

CHALLAN
MTR Form Number-6



GRN MH012370706202223E		BARCODE		Date 19/12/2022-12:55:18		Form ID	
Department Inspector General Of Registration				Payer Details			
Registration Fee				TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)			
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		LAXMINA ARGENTUM REALTIES INDIA PVT LTD	
Location MUMBAI				Flat/Block No.		Krishna Niwas, Saravanabhav CHSL	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030063301 Amount of Tax			30000.00		Gaothan Road No.3		
					Area/Locality		
					Chembur, Mumbai		
					Town/City/District		
					PIN		
					4 0 0 0 7 1		
				Remarks (If Any)			
				SecondPartyName=SARAVANABHAV CHSL-			
Total				Amount In		Words	
30000.00				Thirty Thousand Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332022121914702		2783011448	
Cheque/DD No.				Bank Date		RBI Date	
				19/12/2022-12:56:53		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. :

9892041983

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

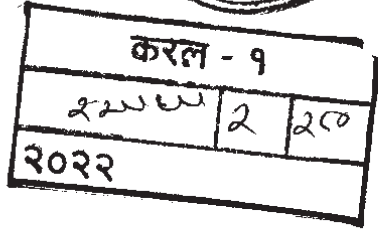
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-22767	0006134533202223	19/12/2022-16:32:30	IGR197	30000.00

GRN : MH012370706202223E Amount : 30,000.00

Bank : IDBI BANK

Date : 19/12/2022-12:55:18

Total Defacement Amount	30,000.00
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CHALLAN
MTR Form Number-6

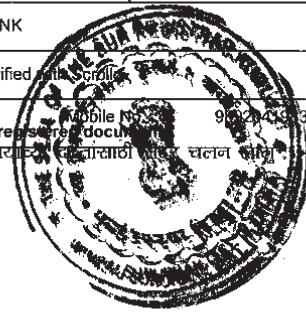


GRN MH01237070620223E	BARCODE 	Date 19/12/2022-12:55:18	Form ID
Department Inspector General Of Registration		Payer Details	
Registration Fee		TAX ID / TAN (If Any)	
Type of Payment Ordinary Collections IGR		PAN No.(If Applicable)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	LAXMINA ARGENTUM REALTIES INDIA PVT LTD
Location MUMBAI			
Year 2022-2023 One Time		Flat/Block No.	Krishna Niwas, Saravanabhav CHSL
Account Head Details		Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	Gaothan Road No.3
		Area/Locality	Chembur, Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 1
		Remarks (If Any)	
		SecondPartyName=SARAVANABHAV CHSL-	
Total 30,000.00		Amount In Words	करल - १ २२५५५ ३ २५० २०२२
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332022121914702 2783011448
Cheque/DD No.		Bank Date	RBI Date 19/12/2022-12:56:53 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with scroll

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1912202220857

Receipt Date 19/12/2022

Received from SELF, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 22767 dated 19/12/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 1600

DEFACED

Payment Details

Bank Name IBKL

Payment Date 19/12/2022

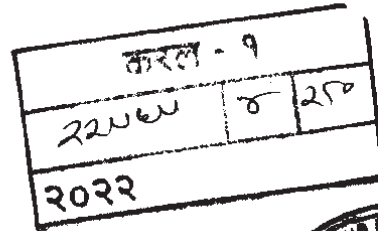
Bank CIN 10004152022121910017

REF No. 2805426792

Deface No 1912202220857D

Deface Date 19/12/2022

This is computer generated receipt, hence no signature is required.





Receipt of Document Handling Charges

PRN 1912202220680

Receipt Date 19/12/2022

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 22767 dated 19/12/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 19/12/2022

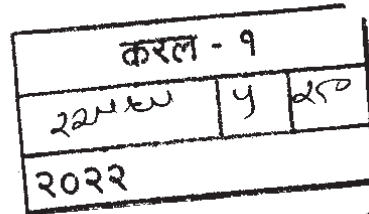
Bank CIN 10004152022121909867

REF No. 2805424994

Deface No 1912202220680D

Deface Date 19/12/2022

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1912202220599

Receipt Date 19/12/2022

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 22767 dated 19/12/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 19/12/2022

Bank CIN 10004152022121909791

REF No. 2805424086

Deface No 1912202220599D

Deface Date 19/12/2022

This is computer generated receipt, hence no signature is required.



करल - १	
22000	2200
२०२२	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1912202220599	Date 19/12/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/12/2022
Bank CIN 10004152022121909791	REF No. 2805424086
This is computer generated receipt, hence no signature is required.	

करल - १		
२२०६५	७	२५०
२०२२		



करल - १		
२२५५	C	२०
२०२२		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1912202220680	Date 19/12/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/12/2022
Bank CIN 10004152022121909867	REF No. 2805424994
This is computer generated receipt, hence no signature is required.	

करत = १	
२२०६५	१ २०
२०२२	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1912202220857	Date 19/12/2022
Received from SELF, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 19/12/2022
Bank CIN 10004152022121910017	REF No. 2805426792
This is computer generated receipt, hence no signature is required.	

करल - १		
२२५५	५०	२५०
२०२२		



मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सी. मार्ग, चेंबूर मुंबई-७९

जा.क्र/ मुजीकु / आदेश १५१४/२२

दि. १४/१२/२२

(महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/782/2022/K , Laxmina Argentum Realities (India) Pvt Ltd यांनी दिनांक १६/११/२०२२ रोजी Redevelopment Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Redevelopment Agreement
The Society	Saravanabhava Co. Operative Housing Society Ltd
The Developers	Laxmina Argentum Realities (India) Pvt Ltd
Detail of the Property	
Village	Chembur
Taluka	Kurla
Plot Area	864.5 sq.mt
C.T.S No	1085 , 1085/1 to 8
Zone 2022/23	98/445 - Village Chembur
Rate per sq.mt	
Land Rate	Rs. 92,500/-
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs. 1,85,190/-

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे

अभिनिर्णयाकरीता प्राप्त झालेला उपरोक्त दस्त हा Development Agreement चा दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की, दस्तात नमूद Subdivided नुसार भुखंडाचे एकूण क्षेत्र ८६४.५ चौ.मी आहे. त्यावर सोसायटीची जुनी इमारत असून त्यामध्ये एकूण २४ सभासद आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकसनाचे अधिकार विकसनास देत आहे. दस्तात नमूद केल्यानुसार सभासदाच्या ताब्यात एकूण ९६३.५६ चौ मी अस्तित्वातील बहुधिव क्षेत्र असून सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभासदास एकूण ११०४.०५ चौ मी क्षेत्र विनामुल्य देणार आहे, तसेच २४ कार पार्किंग देणार आहे. दस्तात नमूद केल्यानुसार विकासक सभासदाना भाडे , बॉकरेज व शिफ्टिंग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला आहे. सदर भुखंडास ९.१५ मी या रुंद रस्त्यावर स्थित असल्याने बृहन्मुंबई महानगरपालिका सुधारीत विकास नियंत्रण नियमावली - २०३४ मधील नियम क्रमांक ३०, टेबल क्रमांक १२ नुसार FSI अनुज्ञेय राहिल .

उपरोक्त बाबी विचारात घेता भुखंडधारक मिळणा-या बाबीचे मुल्य हे जमिन मालकास मिळणा-या हिश्याचे मोबदल्याचे मुल्य म्हणून विचारात घेणेत येत आहे. तसेच सदर भुखंडावर अनुज्ञेय असलेला मुळ FSI, TDR आणि Fungible FSI विचारात घेवून त्यानुसार भुखंडावर अनुज्ञेय होणारे बांधकामातून

भुखंडधारक यांना विनामोबदला मिळणारे बांधकाम क्षेत्रा वजा जाता विकासकास विक्रीसाठी उपलब्ध क्षेत्राचे
जमिनदराने येणारे मूल्य हे विकसनकर्ताला मिळणा-या हिश्याचे मूल्य म्हणुन विचारात घेणेत येत आहे.
वरील क्षेत्राचे मूल्य जास्तीचे मूल्य हे या दस्ताचे मूल्य बाजारमूल्य म्हणुन विचारात घेणेत येत आहे.
सबब प्रस्तुत प्रकरणी बाजारमूल्य मार्गदर्शक सुचना व सन २०२२ - २०२३ नुसार मूल्यांकन
खालीलप्रमाणे १२ २०
२०२२
Not Plot Area

Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)- 864.50

Permissible Builtup area 2.00

Fungible FSI (35%) 1729.00

Permissible Builtup area - 605.15

2334.15

	Basic 1 FSI	Premium Paid Addl.FSI	TDR	Fung.FSI	Total	Builtup area (Sq.mt)	Value in Rupees
	864.50	432.25	432.25	605.15	2334.15	864.50 X 92500	₹ 7,99,66,250
						432.25 X 92500 x	0.65 ₹ 2,59,89,031
						432.25 X 92500 x	0.70 ₹ 2,79,88,188
						605.15 X 92500	₹ 5,59,76,375

Less Value of Fungible FSI premium ₹ 18,99,19,844 A

605.15 963.56 x 35% 337.25 ₹ 86,73,392 B

TOTAL VALUE ₹ 18,12,46,452

Area retained by Society 24

Area available to developer 1104.08

Value of Developers area 1230.07

18,12,46,452 2334.15 X 1230.07 ₹ 9,55,14,780

Say Rs. 9,55,15,000/-

CONSIDERATION

	Consist. cost of area retained by Owner -	
Rent	1104.08 X 30250 X 1.05	₹ 3,50,68,341 A
	25500 X 24 X 24 14688000	₹ 2,27,52,000
	28000 x 24 x 12 8064000	
Brockrage	20000 X 24 X 1 480000	₹ 4,80,000 C
Shifting	15000 x 24 360000	₹ 3,60,000 D
Hardhip Compensation / Corpus Fund	500000 x 24 x 1 12000000	₹ 1,20,00,000 E
Parking	24 X 13.75 X 30250 X 0.25	₹ 24,95,625 F
Development Charges under MR&TPAct	1104.08 X 92500 X 2%	₹ 20,42,548 G
Soc Off/s.cabin /gym		₹ 21,74,370 H



71.88 X 30250
Infrastructure charges
1104.08 x 92500 x 7%
TOTAL VALUE (A TO I)

करल - १		₹ 71,48,918
2000	28	₹ 8,45,21,802
2022		Say Rs. 8,45,22,000/-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला मूल्य Rs. 8,45,22,000/- बाजारमूल्य रक्कम Rs. 9,55,15,000/- हे जास्त असल्याने ते बाजारमूल्य मूल्य Rs. 9,55,15,000/- (Rupees Nine Crore Fifty Five Lac Fifteen Thousand Only) ग्राहय धरुन त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs 9,55,15,000/-	5(g-a),	Rs. 47,75,750/-

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. ३०/११/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरीम आदेशाच्या, Laxmina Argentum Realities (India) Pvt Ltd यांनी रोजी दि. १३/१२/२०२२ चे पत्रान्वये Laxmina Argentum Realities (India) Pvt Ltd सदर मुद्रांक शुल्क मान्य असुन त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

अंतिम आदेश

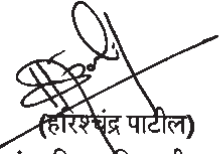
- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अन्वये १ मधून अनुच्छेद १७(१) नुसार मुद्रांक शुल्क रु. ४७७५७५०/- देय असल्याबाबत जा.क्र. अभि/आदेश/७२२३ दि. ३०/११/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाशिवाय पक्षकारांनी केला असल्याने दि. १४/१२/२०२२ रोजी विरुध्दित केलेल्या चलना वरुन दिसून येत असल्याने दि. ३०/११/२०२२ रोजी अंतरीम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.



प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.

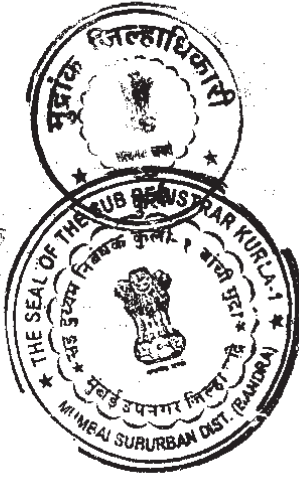
- एकुण पाने १ ते ७७ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.
- सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ १९५८ च्या कलम ३२ - ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासुन ६० दिवसांच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय, नगरभवन फोर्ट मुंबई-०१ यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिन राहुन देण्यात येत आहे, याची नोंद घ्यावी.


(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

करल - ९
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पति	२४	२५०
पत्ता		
सह		
Signature	Laxmina Argentum Realities (India) Pvt Ltd	
Name of authorized person	1401 ,14 th floor Sanjona Chambers Opp Lakme Factory Deonar Road Govandi Mumbai 400088	
Mobile No	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५	





CHALLAN
MTR Form Number-6



GRN MH011848276202223M		BARCODE		Date 08/12/2022-12:43:39		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS				TAX ID / TAN (If Any)			
Office Name CSK_COLLECTOR OF STAMPS KURLA				PAN No.(If Applicable)			
				Full Name		LAXMINA ARGENTUM REALTIES INDIA PVT LTD	
Location MUMBAI		Flat/Block No.		VILLAGE CHEMBUR करल - 9			
Year 2022-2023 One Time		Premises/Building		22000 93 250			
Account Head Details		Amount In Rs.		CTS NO. 1085 10854 TO 8			
0030050801 Amount of Tax		4775750.00		2022			
				CHEMBUR MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 7 1			
				Remarks (If Any)			
				ADJ/1100901/782/22/K			
Total		47,75,750.00		Amount In Words Forty Seven Lakh Seven Thousand Seven Hundred and Fifty Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING			
Cheque-DD Details				Bank CIN Ref. No. 69103332022121214507			
Cheque/DD No.				Bank Date RBI Date 12/12/2022-18:24:06		Not Verified with RBI	
Name of Bank				Bank-Branch IDBI BANK			
Name of Branch				Scroll No. , Date 100 , 13/12/2022			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7021227911

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006013113202223	14/12/2022-13:19:04	IGR241	4775750.00

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REDEVELOPMENT AGREEMENT

M.V: RS. 35515000/-

Area: 864.559 Mt

THIS AGREEMENT FOR REDEVELOPMENT is made and entered into at Mumbai, this 19th day of November, 2022, between SARAVANABHAVA CO-OPERATIVE

HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. BOM/HSG/963 of 1965, building known as "KRISHNA NIWAS" having its registered address at Krishna Niwas, Gaothan Road

No. 3, CTS 1085, 1085 (1 to 8), Chembur, Mumbai-400 071, through its Chairman, Secretary and Managing Committee Members (1) Shri. S Subramani [Chairman], (2) Shri. Bharat K Pethad [Secretary], and (3) Shri. Mayank D. Shah, [Treasurer], hereinafter referred to as

"THE SOCIETY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Society, its managing committee and individual members for the time being and each of their respective heirs, executors and administrators and the successor in interest of the Society) of the FIRST PART;

AND

LAXMINA ARGENTUM REALTIES (INDIA) PRIVATE LIMITED, a Private Limited company, by the hands of its Director Shri. Harish L Vaswani, having administrative office at 401, 14th Floor, Sanjona Chambers, Opp Lakme Factory, Deonar Road, Govandi, Mumbai 400 088 hereinafter called "THE REDEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the SECOND PART

AND

The members of the Society known as "SARAVANABHAVA CO-OPERATIVE HOUSING SOCIETY LTD", a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. BOM/HSG/963 of 1965, building known as "KRISHNA NIWAS" having its registered address at Krishna Niwas, CTS 1085, 1085 (1 to 8), Gaothan Road No. 3, Chembur, Mumbai-400 071 more specifically as mentioned in Schedule

(II) of the Schedule (II) of the Society being the members of the Society having the mentioned on Schedule (II), hereinafter collectively referred to as the EXISTING MEMBERS, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs and WHEREAS:

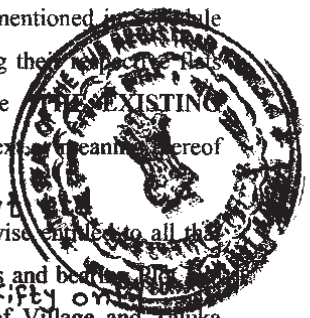
Received from Shri. Laxmina Argentum Realities (India) Pvt. Ltd. Residing at Mr. Krishna Iyer Sundaram was seized and possessed and otherwise entitled to all the Stamp duty and parcel of land measuring 864.5 sqmts., or thereabouts and bearing No. Seven Lacs Seventy Five Thousand Seven Hundred Fifty only

Wide charter No. 13/12/2022 Nos. 1085, 1085/1 to 1085/8 of Village and Taluka Chembur in the Mumbai Suburban district and lying, being and situate at Gaothan Road Of Rs. 4775750/- Forty Seven Lacs Seventy Five Thousand Seven Hundred Fifty only

With Which this instrument is chargeable
Has been paid w/rticle No. 5(g-a)
Of Schedule
This Certificate is subject to the provisions
Of section 53-A of Bombay Stamp Act 1958
Place: Kurla
Date: 13/12/2022



ADJ/1100901/782/2022/K
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No. 3, Chembur, Mumbai -400071. and more Particularly Described in the First Schedule

hereinafter referred to as ("The Said Land").

Mr. Krishna Iyer Sundaram constructed on the said land a building comprised of ground + 2 Upper Floors consisting of 24 flats for the residence of its members. ("The 2022 Building")

C. By an Agreement for Sale between the said Mr. Krishna Iyer Sundaram as the Vendor of the One Part and Mr. K.R Ganpati acting in his capacity as Chief Promoter of Saravanabhava Co-operative Housing Society Limited (Proposed) of the other Part, the said Krishna Iyer Sundaram agreed to sell and Mr. K.R Ganpati as the chief promoter of Saravanabhava Co-operative Society Limited (Proposed) agreed to purchase the said Land and the building.

D. Pursuant thereto "Saravanabhava Co-operative Housing Society Limited" was duly registered with the Maharashtra Co-operative Housing Societies Act, 1960. under Registration No. BOM/HSG/963 of 1965 and is thereafter referred to as ("The Society").

E. Vide Registered Deed of Indenture dated 15th July 1965 (the Indenture) registered with the sub-registrar of Assurances at Bombay vide No. BOM/R-2250/1965, Mr. Krishna Iyer Sundaram sold, assigned, released and conveyed unto the said Society the said Land together with a building known as "Krishna Niwas" standing thereon comprising of ground and two upper floors consisting of 24 flats lying, being and situated at Gaothan, CTS 1085, 1085 No. 3, Chembur Mumbai -400071 on the terms and conditions as more particularly set out therein and the same was confirmed Mr. K.R Ganapati.

Upon completion of the construction of the building and occupation of the flats, by the members, the Society became seized, possessed of or otherwise absolutely entitled to the said Land together with the building standing thereon comprising of ground plus two upper floors consisting of 24 Flats lying, being and situate at Gaothan, CTS 1085, 1085 (1 to 8), Road No. 3, Chembur Mumbai 400071. The said Land and the building more particularly described in the hereunder written and hereinafter jointly referred to as ("The said Property").

G. The Society, with their respective members are in exclusive possession, occupation and enjoyment of the said property. The Society at its Annual General Meeting (AGM) held on 26th September 2010 resolved to undertake the Redevelopment of the said Property by demolishing the existing building and constructing thereon a new building and passed a resolution to that effect. Since the members could not mobilize the required finance nor had the expertise to carry out such work, it was resolved to entrust the Redevelopment to professional Redevelopers and invite offers from the Redevelopers.

H. Accordingly, after considering the various offers, the offer of M/s. Dhoot Developers Private Limited was found to be most beneficial and accordingly, by a special general body meeting dated 17th October 2012, a decision to appoint M/s. Dhoot Developers

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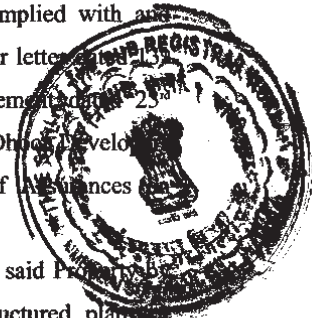
Private Limited was taken and the same was intimated to the Deputy Registrar of Co-operative Societies who was present at the meeting through the authorized officer.

1. The Society vide its letter dated 18th October 2012 addressed to the Deputy Registrar of Co-operative Societies informed about the meeting dated 17th October 2012 and requested for a no-objection accordingly, the Deputy registrar vide his letter dated 25th November 2012 accorded his No-objection.

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- J. By a Development Agreement dated 31st December, 2014 executed between the Society (as the Society therein) and the Developer (as the developer therein) and registered with the office of Sub Registrar of Assurances on 19/01/2015 at Kurla-1 under Serial No. KRL1-1016-2015, (hereinafter referred to as the said "Development Agreement") the Society has appointed and granted unto the Developers Development rights' to re-develop the said land along with the building together with building standing thereon comprising of ground plus 2 (two) upper floors consisting of 24 flats situated, lying and being at Gaothan Road No. 3, CTS 1085, 1085 (1 to 8), Chembur Mumbai 400 071, for the consideration and on the terms and conditions more particularly stated therein. The said Plot and the said Building unless referred to independently shall hereinafter collectively be referred to as the said "Property" and is more particularly described in the Schedule hereunder written;

- K. The date of possession as per the Development Agreement was 31st December 2016, however, on account of several reasons, the same could not be complied with and thereafter, M/s. Dhoot Developers Private Limited made a revised offer letter dated March 2021 and accordingly, a Supplementary Development Agreement dated 23rd September 2021 came to be executed between the Society and M/s. Dhoot Developers Private Limited and registered with the office of Sub Registrar of Assurances on 23/09/2021 at Kurla-1 under Serial No. KRL1-14739-2021.



- L. On account of the delays and defaults made in the development of the said Property by M/s. Dhoot Developers Private Limited and not receiving any structured plan for development from M/s Dhoot Developers Private Limited and on account of their failure to apply for and obtain IOD on or before 31st December 2021, the Development Agreement and the Supplementary Development Agreement stood terminated.

- M. As the said M/s Dhoot Developers Private Limited failed to commence the Redevelopment work entrusted to them, the Society by letter dated February 25, 2022 terminated the said Development Agreement.

- N. Thereafter, the present Redeveloper submitted the proposal vide letter dated April 30, 2022 and final proposal of Redevelopment vide a proposal dated May 20, 2022, June 8, 2022 and July 18, 2022. The said proposals collectively were discussed in Special General Body Meeting conducted on October 9, 2022 and in the said Special General Body Meeting, the proposal of the present Redeveloper was approved by majority consent.

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O. All the members thereby provided written consent in favour of the Redeveloper and Society vide a letter of appointment dated 9th October 2022 appointed the Redeveloper to carry out the Redevelopment of the said property belonging to the Society, which appointment is accepted by the Redeveloper.

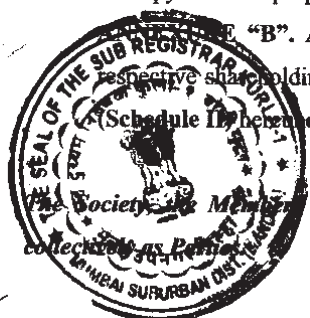
P. All the members of the Society have, after thoroughly perusing and approving the Redevelopment Agreement, have joined in the execution hereof, thus confirming their irrevocable consent, for the appointment of the Redeveloper herein for the purpose of Redevelopment of the said Property on the terms and conditions contained herein.

Q. Simultaneously, with this Redevelopment Agreement the Society has also approved a Power of Attorney in favour of the Redeveloper and the Society has also agreed to grant to the Redeveloper the power to undertake the necessary and incidental acts for the Redevelopment of the said Property as more particularly set out there in [POA].

R. The draft of this Redevelopment Agreement with all Annexures thereto as well as the POA has also been approved by the General Body of the Society at the Special General Body Meeting held on _____ whereas the Society has authorized the Secretary, Chairman, Treasurer and/or a Committee Member to sign and execute this Redevelopment Agreement.

S. In view of the above stated recitals, the Society has agreed to grant Redevelopment Rights in respect of the said Property to the Redeveloper on the terms and conditions mutually agreed to by both the parties and as appearing herein.

T. A copy of the property card of the said land is annexed hereto and marked as "B". A detailed list of the Existing Members of the Society and their respective shareholdings and flats occupied by them as set out in the Second Schedule (Schedule II) hereunder written.



The Society, its Members and the Redeveloper are individually referred to as Party and collectively as Parties

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

I. DEFINITIONS AND INTERPRETATIONS:

A. In this Redevelopment Agreement, unless the context otherwise requires, the following words and phrases shall have the meaning given as under :

1. "AGREEMENT" shall mean this Redevelopment Agreement and all amendments made hereto in writing that shall be expressed to be supplemental to this Agreement and signed by the parties.

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2. "AMENITIES" shall mean and include the amenities as listed in Annexure A hereto.

3. "CARPET AREA OF MEMBER'S NEW PREMISES" shall mean Carpet Area of members new premises i.e. 450 sq. ft.

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4. "CARPET AREA OF EXISTING MEMBERS" shall mean usable Carpet Area.

5. "CAR PARKING SPACE" shall mean and include 14 car parking spaces in the New Building to be allotted and handed over to the Society by the Redeveloper for allotment to the Existing Members.

6. "D.C REGULATIONS" shall mean the Redevelopment Control and Regulations for Greater Mumbai, 2034 and any Statutory amendment or modification or re-enactment thereof.

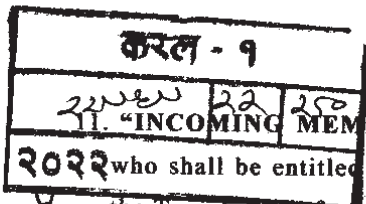
7. "REDEVELOPER'S FSI" shall mean balance residual FSI out of total permissible FSI utilized in the new Building/s which the Redeveloper is entitled to, after utilizing the FSI required for constructing Existing Members New Premises.



8. "EXISTING MEMBERS" shall mean 24 members of the Saravanabhava Co-operative Housing Society Limited who are referred to as Party of the Third part in this Agreement and includes their respective heirs, executors, administrators and permitted assigns.

9. "FSI" shall mean Floor Space Index as defined and understood of under the Maharashtra Regional and Town Planning Act, 1966 and the D.C Regulations or any Statutory modification, re-enactment or amendment therefore.

10. "HARDSHIP COMPENSATION" shall mean and include compensation payable by the Redeveloper to the Existing members towards the loss of furniture and fixtures, towards nuisance, annoyance and hardship for having to shift to temporary alternate accommodation.



12. "MCGM" shall mean the Municipal Corporation of greater Mumbai.

13. "NEW BUILDING" shall mean the building constructed after demolition of the said building as per this Redevelopment Agreement in accordance with the plan approval by the Society and other competent statutory authorities from time to time by utilizing the entire FSI potential of the said property.

14. "OCCUPANCY/OCCUPATION CERTIFICATE" shall mean Full Occupancy Certificate obtained by the Redeveloper for the entire new Building, as defined under the Maharashtra Regional and Town Planning Act, 1996, the D.D regulations or any Statutory modification, re-enactment or amendment thereof.

15. "PURCHASER" shall mean and include an individual, a partnership firm, a limited company, LLP, body corporate, a private and/or public firm, any other person with whom the Redeveloper has entered into and executed Agreement/s for sale in respect of the Redeveloper's Flats and Incoming Member's car parking spaces on ownership basis. All the Purchasers of the Redeveloper's Premises are collectively referred to as "The Purchasers".

16. "REDEVELOPMENT" shall mean the Redevelopment of the said premises by the Redeveloper in accordance with the terms and conditions of this Redevelopment Agreement.

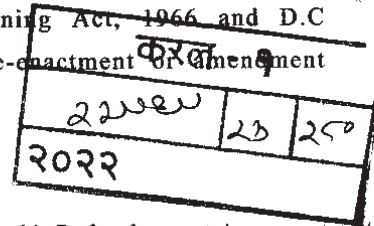
17. "RERA" shall mean Real Estate (Regulations and Redevelopment) Act, 2016 and Rules framed thereunder.

18. "THE SAID LAND" shall have the meaning ascribed to the term in Recital Clause above.

19. "VACATION NOTICE" shall mean the notice addressed and delivered to the Society and Existing Members by the Redeveloper calling upon the Society and the Existing Members to vacate the Property.

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4 20. "TDR" shall mean Transferable Redevelopment rights as understood
4 2 under the Maharashtra Regional Town Planning Act, 1966 and D.C.
4 2 Regulations or any Statutory Modification re-enactment or amendment
5 5 thereof.



5 B. In this Redevelopment Agreement:

5 i. The references to any agreement or document including this Redevelopment Agreement
6 shall include such agreement or document as amended, modified, varied, novated,
7 supplemented or replaced from time to time in writing signed by the duly authorized
8 representatives of each Party;

8 ii. The use of words in the singular or plural, or with a particular gender
8 unless the context otherwise permits shall not limit the scope or exclude
9 the application of any provision of this Redevelopment Agreement to such
10 person or persons or circumstances;

10 iii. The use of words in the singular or plural, or with a particular gender
11 unless the context otherwise permits shall not limit the scope or exclude
12 the application of any provision of this Redevelopment Agreement to such
13 person or persons or circumstances;

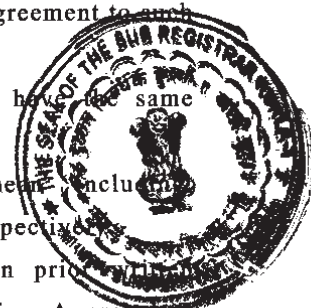
14 iv. Any grammatical form of a defined term herein shall have the same
15 meaning as that of such terms; and

16 v. The words "including" and "includes" herein shall mean "including
17 without limitation" and "includes, without limitation", respectively;

18 vi. The word "Approval" or "Consent" herein shall mean prior written
19 approval of the concerned party. Where the context requires Approval or
20 Consent by the Society it shall mean prior written approval of the Society
21 pursuant to a resolution approved by the General Body of Members of the
22 society and signed by such members(s) as are authorized under that
23 resolution.

24 vii. Any reference to Existing Member shall mean and include any
25 member/s holding share certificate in respect of their existing flat and
26 joint member/s with whom the Existing Member holds the respective flat
27 and/or share certificate and shall be deemed as a single member in respect
28 thereof;

29 viii. The recitals, annexures and schedules to this Agreement form an
30 integral part of the operative portion of this Agreement, and in the
31 interpretation of this Agreement and in all matters relating to the grant of
32 the Redevelopment rights to the Redeveloper as recorded herein, this
33 Agreement shall be read and construed accordingly.



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II. CONSIDERATION

1. With a view to re-develop the said Property described in the **Schedule I** hereunder, the Society and its Members, do and each of them doth hereby entrust, assign and grant to the Redeveloper for and on behalf of itself and all its members, the exclusive right of redevelopment of the said Property along with the rights, privileges and benefits of selling the surplus flats/units constructed by it and further, utilising the existing FSI or additional FSI or other buildable potential, which the Society herein agrees to sell, transfer and assign in favour of the Redeveloper after the Redeveloper has provided the Society and each of its members new flats having the agreed areas, along with car parking spaces and other amenities in terms of this Redevelopment Agreement and the Redeveloper hereby accepts and agrees to redevelop and/or cause to be redeveloped, the said Property, absolutely free of all costs and free from any and all encumbrances, claims and demands of whatsoever nature from any person, persons or entities and on the other terms and conditions mentioned herein and as permitted by the Concerned sanctioning Authorities, by demolishing the said Building viz. Krishna Niwas and constructing in its place a new building comprising of stilt with not more than 14 Floors containing about 50 residential flats, by utilizing the entire existing buildable potential, made up of plot FSI, additional, Fungible and Pro-rata FSI, as may be permissible under the provisions of the DCPR and Municipal guidelines and rules [hereinafter referred to as "**The Said Project**"].

In consideration of the Society and each of its members entrusting, assigning and granting to the Redeveloper the exclusive right of Redevelopment of the said Property along with the rights, privileges and benefits of selling the surplus flats/units constructed by the Redeveloper by utilising the available buildable potential and sanctioned FSI, which the Society and its members have agreed to sell, transfer and assign in favour of the Redeveloper, the Redeveloper shall, at its own cost, charges and expenses, construct a new building on the said Property with such residential flats as approved by the Municipal Corporation of Brihanmumbai under its rules, regulation and the Redevelopment Control Regulations, and shall allot to each of the present 24 members of the Society (Joint membership shall be considered as one Unit), a self-contained residential flat premises admeasuring 450 Square feet, (RERA Carpet area), as approved by Municipal Corporation of Brihanmumbai which shall not be variable by more than 5 Square feet. ["**Member's New Flats**"] along with all amenities enumerated in the Annexure of Amenities annexed hereto as ANNEXURE A and a total 14 Car parking spaces in the said new building ["**the New Building**"]. The Members New Flats to be handed over to members of the Society shall be hereinafter collectively referred to as the "**Society's Allocation**".

3. It is specifically agreed and understood that this Redevelopment Agreement is in respect of carrying on construction by utilizing the current permissible buildable potential made up of plot FSI, additional FSI, Fungible FSI, prorated FSI and other permissible potential. However, if at any stage of the Redevelopment the total existing FSI available on the said property is reduced due to any reason whatsoever including without prejudice to the generality, reduction in the plot area and/or due to any change or amendment in the BCR or any other Law for the time being in force and/or for any other reasons whatsoever, the Redeveloper shall not be entitled to reduce the agreed carpet area of the Members New Flats.

The seal of the Registrar General of India is a circular emblem. It features a central figure, likely a deity or a historical figure, seated on a throne. The figure is surrounded by a wreath. The text "SEAL OF THE REGISTRAR GENERAL OF INDIA" is inscribed around the perimeter of the seal. Below the seal, the text "MINISTRY OF INTERIOR, GOVERNMENT OF INDIA" is visible.

III. ADDITIONAL F.S.I

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Pages 9	77

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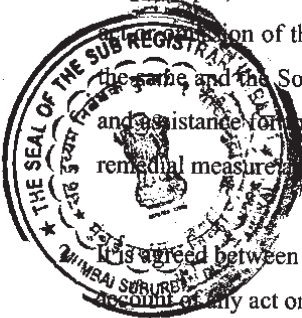
belong to the Society exclusively and the Redeveloper shall be entitled to use and consume the same subject to consent from the Society and its members on mutual terms.

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2. It is also agreed that, where additional FSI is made available on the said Property at any time hereafter and the same is proposed to be utilized by the Redeveloper, the Redeveloper shall be entitled to utilise the same, provided the Society or its members or member's rights in the Redeveloped Property are not affected in any manner, howsoever, in respect of the Society's allocation.

IV. APPROVAL OF PLANS

1. The Redeveloper on execution of this Redevelopment Agreement, through its own efforts and cost, obtain the Intimation of Disapproval (IOD) for the purpose of Redevelopment of the said Property in the name of the Society. The Redeveloper shall obtain the IOD, Commencement Certificate ("CC") and all other permissions for Redevelopment of the said Property, within 90 (Ninety) days, subject to the building being fully vacated. During the course of getting sanctions and approvals for the New Building and during the construction of the New Building, if any regulatory challenges are faced by the Redeveloper, which are beyond the Redevelopers control (not arising on account of any negligence on the part of the Redeveloper), then the Redeveloper shall seek solutions to remove the same and the Society and the Members hereby agree to extend their full co-operation and assistance for the same to the Redeveloper either by extending the time or such other remedial measure as the Parties may mutually deem fit.



It is agreed between the parties that if there is any stoppage in the work of construction on account of any act on the part of the Society and/or the Existing Members, then the Society shall without any demur or protest grant an extension to the Redeveloper.

3. The Redeveloper shall at its own costs and expenses and through its own efforts make requisite applications to obtain necessary no objection certificates, permissions and/or sanctions from the MCGM and other concerned authorities for Redevelopment of said Property including, Commencement Certificate, Occupation Certificate, along with water connection, Mahanagar Gas connection and electricity, drainage in respect of the New Building. The Redeveloper may at its discretion, also obtain all the necessary sanctions, approvals, permissions including consents, licenses, authorizations, certification required from any statutory or local authority for enabling the Redeveloper to commence, implement, execute and complete the Redevelopment of the said Property. It is agreed that if and when the Society receives any refund of any amount of such deposits that have

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been paid by the Redeveloper, the Society shall refund the same to the Redeveloper within 01(one) month after due verification.

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4. The Society hereby authorizes the Redeveloper to sign and deliver such forms applications, affidavits, consents and documents as required by the Redeveloper, for applying for and obtaining approvals / sanctions from MCGM and/or other authorities to get the plans of the New Building approved / sanctioned by MCGM as aforesaid.

5. It is hereby agreed that the Redeveloper shall be entitled to utilize the maximum permissible FSI and TDR inclusive of fungible FSI / compensatory FSI, for the said Property, for the purpose of Redevelopment of the said Property. The Redeveloper shall be entitled to avail basic FSI, Premium FSI, TDR, fungible FSI, passage deduction and any other deductions available during the Redevelopment, under the provisions of D.C Regulations.

6. The Redeveloper undertakes to offload the TDR if any proposed to be utilized in the said Project by the Redeveloper in single trance before the commencement of the construction of the 14th floor of the said New Building.

7. The Redeveloper undertakes that the Redevelopment of the said property shall not be hampered in any manner on account of any delay by the Redeveloper in loading TDR.

8. The said New Building shall comprise of the Members' New Flats and the Redeveloper's Flats. The Redeveloper shall be entitled to deal / sell / transfer the Redeveloper's Flats under the provisions of the applicable law.



V. EXECUTION OF SUPPLEMENTARY DOCUMENTS

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1. After the receipt of Occupation Certificate for the said New Building, the Redeveloper, the Member and the Society shall execute an Agreement in respect of the Permanent Alternate Accommodation, the same will be duly registered with the appropriate Sub-Registrar of Assurances [the said "PAAA"] within 30 days from the date of offer of possession of Members New Flats with Occupation Certificate.
2. The Redeveloper shall hand-over registered copies of all duly executed PAAA of Members and Sale Agreements with new Flat purchasers to the Society for the Society records
3. The stamp duty and registration charges payable on the Members New Premises shall be borne by the Redeveloper. Any Additional area if purchased by Existing Member up and above the Members' New premises i.e. 450 Sq ft. then the Stamp duty and additional charges if any to be paid for the additional area shall be borne by the

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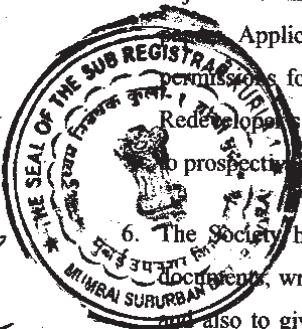
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pective Members. As regards, Goods and Service Tax (G.S.T), Service Tax, if any, or any other taxes or duty payable in respect of the Members New Premises the same shall be borne and paid by the Member concerned.

4. It is agreed between the Parties hereto that in the event any Existing Member does not remain present to execute and register this Agreement, then any additional stamp duty and registration costs, if payable on the PAAA of such Existing Member shall be solely borne and paid by such Existing Member and/or Society.

5. Simultaneous with the execution of this Redevelopment Agreement or at any time thereafter, as may be deemed fit by the Redeveloper but before taking vacant possession of the said Building from the Society, the Society shall execute an Specific Power of Attorney in favour of the Redeveloper and/or their Nominee/s (not being a third party or person being unrelated with the Redeveloper) as may be required by the Redeveloper, authorizing the Redeveloper, for and on behalf of the Society and all its individual members to do all such acts, deeds, matters and things as may be necessary for implementation and smooth functioning of the said Project and/or for achieving the objective of this Redevelopment Agreement including signing and/or executing all the Applications, documents etc., for obtaining all necessary approvals, sanction, permissions for the Redevelopment of the said Property and to sell and transfer the Redevelopment entitlement and other areas which form part of the Free Sale component to prospective purchasers.

6. The Society hereby agrees and undertakes to execute all further and other documents, writings, assurances, and Indemnity cum declarations as may be required and also to give full co-operation to the Redeveloper for the survey, demarcation of boundaries and other activities connected with the Redevelopment of the said Property. The Society further agrees to execute all applications, affidavits, writings, papers etc. as may be required by the Redeveloper for the purpose of submitting the same to the appropriate and competent Authorities obtain sanction of layouts, building plans etc.



VI. RE-LOCATION TO TEMPORARY TRANSIT ACCOMMODATION

1. It is explicitly agreed that, for re-location of each existing member of the Society after handing over vacant possession of the existing flat to the Redeveloper, to a Temporary Transit Accommodation during the period in which the Redevelopment of the said Property will be carried out, the Redeveloper shall make to each of the existing 24 members, through the Society, the following compensation payments;

(a) A monthly rent for first 24 (twenty four) months at the rate of Rs.25,500/-[Rupees Twenty Five Thousand and Five Hundred Only] per month.

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(b) For the period beyond 24 months from the 25th month till completion and hand over of possession of new flat Rs.28,000/- (Rupees Twenty Eight Thousand Only) per month.

(c) A One-time Shifting and re-shifting charges of Rs.15,000/- (Rupees Fifteen Thousand Only) along with the notice to vacate.

(d) A sum of Rs. 20,000/- (Rupees Twenty Thousand Only) towards one time brokerage along with notice to vacate.

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(e) It is agreed, understood and accepted between the Redeveloper and the Society and its members that the period of payment of transit rent shall be paid by the Redeveloper to each Existing member against receiving vacant possession of the entire said Building/s to the Redeveloper (for the benefit of the member and the member's family and other persons residing with him/her and joint members with the Member) as and by way of the aforementioned compensation. The Redeveloper shall issue advance Post dated cheques in favour of the Existing Members for the compensation payable to the Members as per clause VI(a) & VI(b).

2. It is however agreed and accepted that the members of the Society shall be responsible for finding their temporary alternate accommodation and the Redeveloper shall be liable to provide them with the same.



VII. HARDSHIP COMPENSATION

1. It is hereby mutually agreed and accepted that the Redeveloper shall pay to each member a Hardship compensation of Rs.5,00,000/- (Rupees Five Lakhs Only). Hardship Compensation shall be paid as a consolidated sum to the Society in installments as follows :-

a) Rs.20,00,000/- (Rupees Twenty Lakhs Only) by cheque drawn payable to the Society on or before execution of this Redevelopment Agreement. The Society shall be at Liberty to handover to the Member his/her/their proportionate share of the aforesaid installment on the understanding and undertaking by the Society, that the Society will be responsible for refund of the said sum if this agreement is terminated for the reasons attributable to the Society.

b) Rs.1,00,00,000/- (Rupees One Crore Only) in the form of a Fixed Deposit made jointly in the name of the Society and the Redeveloper simultaneously with the Society handing over vacant possession of the entire existing building, the said Fixed Deposit shall be in possession of the society and distributed amongst the members on obtaining Occupation Certificate in respect of the New Building.

c) The interest accrued in the said Fixed Deposit will be to the account of Existing Members and any such interest accrued to the Fixed Deposit will be distributed

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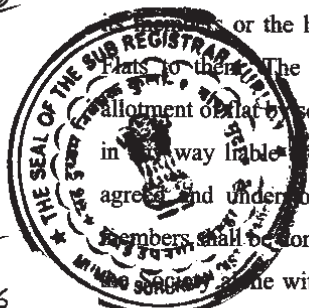
to the Existing Members along with distribution of the Hardship Compensation deposited in the Fixed Deposit.

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The Society shall be at liberty to liquidate the Fixed Deposits and use the same for paying towards the claims payable by the Society.

VIII. RE-LOCATION TO NEW FLATS PARA

1. It is agreed that, once construction of the said Project is duly completed as per the sanctioned plans and Occupation Certificate is received, and the building is ready for occupation by the Society and its members, the Redeveloper shall offer the Members New Flats for occupation, by handing over to the Society, individual letters of possession in the names of the individual members in respect of the flats allotted by the Society by Resolution passed at a General Meeting of the Society. It shall then be the duty of society and its committee members to intimate each and every member with respect to the above notice and the Redeveloper shall not be liable to inform each and every individual member of the Society about the same.
2. After expiry of 30(thirty) days from the date of the aforesaid notice to the Society, offering the Members New Flats, in the New Building the Redeveloper shall not be liable to pay any rent or other charges to any member of the society.
3. It shall be the duty of the Society and its committee members to co-ordinate with each and every member of the Society and take all necessary steps, for allocation of the new Flats to the members or the legal heirs of deceased member, if any, and hand over Members New Flats to them. The Redeveloper shall have no role or responsibility in the process of allotment of flat by society to its members and/or any other person, nor the Redeveloper shall be in any way liable to society and/or its members for any allotment made by society. It is agreed and understood that allotment and possession of the New Flats to the Existing Members shall be done by the Society and any Issues in relation thereof shall be dealt with by the Society and the Redeveloper shall not be held responsible for the same.



IX. POSSESSIONS & COMMENCEMENT OF WORK

1. On execution of this Redevelopment Agreement, Specific Power of Attorney, the Redeveloper shall be entitled to proceed with the process of Redevelopment of the said Property by applying and obtaining permissions/sanctions and I.O.D from the Municipal Corporation of Brihanmumbai or any other Competent Authority, in respect of all permission for Redevelopment of the said Property and get the layout, plan, designs and specification of the new building proposed to be constructed on the said Property sanctioned from the Municipal Corporation of Brihanmumbai, in the name of the Society. The Redeveloper undertakes to apply and obtain the Intimation of Disapproval (IOD) and Commencement Certificate (CC) for the project within 90 (Ninety) Days from the date of Execution of this Agreement. In the event, the Redeveloper fails to apply for the IOD

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within 90 (Ninety) days from the execution of this Agreement, the reason for the same shall be communicated to the Society in writing and the Redeveloper shall be required to take written consent from the Society for any extension thereof.

2. On the plans, designs and specifications of the new building proposed to be constructed by the Redeveloper on the said Property being sanctioned and on issue of I.O.D. in that respect by the Municipal Corporation of Brihanmumbai, the members undertake to vacate their respective flats and handover the vacant possession of the entire building within 30 (thirty) days from the date of the intimation received from the Redeveloper pursuant to the receipt of IOD.

3. In the event any existing member or anyone claiming through, under or on behalf of such member fails to vacate his/her/their existing premises ("Defaulting Member/s") within 30 (thirty) days from the date intimation as aforesaid, then the society and the Redeveloper shall take appropriate steps including initiation of appropriate legal proceedings for the purpose of obtaining vacant possession of the building at the cost of such Defaulting member/s. The Redeveloper shall co-operate in every way with the Society in this effort.

4. If any delay in vacation of flat is caused by any member/s of the society, the Defaulting member shall be liable to pay to the Redevelopers, a delay compensation of the of 5,000/- (Rupees Five Thousand Only) for every day of default until such time the default continues by the said member/s of the society. In the event if there is any shortfall in the recovery of Member's Damages and the expenses mounted towards costs of Litigation after appropriating the aforesaid amounts from the Harashid Compensation the same shall be recovered from such member as and by way of arrears of maintenance by initiating appropriate proceedings against such member under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960, at the cost and expenses of such member.

5. It is further agreed that once vacant and peaceful possession of the said Building is handed-over to the Redeveloper by the Society, the Redeveloper shall obtain Commencement Certificate within the shortest time and complete the Construction and handover the possession of the Members New Flats along with Occupation Certificate within 36 (thirty six) months inclusive of a grace period of 06 (six) months.

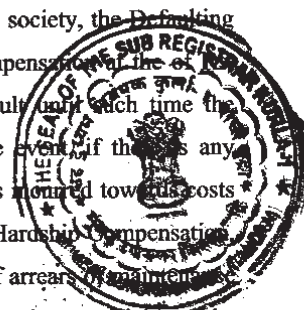
X. CAR PARKING SPACE

The Redeveloper shall provide 14 car parking spaces to the society for the Existing Members in Tower parking/mechanized puzzled parking scheme

XI. RIGHTS OF THE REDEVELOPER

1. On execution hereof, the Redeveloper shall have the right and authority to do all acts, deeds, matters and things mentioned herein below;

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a To prepare, revise, modify, apply, and obtain all sanctions and approvals in respect of the said Project. The Redeveloper shall furnish to the Society the Final Plan for the Society's approval which shall be approved by the Society within 30 days of the receipt of such final plan. In the event, of the Planning Authority or the Municipal Corporation of Brihanmumbai directing modifications to the Plans, approved by the Society, the Redeveloper shall prepare fresh plans, drawings, designs, elevation etc. for submission to Competent Authority and submit the same to the Competent Authority within a period of 15 days after the plans are refurnished to the Society for approvals which the Society shall not unreasonably withhold.

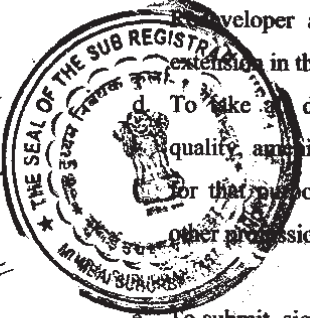
b. In the event of any changes or modifications being required to be made to the Plans due to increase or decrease in the buildable potential the Redevelopers shall be entitled to modify the approved Plans after consultation with the society and the Society shall not withhold the same, as long as it does not in any way affect the design, area, orientation or layout of the Members new flat.

c. Any delay caused by the Society by preventing the submission of modified or freshly prepared Plans shall automatically extend the time for completion of the Project. However, if there is any delay in submission of the plans by the Redeveloper after the society has duly approved the same, there shall be no extension in the time for completion of the Project by the Redeveloper.

d. To take decisions with respect to the lay-out, design, planning, aesthetics, quality, amenities etc., for constructing the new building on the said Property and for that purpose appoint architects, structural consultants, contractors and/or any other professional consultant or contractor as the Redeveloper may deem fit.

e. To submit, sign, execute, address etc any application, form, declaration, documents, undertakings, papers, writings, indemnity bonds, letters and representation in its capacity and as constituted Attorney of the Society, to the Municipal Corporation of Brihanmumbai, the Talathi, also office of the Collector MSD or any other Town Planning Authorities, Revenue Authorities, Competent Authority, and any relevant Ministry of the Government of India and/or State and/or any other appropriate authority as may be necessary to carry out the implementation and smooth Redevelopment of the said Project.

f. To make payment of all deposits, scrutiny fees, premiums and/or other charges to all authorities, as may be necessary under the law for the implementation and smooth progress of the said Project.



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g. It is strictly agreed and understood by and between the Parties hereto that upon the Redeveloper being granted peaceful and vacant possession of the said Property to carry out the Redevelopment in the manner mentioned hereinabove, the Redeveloper shall be at liberty to bring its Project Management Consultants, Contractors and Sub-Contractors, Engineers, Workers, laborers and such other staff and/or employees or otherwise on the said Property including to bring and keep and/or store necessary materials on the said Property on the Redeveloper's security to carry on the construction work, in terms of this Redevelopment Agreement.

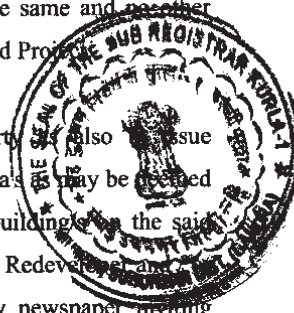
h. It is specifically agreed between the Parties herein that the Redeveloper shall have full right, power, and authority to market the said Project in the name of the Redeveloper or the Redeveloper's group and/or any other name as the Redeveloper feels appropriate without any interference and/or objection from the Society or its members. However, the name of the Society shall remain the same and no other society shall be formed by the Redeveloper in respect of the said Project.

i. To put and / or erect sign boards upon the said Property also to issue advertisement / public notice in the newspapers and other media as may be deemed fit by the Redeveloper announcing the construction of the building on the said Property. The Society hereby gives its consent in favour of the Redeveloper and its Advocates & Solicitors to release advertisements in any newspaper having claims in respect of the said Property or any part thereof, provided the Society has been intimated about the same at least 7 days in advance of the Redeveloper issuing such advertisement and in the event a claim/s is/ are received, the Society agrees and undertakes to settle the said claims at its own costs, charges and expenses. In case if the construction of the New Building is stalled or halted by the order of any Court/Authority due to the reasons solely attributable to the Society or its members, then the time lapsed due to such order of stay, shall not be computed in the time agreed for the completion of the said project i.e. 36 months inclusive of 6 months grace.

j. If the Society fails to resolve the issue which has resulted in stay on project within 02 months, from the date of such order, then the Redeveloper at its discretion should be at liberty to stop the payment of rent till such stay order is vacated by the Society.

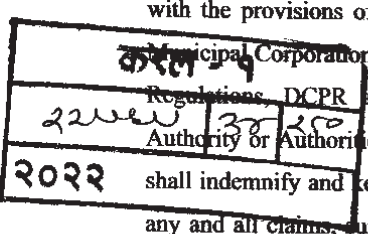
2. The Redeveloper shall in the course of erection and completion of the said Project, do all lawful acts and things required to perform the Redevelopment work in conformity

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with the provisions of applicable Statutes, bye-laws, rules and/or regulation of the
 Municipal Corporation of Brihanmumbai or any other Town Planning Authority, D.C
 Regulations, DCPR and the rules and regulation of any other Public or Local
 Authority or Authorities having jurisdiction over the said property. The Redeveloper
 shall indemnify and keep indemnified the Society and its Members from and against
 any and all claims, suits, actions or proceedings or any demand for fines, penalties,
 damages or compensation arising out of any infringement of any applicable Statutes,
 bye-laws, rules and/or regulation of the Municipal Corporation of Brihanmumbai or
 any other Town Planning Authority, D.C Regulations, DCPR and the rules and
 regulation of any other Public or Local Authority or Authorities having jurisdiction
 over the said property.

XII. EXISTING MEMBERS INTEREST

1. In consideration of the Society granting the Redevelopment rights in respect of the said Property to the Redeveloper and in consideration of the Existing Members agreeing and confirming to the same and agreeing to vacate their existing Flat and handing over the possession of the same to the Redeveloper in the manner herein recorded, the Redeveloper shall provide to each Existing Member an area of 450 sq.ft. RERA carpet area in the said New Building.
2. Amenities and facilities (including internal and external) to be provided by the Redeveloper to the Existing Members in respective flats as agreed between the parties provided in Annexure A.
3. That draft of the Permanent Alternate Accommodation Agreement shall be finalized between the Society and the Redeveloper prior to the vacation of the society and shall be executed and registered with the office of Sub Registrar, within a period of 1 month from the date of intimation of possession by the Redeveloper to the Members for possession of Members New Flats along with OC. The Redeveloper undertakes to bear the stamp duty and registration charges if any incurred in registering the PAAA.
4. It is agreed between the Parties hereto that in the event, any Existing Member does not remain present to execute and register this Agreement, then any additional stamp duty and registration costs, if payable on the PAAA of such Existing Member shall be solely borne and paid by such Existing Member and/or Society. Further, it agreed between the parties that if the Existing member/s is not going to be available to execute and register the Agreement, the same shall be intimated to the Redeveloper in Advance and upon intimation being done, the Redeveloper and the Member shall reschedule the registration as per the date and time suitable to both the parties.
5. All existing Members shall file nominations with the Society. As agreed between the parties, in the event of death of any existing Member, the Redeveloper shall handover possession of the deceased Members' New Flat to such nominee, as instructed by the Society, without

