

compensation etc., Stamp Duty payable on the Development Agreement and Power of attorney, TDR Agreement shall be borne by the Developers. In case, if due to any change in government regulations or otherwise, a notice for any of the aforesaid charges is received after the receipt of OC but the amount pertains to a cost prior to the Final Completion Date, the Developer shall be liable to pay such costs as long as the payment is of stage prior to receipt of the Final Completion Date.

72.2. The Respective Members shall bear the Deficit of stamp duty payable on the documents of title of the respective Members.

72.3. All stamp duty and registration charges payable for the sale of the newly constructed premises being the Premises purchased by the members as extra area shall be borne by them.

72.4. In the event if any member fails to appear at the registration office at the time of Registration of the Development Agreement, then that member shall be liable to pay full stamp duty on the Permanent Alternate Accommodation Agreement.

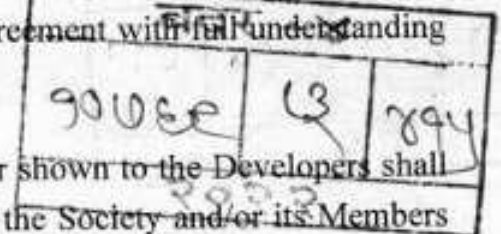
73. RETURNABLE DEPOSITS:

73.1. Any refundable deposit which the Developers shall have to pay to the MCGM / AUTHORITY / MCGM or any other authorities in connection to the construction of the New Building either in the name of the Developers or in the name of the Society, the Developers alone shall be entitled to get the refund of such deposits directly from the concerned authorities and the Society shall sign the necessary writings, applications etc. as may be required for the same. In the event of any of such deposits being refunded directly to the said Society by the authorities, the Society shall reimburse the same to the Developers.

74. MISCELLANEOUS:

74.1. The parties hereby admit that this Agreement has been fully explained to them and they have understood the meaning of all the clauses of this agreement and they have signed this agreement with full understanding of the obligations therein.

74.2. Any relaxation or indulgence granted or shown to the Developers shall not, in any way, prejudice the rights of the Society and/or its Members or persons legally claiming through them, and shall not, in any way, add, alter or amend any part of this Agreement.



[Handwritten signatures and initials]

:: 65 ::

74.3. This Development Agreement is executed between the Society and the Developers on a principal-to-principal basis and not as an agent of the Society.

74.4. The Society and the Developers shall bear and pay the fees of their respective Advocates & Solicitors.

75. ENTIRE AGREEMENT:

75.1. This Agreement supersedes all prior discussions and agreements (whether oral or written, including all correspondence) between and amongst the Parties or any of them with respect to the subject matter of this Agreement and this Agreement (together with any amendments or modifications thereof) contains the sole and entire agreement between the Parties with respect to the subject matter hereof.

76. SURVIVAL:

76.1. The provisions of Clause [7] (Indemnity); Clause [64] (Liquidated Damages); Clause [69] (Jurisdiction) and Clause [77] (Specific Performance) shall survive the termination of this Agreement.



SPECIFIC PERFORMANCE:

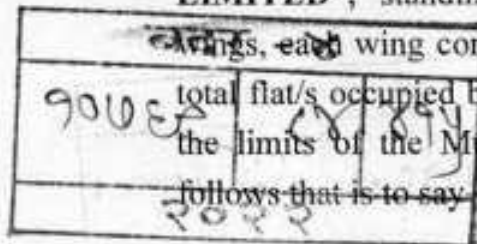
Either Party will be entitled to seek specific performance of this Agreement against the other Party.



WITNESS WHEREOF the Parties hereto have hereunto subscribed their respective hands and seals to a duplicate hereof on the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT all that piece and parcel of agriculture land (as per PR Card) admeasuring 3187 sq. mtrs. or thereabouts, bearing Plot No. 143/4/B, C.T.S. No.831/14, Village Ambivali, Four Bungalows Road, Andheri (west), Mumbai - 400053., of Taluka - Andheri in the Mumbai Suburban district, together with buildings known as **"INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED"**, standing thereon and comprised of two buildings and A, B, C & D



each wing containing ground + three upper floors consisting 47 number of total flat/s occupied by its members lying, being and situate on the said land, within the limits of the Mumbai Mahanagar Palika, standing thereon and bounded as follows that is to say:

On or towards the West by : Plot No. 143/5/B of Survey No. 143 of Ambivali;

On or towards the South by : the proposed private 30' Road in Scheme I of Survey No. 143 of Ambivali;
 On or towards the North by : Plot No. 143/4/A of Survey No. 143 of Ambivli;
 On or towards the East by : Four Bungalows Road;

SIGNED AND DELIVERED by the within named
**INDRASUKH CO-OPERATIVE
 HOUSING SOCIETY LIMITED.**

through its Office Bearers

MRS. ROMA SIRKAR, Chairman

Photograph Left Hand Thumb Impression



[Signature]



MR. JAYESH MHATRE, Secretary

Photograph Left Hand Thumb Impression



MR. BHAGWAN KHILNANI, Treasurer

Photograph Left Hand Thumb Impression



In the presence of-

1. Seema Anup Sonawane

2. Pinesh Utekar



बदर - ४		
90066	49	894
२०२२		

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. PRIYADARSHINI S. BALIGA

Photograph Left Hand Thumb Impression



P. Baliga

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MR. JAY PRAVINCHANDRA PANDIT

Photograph Left Hand Thumb Impression



SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. VIDHYA S. TANAVADE

Photograph Left Hand Thumb Impression



सौ. विद्या स. तनावडे

बदर - ४		
१०७६६	८६	४१५
२०२२		

John Chaim

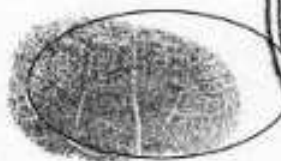


बदर - ४		
१००६२	८७	४९५

Photograph Left Hand Thumb Impression



Photograph Left Hand Thumb Impression



Photograph Left Hand Thumb Impression



बदर - ४		
१०७६९	८८	४१५
२०२२		

SIGNED AND DELIVERED
 BY THE WITHINNAMED "MEMBERS"
MR. KAUSHIK M. JHAVERI
 Photograph Left Hand Thumb Impression

)
) *Kaushik M. Jhaveri*
)
)



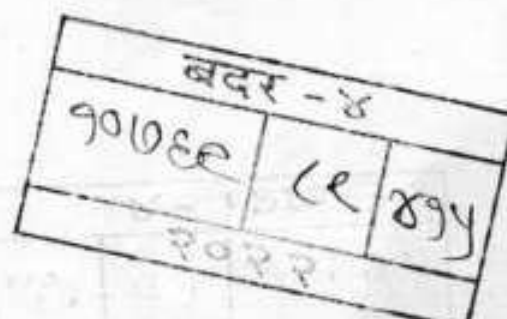
SIGNED AND DELIVERED
 BY THE WITHINNAMED "MEMBERS"
MR. MONAL VIJAYSINH DUTIA
 Photograph Left Hand Thumb Impression

)
) *Monal Vijaysinh Dutia*
)
)



SIGNED AND DELIVERED
 BY THE WITHINNAMED "MEMBERS"
MR. LAKSHMAN HARIRAM KHATRI
 Photograph Left Hand Thumb Impression

)
)
) *Lakshman Hariram Khatri*
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. K. B. RAMKRISHNA MURTY
 Photograph Left Hand Thumb Impression



)
) *Long*
)
)
)

SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. MAHESH R. CHOUGHULE
 Photograph Left Hand Thumb Impression



)
) *M. R. Choughule*
)
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. R. A. V. KUMAR
 Photograph Left Hand Thumb Impression



)
)
)
)

बदर - ४		
१०७६६	६०	४९५
२०२२		

SIGNED AND DELIVERED
BY THE WITHIN NAMED "MEMBERS"
MRS. INDIRA MEHTA

Photograph Left Hand Thumb Impression



)
) Indira Mehta
)
)

SIGNED AND DELIVERED
BY THE WITHIN NAMED "MEMBERS"
MRS. ANJANA DAVE

Photograph Left Hand Thumb Impression

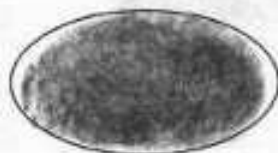


)
)
)
)

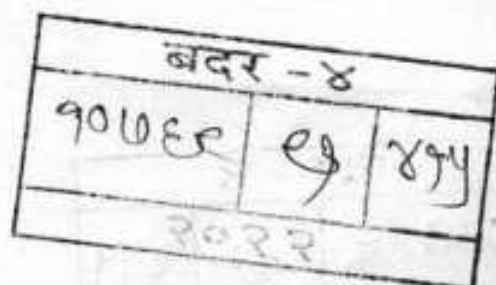


SIGNED AND DELIVERED
BY THE WITHIN NAMED "MEMBERS"
MRS. SEEMA SURESH AANAND

Photograph Left Hand Thumb Impression



)
) Seema Suresh
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. JAYANT VITTAL KAUP
 Photograph Left Hand Thumb Impression

)
)
)
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MRS. PRIYANKA JAYANT KAUP
 Photograph Left Hand Thumb Impression

)
)
)
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MRS. PARVATHI SIVARAMAN
 Photograph Left Hand Thumb Impression

)
)
)
)
)

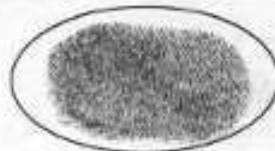


Through it's POA
 Gayathri Vasant Sivaraman

बदर - ४		
१०७६६	६२	४९५
२०२२		

SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MR. CHETAN GURUNATH NAIK)
 Photograph Left Hand Thumb Impression)

Waik



SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MRS. ALEYAMMA M. JOHN)
 Photograph Left Hand Thumb Impression)

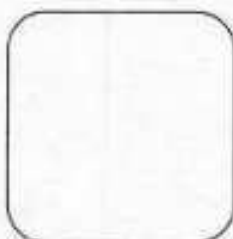
Pragel



Through it's POA
 John Verghese



SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MR. VINAY B. CHAUDHARY)
 Photograph Left Hand Thumb Impression)



बदर - ४		
१००६२	६३	४९५
१००२२		

SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. NARAYAN RAOJI GAIKWAD
 Photograph Left Hand Thumb Impression



Received



Received

Mr. Bhagwan Patil
Mrs. Roma Sirkar
 SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"
MRS. AMITA BALKRISHNA MUSALE
 Photograph Left Hand Thumb Impression



Received

Amrita



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. PRABHAKAR CHINTAMAN CHURI
 Photograph Left Hand Thumb Impression



Pr. Churi

बदर - ४		
१०७६२	०४	४९५
२०२२		

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. MALA ARJAN BHATIA

Photograph Left Hand Thumb Impression



) Mala A Bhatia

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MR. ARJAN NARAIN DAS BHATIA

Photograph Left Hand Thumb Impression



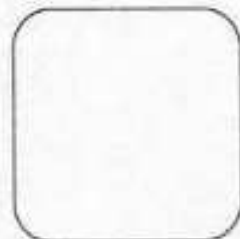
) Arjan naraindas

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. S. B. KHOSLA

Photograph Left Hand Thumb Impression



बदर - ४		
१००६२	६५	४९५
२०२२		

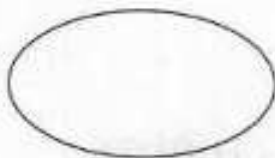
SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MR. PRATAPMAL DHANROOPMAL JAIN
 Photograph Left Hand Thumb Impression

)
) P.M. Jain
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MRS. LALITA NITIN NAIK
 Photograph Left Hand Thumb Impression

)
)
)
)



SIGNED AND DELIVERED
 BY THE WITHIN NAMED "MEMBERS"
MRS. SNEHAL PRASHANT CHAVAN
 Photograph Left Hand Thumb Impression

)
)
)
)



बदर - ४		
१००६६	६६	४९५
२०२२		

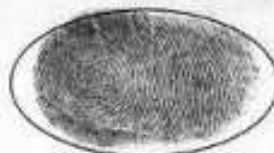
SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MRS. NATHALINE D'SOUZA)
 Photograph Left Hand Thumb Impression)

Nathaline D'Souza



SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MR. FREDDY D'SOUZA)
 Photograph Left Hand Thumb Impression)

Freddy D'Souza



Frederick D'Souza



Mr. Jayesh Ashok Mhatre
 Mrs. Pooleti Jayesh Mhatre
 SIGNED AND DELIVERED)

BY THE WITHIN NAMED "MEMBERS")
MR. RAVIKUMAR THEKKA MATHILAKATH)
 Photograph Left Hand Thumb Impression)

Ravikumar Thekka Mathilakath



बदर - ४		
१०/०६	६०	४९५
२०२२		

Photograph Left Hand Thumb Impression



Photograph Left Hand Thumb Impression



Photograph Left Hand Thumb Impression



Shandiraman

बदर - ४		
१०७६६	६६	४९५
२०२२		

SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MRS. KANCHAN P. GOREGAONKAR)
 Photograph Left Hand Thumb Impression)

Goregaonkar

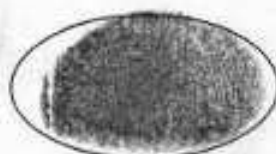


SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MR. DINANATH A. GUHAGARKAR)
 Photograph Left Hand Thumb Impression)



SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "MEMBERS")
MR. ASHOK R. SHAH)
 Photograph Left Hand Thumb Impression)

[Signature]



बदर - ४		
१००६६	६६	४९४
२०२२		

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. CHANDRAKANTA RAMESH AGGARWAL

Photograph Left Hand Thumb Impression



Ch Aggarwal

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MR. VILAYIL IDIKULA PHILIP

Photograph Left Hand Thumb Impression



Philip

Through it's for

Susan marmaraprayil



SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MR. DEEPAK NANA PATIL

Photograph Left Hand Thumb Impression



Deepak



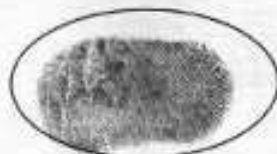
बदर - ४		
१००६६	१००	४९५
२०२२		

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. PREETI JAYESH MHATRE

Photograph Left Hand Thumb Impression



)
)
)
)



Mr. Jayesh Ashok Mhatre

Amhele

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. NALINI KUZHIKATIL RAMANATHAN

Photograph Left Hand Thumb Impression



)
)
)
)

SIGNED AND DELIVERED

BY THE WITHIN NAMED "MEMBERS"

MRS. NAFEESA SIRAJ GORIAWALLA

Photograph Left Hand Thumb Impression



)
)
)
)

बदर - ४		
१००६६	१०९	४९५
२०२२		

SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MRS. NEETU P BITRA

Photograph Left Hand Thumb Impression



SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MR. LALIT INDRU HIRANANDANI

Photograph Left Hand Thumb Impression

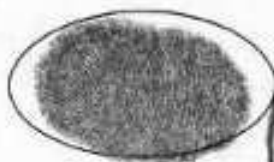


SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MR. LALIT G. SETPAL

Photograph Left Hand Thumb Impression



बदर - ४		
१००६६	१०२	२९५
२०२२		