cute/ register their agreement as a result of which stamp duty at a higher rate is made applicable, then notwithstanding anything contained herein, such member shall be liable to pay the stamp duty and registration charges in respect of his/ her agreement, and the execution/ registration of the same shall be done at a time that is suitable to the parties thereto. Further, if there is any additional stamp duty payable beyond the aforesaid circular due to any adjustment of areas inter se between the members stated in Clauses 9.3.1. to 9.3.4. hereof and/or due to purchase of area by Mr. Abhayraj Kuldip Gidwani from the Developers as stated in Clause 9.4 hereof, the difference in stamp duty, registration charges, GST etc., in respect of such areas so purchased/ sold shall be borne and paid by the aforesaid purchasers of such areas, i.e., Mr. Anil Kherajani, Mrs. Neha Amit Vora/Mr. Amit Vora, Mr. Abhayraj Kuldip Gidwani alone.

9.12. **Alterations to Members New Flats**. No alteration whatsoever is permitted to be made by the Members to the size or location or plumbing lines of the kitchens, bathrooms/ toilets of the Members' New Flats. If any other change is sought by any member, he/she shall deal directly with the Developers and if the same is agreed upon, the same shall be carried out. The other members shall not raise any objection to any such agreed changes that may be agreed upon by the Developers with any particular member. It is clearly understood and agreed that no member shall make any changes to their flats so as to affect the elevation of the New Building, and individual members alone shall be liable for any damage as a result of such changes.

10. DETAILS OF HARDSHIP COMPENSATION/CONSIDERATION PAYABLE TO THE MEMBERS-

10.1. **Hardship compensation for Members New Flats**. The Developers have agreed to pay to the Members holding the Members' Existing Flats a hardship compensation/ consideration calculated @ Rs.4,500/- (Rupees

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Initials of the Parties

Members

1	2	3	4	5	6	7	8	For Society
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17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developers
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Four Thousand Five Hundred) per square foot carpet area of the Members' Existing Flats, and the aggregate amount payable to all forty Members is Rs.10,91,52,000/- (Rupees Ten Crores Ninety-one Lakhs Fifty-two Thousand). The aforesaid hardship compensation is the agreed pre-determined lump sum amount payable to the Members (i) for having given concurrence and consent for the Re-development of the Property (ii) for alleviating the hardship that the Members will have to endure on account of shifting out of the Members' Existing Flats to facilitate the Re-development of the Property, and shifting back into the Members' New Flats on completion of the New Building, (iii) for allowing the Developers to demolish the Members' Existing Flats, (iv) for having agreed to share the common areas with more persons on completion of the Project. (v) to help Members meet the increase in the outgoings & dues including property taxes/ Society charges, in respect of the Members' New Flats. The aforesaid amount is being paid by the Developers to the Members in the following installments-

10.1.1. 10% (ten percent) of the hardship compensation [aggregating to Rs.1,09,15,200/- (Rupees One Crore Nine Lakhs Fifteen Thousand Two Hundred)] has been paid by the Developers on the execution hereof (the receipt of which is acknowledged by the Society). As requested by the Society, the aforesaid amount is deposited by the Developers with M/s Divya Shah Associates, Advocates & Solicitors of the Society on the execution hereof to be held in trust for the Society/ Members.

10.1.2. As regards the balance 90% (ninety percent) [aggregating to Rs.9,82,36,800/- (Rupees Nine Crores Eighty-two Lakhs Thirty-six Thousand Eight Hundred)], cheques for the same shall be deposited with the Society's Advocates within seven days of the Society handing over to the Developers letters of all the Members agreeing to vacate the Members' Existing Premises by the Specified Date (which will be mentioned by the Developers in the No-

tice-to-Vacate). These cheques shall be released to the Society for distribution amongst the Members on all of the Members' Existing Premises being vacated and the Property being handed over to the Developers for purposes of Re-development.

10.2. **Consideration for surrender of Existing Closed Garages**. As regards the Existing Closed Garages, the Developers shall pay to the concerned members holding the same, i.e., (i) Mr. Anil Kumar Auddy, (ii) Mrs. Vimla Gulzarilal Dhawan, (Associate Member – Raju Dhawan), (iii) Mrs. Anuradha Sumeet Gidwan, Mr. Sumeet K Gidwani, (iv) Mrs. Achal Sanjay Alreja, an agreed fixed compensation of Rs.40,00,000/- (Rupees Forty Lakhs) each for the surrender of their respective Existing Closed Garages, and no further or other benefits/ amounts. The said amount shall be paid as under-

10.2.1. 10% (ten percent) of the said agreed compensation by way of cheques drawn in favour of the aforesaid Members have been handed over to the Society on the execution hereof (the receipt of which is acknowledged by the Society). As requested by the Society, the aforesaid amount is deposited by the Developers with M/s Divya Shah Associates, Advocates & Solicitors of the Society on the execution hereof to be held in trust for the Society/ Members.

10.2.2. Cheques for the balance 90% (Ninety percent) shall be deposited by the Developers with the Society's Advocates along with the cheques for balance hardship compensation in respect of Members' Existing Flats as mentioned in Clause 10.1.2. hereof. These cheques shall be released to the Society for distribution amongst the said four Members on all of the Members' Existing Premises being vacated and the Property being handed over to the Developers for purposes of Re-development.

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10.3: A statement of the amounts payable to each Member is stated in **Annex-**

ure "J" hereto.

11. DETAILS OF DISPLACEMENT COMPENSATION FOR TEMPORARY ACCOMMODATION.

11.1. The Developers have estimated that the period required to complete the New Building by procuring Full Occupation Certificate in respect thereof and completing Members New Flats with all the Flat-Amenities will be 24 months from Appointed Date plus grace period of 12 months. Since the Members will have to move out of the Members' Existing Flats to facilitate the demolition of the Existing Buildings and the construction of the New Building, it is hereby agreed between the parties as follows:-

11.2. The Members shall make their own arrangements for temporary accommodation elsewhere and in lieu thereof each of the Members holding the Members' Existing Flats shall be paid compensation as mentioned below-

11.2.1. **Rental Compensation.** As agreed between the Parties, the Developers shall pay each Member a compensation @ Rs.150/- (Rupees One Hundred Fifty) per square foot of the carpet areas of each of the Members' Existing Flats per month for a period of 24 (twenty-four) months calculated from the Appointed Date. Such compensation shall be paid in advance for the entire period of 24 months to each Member at the time of such Member handing over possession of his/her/their Existing Flat to the Developer for the purpose of redevelopment.

11.2.2. **Post-dated cheques for grace period.** In case the Occupation Certificate of the New Building is not obtained within the agreed period of 24 (twenty-four) months of the Appointed Date, the compensation for temporary alternate accommodation shall continue to be paid at Rs.150/- (Rupees One Hundred Fifty) per square foot of the carpet areas of each of the Members' Existing

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Initials of the Parties

Members

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17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developer
33	34	35	36	37	38	39	40	

Flats per month for which post-dated cheques for twelve months shall be handed over to the Society's Advocate (to be released every month till the Occupation Certificate of the New Building is obtained and the Possession-Notice has been issued by the Developers offering possession.

11.2.3. If, subject to Force Majeure, the Developers have not completed the construction of New Building as per the terms of this Agreement by 36 months from the Appointed Date, the rental compensation shall stand escalated by 10% @ Rs.165/- (Rupees One Hundred and Sixty Five Rupees Only) per sq. ft. of the area of Members' Existing Flats per month, payable till completion of the New Building (including common lobbies at the Members floor level, parking, electricity and elevator with lift certificate) with Full occupation certificate in respect of the New Building and completion of Members' New Flats with all the Flat-Amenities and till issuance of the Possession Notice. On or before completion of 35 months from the Appointed Date, the Developers shall issue such post-dated cheques in favour of each Member to the Society's Advocates to be released every month to the Members till the issuance of the Possession Notice period. In addition to the enhanced rental compensation, the Developers shall also be liable to pay liquidated damages of Rs.5,00,000/- (Rupees Five lakhs) per month to the Society payable from the 37th month from the Appointed Date till such time the offer possession of the Members' New Flats as per the terms of this Agreement. Provided however that if the delay is due to Force-Majeure, the Developers shall not be required to pay the enhanced rental compensation but shall continue paying rental compensation @ Rs.150/- per sq. ft. of the area of Members' Existing Flats per month. The Developers will ensure a fit-to-live condition such as fully operational lights, lifts, with clean passage & rooms devoid of scattered construction material, clean

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Initials of the Parties

For Society

For Developers

staircase area up till the 8 floors covering the Members' New Flats. The 4 lifts shall belong to the Society & none of the lifts shall open into any premises for personal use.

11.2.4. In the event the Developers fail to make timely payment of rental compensation/liquidated damages as per the terms of this Agreement or if any of the post-dated cheques are not honored on their due dates, the Society shall send 15 days' notice to the Developers and if the Developers fail to pay rental compensation/ liquidated damages within 15 days' notice period, the Society shall be entitled to invoke the Bank Guarantee placed by the Developers with the Society.

11.2.5. **Compensation for packing/moving expenses.** The Developers shall also pay to each of the Members a one-time lumpsum compensation of Rs.50,000/- (Rupees Fifty Thousand only) towards packing and shifting expenses, in respect of the temporary accommodation.

11.2.6. **Compensation for realtor fees, etc.** The Developers shall also pay to each of the Members a one-time compensation equivalent to one month's rental compensation to meet expenses towards brokerage/ realtor fees, stamp duty/ registration fees, and all other expenses in respect of the temporary accommodation procured by them.

11.3. Save and except for the consideration mentioned in Clause 10.2 hereof, no displacement compensation or any other amounts are payable in respect of the Existing Closed Garages.

11.4. A statement of the amounts towards displacement compensation payable to each Member is stated in **Annexure "J"** hereto.

11.5. On the Possession-Notice being given by the Developers to the Society (issued after the Occupation Certificate of the New Building has been obtained), the Developers will not be liable to pay rental compensation

Initials of the Parties

Members

1	2	3	4	5	6	7	8	For Society
9	10	11	12	13	14	15	16	
17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developers
33	34	35	36	37	38	39	40	

towards temporary accommodation and any post-dated cheques issued by the Developers shall automatically stand cancelled and shall be handed over to the Developers without demur. The Developers shall on completing the New Building and applying to MCGM for grant of Occupation Certificate, inform the Society about approximate date by which the Occupation Certificate for the New Building is likely to be issued by MCGM so as to give rough indication to the Members about the expected time for receiving Possession-Notice.

11.6. The Members are not accountable to the Developers for the utilization of the aforesaid amounts, and the Developers shall have no claims of any nature whatsoever to the same. Any taxes in respect of the amounts paid by the Developers to the Members under this Agreement shall be the responsibility of the Members alone, and the Developers shall not be responsible/liable for the same in any manner whatsoever

12. **DETAILS OF PAYMENT TO THE SOCIETY.** On the Developers obtaining the Occupation Certificate of the New Building and issuing the Possession Notice, the Developers shall pay to the Society a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) towards the Society's Corpus Fund. As agreed between the parties, the amount of Rs.1,00,00,000/- (Rupees One Crore) previously paid to the Society (the receipt of which is hereby acknowledged by the Society) as earnest money deposit (as mentioned in Recital-J hereof) plus a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) to be paid to the Society as set out hereinabove aggregating to Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) shall be treated as consideration/ contribution towards corpus of the Society. Besides the aforesaid the Developers have also paid to the Society Rs.25,00,000/- (Rupees Twenty-five lakhs) before the execution hereof (as mentioned in Recital-J hereof) as one-time lumpsum compensation to meet fees of professionals appointed by the Society (the receipt of which is hereby acknowledged by the Society). The Developers are not liable to pay any further amounts to the Society towards fees/ charges of any professionals appointed by the Society.

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Initials of the Parties

Members

1	2	3	4	5	6	7	8	For Society
9	10	11	12	13	14	15	16	
17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developer
33	34	35	36	37	38	39	40	

13. DEVELOPERS' SALE FLATS-

13.1. Besides the Members' New Flats mentioned above and all the common areas and the common terrace above the uppermost residential floor of the said New Building as well as the open spaces on the Plot of the Society, all other flats are Developers' Sale Flats and shall belong to the Developers.

13.2. The Developers shall have the absolute right to utilize the balance FSI out of the Development Potential and to construct and deal with the Developers' Sale Flats.

13.3. The Developers have full discretion in the planning/ designing of the Developers' Sale Flats including matters concerning the internal layout and amenities. The Developers are also entitled to provide bare/unfurnished flats, and/or to provide/install any extra or premium amenities in the Developers' Sale Flats as they deem fit.

13.4. The Developers alone are entitled to sell the Developers' Sale Flats under the provisions of RERA or MOFA (after receipt of the Occupation Certificate of the New Building) or any other applicable law and to allot parking slots earmarked in respect of the Developers' Sale Flats (as mentioned in Clause 8.6.2. hereof), or to lease, grant licence, or otherwise deal with the same and appropriate the proceeds unto themselves and at the Developers' discretion (and without having to take any permission of the Society) provided however that the Developers shall not and hereby undertake not to put any person/s in possession/ occupation of the Developers' Sale Flats until the Occupation Certificate of the New Building has been obtained and thereupon the Possession-Notice is served on the Society offering possession of the Members' New Flats.

13.5. The parties hereto further agree as follows-

13.5.1. Subject to the terms hereof, any contract or agreement that may be entered by the Developers in respect of Developers' Sale Flats shall be on principal basis and not as the agent of the So-

Initials of the Parties

Members

For Society

For Developers

ciety or the Members.

13.5.2. All the consideration which shall be received by the Developers from the sale of the Developers' Sale Flats shall belong to the Developers and will be received by them on their own account.

13.5.3. The Society/ Members shall not be liable or responsible in any manner whatsoever in respect of any of the Developers' Sale Flats and shall not be liable or responsible to any such persons with whom the Developers enter into any agreement in respect of the Developers' Sale Flats, whether in respect of the monies paid/ to be paid to the Developers in respect thereof, the terms that the Developers or such persons agree upon in respect of the Developers' Sale Flats, any delays in completion or in handing over any of the Developers' Sale Flats, any breach or deviation of terms claimed by the Developers or such persons, any claims for interest/ penalties/ refunds/ damages etc., or under any other circumstances whatsoever. The agreement for sale of the Developers' Sale Flats shall be aligned with this Agreement.

13.6. **Housing Loan.** The purchasers of the Developers' Sale Flats may borrow/avail of housing loan from any financial institution/ bank/ organization/ employer to fund the purchase; however, the repayment of the loan/ interest and other charges on such loan shall be the sole responsibility of the purchaser availing such loan. The Society hereby grants its consent and NOC to all such purchasers of the Developers' Sale Flats for creating such charge, lien and/or other security upon such flats and/ or their right, title and interest therein and the Society hereby acknowledges that the Developers and/or flat-purchasers and/or the banks/ financial institutions shall rely on the aforesaid to create charge/ lien and to release loans as aforesaid. On getting the plans of Developer's Sale Flats sanctioned and registering the redevelopment project with RERA, the Developers shall be entitled to take finance from banks/financial institutions for the purpose of financing the redevelopment project by offering security of

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Initials of the Parties

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17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developers
33	34	35	36	37	38	39	40	

Developer's Sale Flats (save and except Lien/Security Premises) without creating any right in the Property, common areas or on Members' Flats.

13.7. After the possession of Members' New Flats being offered by the Developers, the purchasers and allottees of the Developers' Sale Flats (and the Developers, if they chose to retain any of the Developers' Sale Flats) shall be admitted as members of the Society and they shall only pay the face value of the shares of the Society allotted to them respectively, and the statutorily prescribed entrance fees and the corpus contribution as per this Agreement, but no other premiums, transfer charges, contributions or other amounts whatsoever.

13.8. **Corpus contribution.** It is agreed that each purchaser/ allottee shall deposit with the Society a proportionate amount for equalizing the fund contributions lying to the credit of the present Members in the Society's accounts as on the date that such purchaser applies for membership of the Society. Accordingly, on the date that the application for membership is made by the concerned flat-purchaser, the Society shall specify the fund contributions lying to the credit of Members (with accounts) and the exact contribution to be made by the new members on the basis of a rate per square foot (carpet area), so as to enable the purchaser to make proportionate contribution as aforesaid. The Developers/ purchasers shall not be responsible for the collection/ payment of the proportionate corpus amount in respect of the Developers' Sale Flats if the Society does not inform the Developers in a timely manner of the details of the funds of the Society (with accounts) and the proportionate contribution to be made in respect of the such sale flat. Such amount shall be paid on the Society admitting the concerned purchaser/ allottee to the membership of the Society and issuing and handing over the requisite shares/ share certificate in the name of such purchaser/allottee.

13.9. **Unsold Flats** If any of the Developers' Sale Flats remain unsold for thirty-six months from the date of the Occupation Certificate, the Developers shall become a member of the Society and shall pay the corpus con-

Initials of the Parties

Members

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33	34	35	36	37	38	39	40

For Developers

tribution for each unsold flat against the Society issuing separate shares/ share certificate to the Developers as per Clause 13.8 above, and all amounts towards outgoings, dues, taxes, maintenance and Society's charges in respect of the unsold Developers' Sale Flats which other members of the Society are required to pay- however, no transfer charges shall be payable by the Developers when they effect a sale thereof. As and when the purchasers of the Developers' Sale Flats are admitted to the membership of the Society, the Society will transfer the shares/ share certificate to the purchasers of each of such premises without charging any transfer fees/ donation or corpus contribution.

13.10. On receipt of the Possession-Notice from the Developers, the Society shall enrol such purchaser(s)/ allottee(s) of the Developers' Sale Flats as members of the Society within fifteen days of their receiving a written intimation thereof and all of the following documents/ amounts from the Developers: -

13.10.1. Photocopy of the sale agreement along with copies of the stamp duty receipt and registration receipt in respect thereof.

13.10.2. Application for membership with the applicable membership fee.

13.10.3. Cost of shares.

13.11. The Society and the Members undertake not to admit any purchasers/ allottees as member(s) on their own and shall only do so on receiving a written notice from the Developers alone. Any delay by the Society in admitting any of the flat-purchasers/ allottees to the membership and issuing shares/ share certificates shall make the Society liable for action taken by the flat-purchasers/ allottees.

13.12. It is clarified that the Members, the purchasers/ allottees of the Developers' Sale Flats admitted to the membership of the Society and the Developers (if they retain any of the Developers' Sale Flats), shall enjoy the advantages, benefits and privileges in the Society and the use and benefit

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Members

Initials of the Parties

1	2	3	4	5	6	7	8	For Society
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17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developers
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of all common amenities, facilities, areas and services in the re-developed Property.

13.13. The applicable property taxes, N.A. taxes and dues of/ relating to the Developers' Sale Flats shall be paid by the Developers until the Developers' Sale Flats are sold and the concerned purchaser(s) is/ are admitted as member(s) of the Society.

14. DETAILS OF THE RE-DEVELOPMENT WORK.

14.1. Subject to Force Majeure, the Developers shall get the plans of Minimum Development Potential sanctioned (by including primary FSI of the Plot, Fungible FSI, Premium paid FSI, TDR, at the Developers' discretion) and procure IOD in respect thereof within 180 days from execution hereof, with a grace period of 180 days (aggregating to 360 days), time being essence of the contract.

14.2. On getting IOD for Minimum Development Potential from the appropriate authorities, the Developers shall give the Notice-to-Vacate. In the Notice-to-Vacate, the Developers shall mention Specified Date by which all the Members' Existing Flats and Existing Closed Garages shall be vacated and handed over to the Developers for the purpose of redevelopment.

14.3. On receiving written confirmation from all the Members specifying date by which all the Members' Existing Flats and Existing Closed Garages will be vacated, the Developers shall purchase balance TDR by the Appointed Date and provide copies of documents evidencing purchase of balance TDR to the Society.

14.4. The Members are at liberty to dismantle and take away their furniture and fixtures, including cupboards, units, shelves (including those fixed to the walls) from the Members' Existing Flats not later than 7 days before the Specified Date. The Members shall not remove any doors, windows, door/ window frames, tiles, electrical wires, kitchen platforms and other embedded fixtures.

initials of the Parties

Members

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17	18	19	20	21	22	23	24	
25	26	27	28	29	30	31	32	For Developers
33	34	35	36	37	38	39	40	

14.5. The value realized from the demolition/ salvage (which will be carried out by the Developers at their costs) shall be collected by and shall belong to the Developers alone.

14.6. All permissions required from all concerned authorities for the Project shall be obtained by the Developers at their costs. The Developers shall strictly adhere to the rules and regulations of the MCGM and all other authorities and shall also strictly adhere to the provisions of law including RERA whilst carrying out the Re-development work. In the event the Developers commit any breach as a result of which the Society incurs any loss or damage, the Developers shall indemnify and keep indemnified the Society to the extent of the loss or damage that the Society may thus suffer.

14.7. The Developers shall not be responsible or liable for any non-compliance or non-observance of any of the terms or conditions contained in any of the approvals, permissions, sanctions, orders and NOCs granted or issued in respect of or relating to the said Property or to the Society for the period prior to the date of this Agreement, and the Society and/or the Members shall be solely responsible and liable in respect thereof.

14.8. The Developers shall pay and discharge duly and punctually all those liabilities to the building contractors, labour, material suppliers, workmen and other employees employed by the Developers for the purpose of and incidental to the Re-development work in terms hereof.

14.9. The Developers are entitled to amend the plans pertaining to the Developers' Sale Flats without requiring the prior approval of the Managing Committee of the Society provided that (i) no FSI in excess of the Development Potential is utilized whilst carrying out such amendment, (ii) there will be no resultant reduction in the areas of the Members New Flats or change in the height or floor or location thereof.

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14.10. The Common Amenities & Specifications of the New Building/ Project

Initials of the Parties

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25	26	27	28	29	30	31	32	For Developers
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that the Developers shall provide are listed in **Annexure "I/2"** annexed hereto and the same shall be provided at the costs and expense of the Developers alone. If the Developers provide further or better specifications/ utilities/ facilities than those listed in Annexure "I/2" the same shall be done at the costs of the Developers alone, and the Society or its Members shall not be required to compensate/ reimburse/pay the Developers for the same.

14.11. Except as provided herein, the entire Re-development/ construction costs including the fees of the Architects, R.C.C. Consultants and all other professionals/consultants appointed by the Developers, the bills of the various contractors appointed by them, the wages/ dues of the workmen, costs of all materials, bills of suppliers, all charges, fees and deposits to be paid to the concerned authorities for the Project, costs of/ expenses for procuring and loading TDR, Premium FSI, Fungible FSI, etc., and all premiums/ charges payable to the MCGM and other concerned authorities shall be borne and paid by the Developers alone. The Developers shall be entitled to obtain the refund from the MCGM/ concerned authorities of all refundable deposits which are paid/ payable by the Developers to the MCGM/ concerned authorities. The Society shall have no claim on refundable deposits which are paid/ payable by the Developers to the MCGM/ concerned authorities. If any such deposits are refunded to the Society, the same shall be paid-over by the Society to the Developers without any demur within one week of the amounts being credited into the Society's account.

14.12. The Developers shall insure all the workmen employed/engaged in construction work and adhere to all provisions of law as regards the workmen employed/ engaged in the Project and shall be responsible for all the liabilities in respect of/claims by the workmen/ persons so employed/ engaged in the construction work and the Developers shall indemnify the Society and all the Members from and against all claims in connection therewith. The Developers shall also be responsible for any liability un-

der ESIS, Provident Fund, Workmen's Compensation Act and all other statutory liabilities relating to redevelopment.

14.13. Save as provided herein, all responsibility/ liability of payment of all other Central, State and local taxes including GST levied in respect of the Re-development of the Property is that of the Developers alone. In respect of additional area-over and above the area agreed to be provided to the Members free of costs or purchased by any of the members or inter se purchased/ sold by the members as stated in Clauses 9.3.1 to 9.3.4 and Clause 9.4 hereof, the Developers are entitled to collect applicable GST from such members, and such members are liable to pay stamp duty to the extent of such additional/ purchased area.

14.14. The Society and/or its Members shall not cause any obstruction or hindrance to the construction/ development work and the Society/Members shall not claim or demand any additional consideration by whatever name called for any reason whatsoever from the Developers, other than that provided in this Agreement. Regular meetings shall be organized between the Society, PMC and the Developers to check the progress and quality of work. The Managing Committee with the PMC can inspect the site after giving prior notice to the Developers and such visits shall be subject to adherence to site rules regarding safety.

14.15. After receipt of the Full Occupation Certificate, the Developers shall, within thirty days of receiving a request in writing from the Society, hand over to the Society all the documents pertaining to the said Property/said New Building as may have been obtained by the Developers and/or their Architects from the MCGM/ concerned authorities including sanctioned plans, IOD, Commencement Certificate, Occupation Certificate, approvals from the Fire Department, RCC Drawings, requisite permissions for the elevators, water and electric supply, etc.

14.16. **Electric Sub-station.** In the event any electric/power sub-station/s and/ or distribution kiosk/s is/ are required to be provided or relocated upon

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Members २०२०

Initials of the Parties

For Society

For Developers