parties shall have right only for specific performance and damages. The Society and all its members shall co-operate and assist the Developers to enable the Developers to discharge their obligations, and to complete the project in all respects.

17. The Society will simultaneously with the execution of these presents execute a general power of attorney for the development of the said property in terms of the draft thereof duly approved by the Society. In respect of the remaining flats and parking available with the Developers, viz. the flats and parking spaces remaining after providing the flats and parking spaces to be allotted to the present members of the Society in terms of these presents, the Developers shall be entitled to sell the remaining flats/parkings in their own name and on their own account.

18. As and when required by the Developers in writing, after the Developers have given to the Society physical possession of the said 10 new flats and 10 parking spaces herein agreed to be allotted to the present member/s of the Society as envisaged the Society shall admit such Purchasers of the flats/units and parking from the Developers as members of the society upon such incoming member paying the entrance fee and share amounts.

19. It is agreed by and between the Parties that the Developers shall be under obligation to provide 10 flats with 10 parkings i.e. 1 flat and 1 parking to each member, as provided under this Agreement. However, the Developers shall pay the corpus fund, monthly compensation for hardships, inconvenience, brokerage, transportation charges and other amounts to all the members excluding the Developers themselves in respect of their flat as provided hereinafter.

20. The Developers have agreed to provide and pay an aggregate sum of **Rs.2,36,20,500/-** to be distributed amongst the present Members of the Society @ Rs.4500/- per sq. ft. on the existing carpet area of the respective Flats for the hardship and inconvenience which shall be caused to the members as per the particulars set out in **Annexure-D** hereto and the said amount shall be paid as under:

(a) 25% on execution of these presents.
(b) 50% on all the members handing over vacant and peaceful possession of their respective flats and the Society also putting the Developers into vacant and peaceful possession of the entire property and all the buildings.
(c) Balance 25% by Post dated cheques of 6 months from the date of receipt of Commencement Certificate.

21. The Developers shall during course of redevelopment also pay to the respective members compensation for acquiring temporary alternate accommodation @ Rs.100/- per sq. ft. on the existing carpet area of their flat