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amenities annexed hereinafter/or as per sell amenities, (the developer shall provide amenities whichever is the high / Standard amenities with due consultation with the society members) However the new purchaser shall pay applicable entrance fee to the society. All the flat/unit purchasers shall be admitted as members of the Society and each of them shall be allotted 10 shares of Rs.50/- each in the share capital of the Society The Society agrees to increase its authorized capital for the same.

ix. The Developer also confirms that they will construct the new building on the same existing plot. it is agreed between the parties that the developer may amalgamate the plot with the adjoining / neighboring Society. However, there is no transfer of the said property of the society in favour of Developers. It is specifically agreed that this development agreement is binding and entrusted only as per present MHADA policy under DCR 33(5) DCR 1991 and/orDCPR-2034 Dated 21st September, 2018 and updated time to time as may be applicable (by buying FSI from MHADA) also along with presently available premium and concessional FSI, Fungible and other benefits made available from authorities and in case there is any variation in the same benefits shall proportionately vary and same shall be binding on both the parties.

x. It is further agreed by & between the parties that the said Developer will provide Car Parking Space to the said Society

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as per Development Control Rules proportionately at all level in form of Below ground Basement / Stilt / Podium / Mechanical as may be permissible by MHADA / MCGM. The allotment of the same to the Members of the said Society will be decided by the said Society The Developer will not be concerned with the same, and the Rest/balance Car Parking/s Space will belong to the Developers, which they can allot as per their choice or at their sole discretion. The Society will not dispute the same at any point of time and the allotment of Car Parking Space done by the Developers shall be binding on the Society and at the same time Developer also issue the allotment letter to such buyer for car parking space. Such Allotment of Car Parking Space shall be at time of resale of their flat have right to transfer the allotment of Car Parking Space to such proposed Purchaser/s.

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

xi. The members will be allowed to remove all personal belongings including furniture before handing over the possession and at the time of shifting to temporary alternative accommodation the debris at the time of demolition shall however belong to the Developer. None of the members shall be entitled to remove doors, windows, platform, flooring, box- grills and wirings from the existing respective Rooms.

xii. The Developers agree to bear and pay all taxes, charges that may be required to be paid to various statutory

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authorities for the purpose of redevelopment of the said land from the date of last member vacating the building premises till the possession is handed over to the Society. The copies of all outstanding dues paid, Original Plan, Certificates and all bills, receipts of payments, correspondence made by the Developer on behalf of and for the Society in respect of building for re-housing the present members shall be handed over to the Society.

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7. **COSTS RISKS, RESPONSIBILITY OF THE DEVELOPER**

a) The Developers shall carry on and complete development of the said property at their own costs, risks and responsibility and the development shall be strictly in accordance with the plans, specifications as may be duly approved and sanctioned by the MCGM/MHADA and other concerned authorities.

b) The entire cost of Redevelopment of the said property shall be exclusively borne paid and discharged by the Developer including (i) the cost of preparing plans, design etc. and obtaining the necessary sanctions/approvals; (ii) the costs of acquiring T.D.R., Concessional FSI, compensatory FSI and premium F.S.I; (iii) payment of all kinds of premium fees, cess and Land Under Construction (LUC) taxes and other taxes payable to Municipal Corporation and/or any Government Authorities during progress and completion of construction work and obtaining of Occupation Certificate and for F.S.I. in lieu of staircase/common passage/lift well/ balcony etc.(iv) deposits and other charges payable to any of the authorities; (v) bills of supplier and building materials,

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construction costs including cost of building, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work including insurance premium of workmen; (vi) cost of water and electricity during construction and till possession is handed back to members (vii) GST and or any other tax liability.

c) The Developers at their own risk and costs shall obtain requisite consent and approval from appropriate authorities and carry out the entire redevelopment and reconstruction of the said building. The Developer hereby agree to indemnify and keep indemnified the Society and its members in that behalf against any damages or injuries caused to the any third party including the labour employed by the Developer during the course of carrying on construction activities . In case if any action is taken or proceedings are initiated by Municipal Authorities or any other authorities against the Society due to any of the act of the Developer under MRTP Act or such other statutes, the Developer undertakes to indemnify and keep indemnified the Society and its members at all times against all such acts and proceedings and also undertakes to settle such matters at their cost and consequences.

d) It will be sole responsibility of Developers to ascertain to area of the plot, lay out plan, road setback area, R G area, internal road area, D.P. Remarks of the Corporation. The Society will not be held responsible for the same. If any deviation in plot area, set back

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area or D.P. remark is found before or after starting of work, the Developers will be responsible for such deviation.

e) The Developers at their own costs shall be entitled to engage Architects through society, R.C.C. Consultants and other Professionals to prepare suitable and necessary plans and specifications, designs, elevations, landscaping, etc. and to obtain approval thereof from M H A D A., M C.G M. and other competent authorities.

f) On and from execution of these presents the Developers have right of entry and license to enter upon the said property as licensee and to carry and complete the construction as per the sanctioned plans approved and may be amended from time to time after prior approval from the Society. It is specifically agreed between the parties that only if any plans need to be changed by MHADA/BMC or any other authorities then society shall immediately give their consent for the same and Developers shall see to it that there is no change in Area and location in the flats to be provided to the existing members. The possession of the Developer for the Period of development shall not be construed as possession under section 53(A) of the Transfer of Property Act 1882.

In case the Developers violate any terms and conditions of this Development Agreement and / or commit any default of the terms and conditions agreed to be obeyed, followed and / or complied, the Society shall not be responsible for the said violation and non-observance of said terms and conditions and the Developers

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agree to indemnify and keep indemnified the Society and its members in respect of any or all such loss or damages caused to the Society due to any violation and/or non- observance of said terms and conditions hereof by the Developers and the Society shall give notice about any such violation or non-compliance to the Developers and Developers shall comply or reply to the same within 15 days and, if within the stipulated Period 15 days no compliance is made or reply given or the society is not satisfied with the compliance or reply, in that event the subject matter of violation/non-compliance shall be resolved mutually or through a mutually appointed medietor, whose decision will bind both the Society and the Developers.

8. After all members vacating their existing premises and Society handing over possession of the existing premises to the Developer for redevelopment and after receipt of CC and registration of project under MAHA RERA the Developer shall on principal to principal basis be entitled to sell/allot Developers saleable flat, shops, offices to any prospective buyer. The society shall have no say in this matter whatsoever. Any profit made or loss incurred or amount received from the sale of the said flats, shops, officesetc shall wholly and exclusively belong and accrue to the Developer For the purpose of the Developer selling the said saleable area the Developer shall do the following acts and abide by the terms and conditions mentioned hereunder:-

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a. The Terms of Sale Agreement shall be in accordance with the Redevelopment Agreement, Bye-Laws and RERA or its amendments

b. After all existing members vacating premises and CC being obtained the Developer shall enter into a usual Sale Agreement with Prospective Flat Purchasers on principal to principal in accordance with provisions of RERA or its amendments and Bye-Laws of the Society.

c. The accepted new members shall be inducted by the Society only after completion of project with terms of this Agreement and the possession of all the flats are handed over to existing members, allotment of parking completed.

d. Copy of all registered agreement between the Developer and new members shall be provided to the Society on successful completion of the Project.

e. All the proposed new members the Developer proposes to induct to the Society shall be admitted as the members of the Society subject to payments of admission fee, as may be statutorily applicable.

f. The Developer shall see to it that the Developer Prospective Flat Purchasers shall pay all the Tax liabilities (TDS, GST etc) which may be imposed by any Central and/or State Government Act or as per the Real Estate (Regulation and Development) Act, 2016 or otherwise.

g. The Developer shall obtain undertaking from Developer Prospective Flat Purchasers that they will abide with

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Maharashtra Co-operative Societies Act 1960, the bye-laws of the Society and all the terms and conditions of the present Redevelopment Agreement are binding upon them.

h. Making application for membership (Appendix-2).

i. Furnishing an undertaking in the prescribed form (Appendix 4) to the effect that Developer Prospective Flat Purchaser shall use the flat for the purposes only as permitted by the Authority as would be appearing in the building plans that would be sanctioned.

j. Submitting cheque towards 12 months Maintenance Charges as Deposit with the Society and another cheque towards 3 months Advance Maintenance charges on admission as prospective members by such new purchasers. The Deposit amount shall be interest free and the same shall remain deposited with the Society.

k. The Developer hereby undertake to indemnify and keep indemnified the Society, Managing Committee of the Society and its members against any claims/disputes/litigation initiated by the Developer Prospective Flat Purchasers arising from any default on part of Developer or arising because of Developer sale proceeds or non-payment of taxes which are related to Developer's Activities and sale proceeds.

l. On the Developer Prospective Flat Purchasers becoming members of the Society shall have right to use and occupy the flats, so purchased by them from the Developer and

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avail of the facilities and amenities provided in the building and the open space in the compound of the Society in their capacity as new members.

3. SOCIETY'S UNDERTAKING

a) That the entire plot is in occupation and possession of society/member as owners thereof paying monthly rent/outgoings as per the bills raised by the Society and all the taxes as levied by the Corporation and any other Statutory Authorities in respect of the said property is paid till date and there is no outstanding or arrears of taxes as levied in respect of the said property.

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b) The Society shall make out a clear and marketable title to the said property free from encumbrances save and except, as stated hereinabove. However, the developer has option and right to investigate the Society's title to ascertain the clear and marketable title of the Society.

c) Society members will handover vacant possession of their existing premises before expiry of 30 days' notice given by the Developer after obtaining IOA of entire building from MHADA/MCGMand compliance of all conditions of IOA. by getting all concessions and sanctions passed from MCGM/MHADA and all other concerned authorities and the developer shall purchase, entire concessional and premium FSI, Zonal FSI as per IOA pertaining to entire Project and after

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execution of the permanent alternate accommodation agreements in favour of respective members.

d) On completion of the redevelopment project and after the full Occupation Certificate is obtained by the Developers for the new contemplated construction the Society and its members shall take re-possession of their new premises by the end of 30 days' notice given to the members for taking possession and after the end of 30 days the Developer shall not be liable to pay rent to existing members that delay the taking of the re-possession.

e) The Developer will duly complete the construction of the said New Building as per the terms of this presents with installation of all amenities, facilities, fixtures, fittings and specifications as mentioned in Amenities List and obtain the Occupation Certificate of the entire building within a maximum Period of 36 months and grace Period of 6 months from the date of the Society handing over to the Developer possession of 100% vacant property including flats and grounds.

f) The Society nor the existing member shall create any obstruction, objection in the process of re- development.

g) The Society covenants with the Developer that it shall on being advised by the Developer enroll and recognize the New Purchasers as its members and recognize them as allottees of the New flats/shops/offices, including the car parking spaces and thereupon, the New Purchasers shall be entitled to the same rights and benefits as that the Existing Members. Further,

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the Society covenants that it shall not charge any kind of fees or any other charges to the New Purchasers except Rs.600/- (Rupees Six Hundred only) i.e. Rs.500/-as share application money and Rs.100 as Membership Fees and stated hereinabove.

10.**The Developer have represented and covenants with the Society that:**

a) The Developer has capacity, expertise, skill and knowledge in commencing, implementing & completing redevelopment and rehabilitation in time.

b) That Developer has ample means, resources, and finance to complete the projects without any hindrance and lack of finance.

c) Developer has studied the viability of the project and is confident of completing the project in time.

d) Developer has verified the plot area and capability of receiving/loading TDR/FSI/FCFSI/LAYOUT FSI/PRO-RATA/FUNGIBLE and any other FSI.

e) After Registration of this agreement if any litigation arises due to act of Developer then it shall be defended by the Developer alone at Developer's cost and Developer undertake to indemnify the Society and its members for the same.The Developer agree to sort out any difficulty/problems encountered while developing the said property at their own cost and expense and the Society shall cooperate in this respect.

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f) That save as provided in this Agreement, the Developer shall not create or claim any right, title and interest or charge on the said property or transfer and/or assign any right of whatsoever nature accrued to them hereunder in favour of any third party without the prior written permission of the Society, the marketing and finance and related understanding and arrangements arrived at between the Developers and (1) Mr. Rajeev Kumar Agarwal and (2) Mr. Sanjeev Kumar Agarwal under the name and style of a registered Partnership Firm M/s. OM SAI EKDANT DEVELOPERS VIKROLI wherein the Developers and the AGARWALS are Partners, however the agreements made between the developer & M/s Om Sai Sai Ekdant Developers Pvt. Ltd., shall be of principal to principal basis and society not be responsible, liable, responsible for such agreements and the sole responsibility of the understanding and arrangement will be of Developers only The Developer will have the right to construct the new building and Developer's shall sell and handover saleable portion to the prospective purchasers, save and except the financial partnership as above the Developer cannot transfer the Development Right to any third party.

g) Nothing herein contained shall constitute a Partnership or any Joint Venture Relationship between the Society and the Intending Developers nor the Intending Developer shall in

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any manner incur or create any obligation on behalf of the Members or the Society

h) The legal Ownership of the said Property shall always belong to the Society.

i) That the Developer confirms that the time for the payment of the consideration amount, fulfillment of terms and completion of construction by the Developer to the Society and/or its members as per the said Agreement which is set out herein shall be the essence of the Contract subject to the Society and/ or the members complying with the terms of this Agreement;

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j) The Common terrace and Void Areas, Refuge Areas, lobbies, passages constructed and / or created on Society's property shall be Society's common property.

k) The elevation of the entire building shall be similar and there shall not be any difference in the materials used and amenities provided by the Developer as compared to the existing member's premises and Developer's saleable area except the internal amenities of free-sale flats. The amenities for common areas shall be same for the Members Premises and the Developer's Premises.

l) The Developer undertakes that the Developer shall in no manner deviate from the terms of the Development Agreement, and sanctioned plans of member premises and shall allow the Societies' Managing Committee any consultants to inspect and verify the same.

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m) That the Developer shall procure separate water and electric line for carrying on construction on the Society's Property and the Developer shall be liable to clear all the dues of such water and electricity lines before handing over possession to the Society

n) Under no circumstances, either the Society or any of the Members will be required to contribute any moneys for the development/construction work and they shall be handed over premises free of costs in the manner stated herein, except as agreed hereunder i.e. Deposits for Electric Meter.

o) Neither the Society nor any of the Members will be responsible in any manner for act of omission or commission of the Developer and the Developer alone shall be responsible for all their acts, representations, contracts, promises, assurances and omissions and for the same Developer keep indemnified the Society/members/and office bearers. The developer shall construct commercial cum residential building as per Policy letdown by the MHADA.

p) If there is any change in policy where the benefits get reduced after I.O D then the same shall not harm extra area or any consideration payable to the society or its members in any way and the Developer shall fulfill all commitments under this Agreement. In case of any positive/negative fluctuation in FSI/TDR before receipt of IOA then same will

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be dealt with as per mutual agreement between the parties hereto.

q) The Developer save and except the financial partnership arrangements under the name and style of M/s. Om Sai Ekdant Developers Vikhroli as stated herein before shall not assign their Development right to any third party for Redevelopment or otherwise. However the Developer can mortgage charge and lien their free sale components after receipt of Commencement Certificate, however the developers shall not mortgage society Plot and tenant area in any circumstances, it is further declare by the developer that, however in any case the society shall not have any responsibility, liability towards any third party agreement including Agreements between M/s. Om Sai Ekdant Developers Vikhroli,

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11. **DEVELOPERS UNDERTAKING:**

(a) The Developers will obtain all necessary permissions, authorizations, no objection letters etc for construction of new buildings on the said property of the Society from M.H.A D A Municipal Corporation and other authorities, if any at their own cost. The Developer shall also get the building plan duly sanctioned by the Municipal Corporation at their cost The Developer shall get the prior approval of the Tentative Plans from the Managing Committee of the Society and after approval,

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shall get the sanctions of the said Plan from the MHADA/MCGM /competent authorities.

(b) The Developer hereby agrees and undertakes that the Developer shall not sell the said proposed commercial premises for the purpose/ user of the activities like. restaurant. hotel and hospital, butcher shop, liquor shop, flour mill under any circumstance whatsoever in the new building.

(c) The Developers, in the course of demolition, erection and completion of the proposed new building shall ensure that the entire work is in conformity with the provisions of the Statutes applicable thereto and with the byelaws and the rules and regulations of the Corporation, M.H.A.D.A Act, D. C Regulations for Greater Mumbai, 1991 and/orDCPR-2034 Dated 21st September, 2018 and updated time to time as may be applicable, M.R.T.P Act or any other public body or local authority. or authorities having jurisdiction to regulate the same and shall throughout save harmless and keep the Society indemnified of, from and against breach of any provisions of law and all claims for the fees, charges, fines and other payments whatsoever which during the progress of the work or omission which may be noticed subsequently, may become payable or be demanded by the said authorities in respect of the said work or of anything done or caused to be done or omitted to be doth under the authority herein contained and shall generally and from time to time discharge and pay as from the date of last member vacating his / her premises all claims, easements,

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outgoing rates., rents, municipal taxes and other dues, duties imposed and. burden at any time hereafter chargeable against the owner or occupier by Statutes or otherwise relating to the said property or any building/s thereon as and when they shall become due and/or payable till the end of 30 days' notice given by Developer for accepting Permanent Alternate Accommodation and shall keep the Society indemnified of from and against the payment thereof.

(d) The Developers agree and undertake to pay, from the date of taking vacant possession of building till the handing over of possession of Permanent Alternate Accommodation in the newly constructed premises for use, occupation and possession of the Society, up to date taxes, levies, dues, property taxes ground rent / premium, taxes for land under construction, outgoings to the B.M.C. Collector, M.H.A.D.A. or any concerned authority in respect of the said property

(e) The Developers agree and undertake not to create any charge in any manner whatsoever on the said members flats and society property.

(f) The Developer shall not sell; create any charge or sale Refuge area in the new building as per the rules and regulations of M.C.G.M / CFO /MHADA guidelines. The Refuge area of the newly constructed building shall be used solely by the Society in case of emergency.

(g) The developers shall provide list of prospective members the purchasers of the Flats/shops/offices and Sale component Flats

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.../ premises to the society, and also undertakes to handover members flat first, on or before handing over the possession of Sale of the Flats in the newly constructed Building

(h) The Developer shall make arrangements including financial arrangements for all the FSI/T.D.R to be purchased / getting allotted from MHADA as per policy required for the development. The Developer shall make arrangement of FSI and take sanctions to the extent of 3 FSI+ Pro-rata + V P Quota + 35% Fungible of said plot and inform the same to the Society before the members of the existing society vacating the premises and shall not create any charge, liability on the Society or the Society land in any manner for making such arrangements nor will take any secured or unsecured loans by creating any charge on the Society or Society Land. The Developer shall purchase the requisite F.S.I/TDR in the Society's name and shall make the payment in full for the same and shall indemnify the Society for the same. The Developer shall provide the copy of such agreement of such FSI/TDR purchased to the Society as and when purchased.

(i) The Developer agrees and undertakes that he has no right to the land more particularly mentioned in the Schedule hereunder and the same belongs exclusively to the society and he has no right to mortgage the same

(j) The Developer shall provide Rain Water Harvesting project in the society which is mandatory as per D C Rules of

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MHADA/MCGM and one of the conditions for obtaining the O.C. from MHADA/MCGM.

(k) The Developers shall carry out the construction in accordance with the sanctioned plans using quality materials and in good workmanlike manner The Developers shall take appropriate precaution of the safety of the workers during construction The Society will not be responsible for any financial loss or loss of life / lives of any laborer / laborers due to any unfortunate mishap during the construction.

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12. Developer shall get the redevelopment project registered under RERA, as may be statutorily applicable. It is specifically agreed that it shall be sole and absolute responsibility of the Developer to comply with provisions of RERA and it is further agreed between the parties that Society and/or its Members shall not have any role in completing the project as a promoter or otherwise. Developer hereby undertakes to indemnify and keeps keep indemnified the Society, its members against any claim made against Society and/or its members under RERA or otherwise by any third party.

13. Upon having received the Occupation Certificate in respect of the New Building, the Developer shall, on behalf of the prospective purchasers, apply to the Society for admitting the prospective purchasers as Members of the Society and the Developer shall, therefore, give to the Society all the copies of Agreements executed with the prospective purchasers and execute all

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necessary documents, forms, applications, etc., and complete all necessary formalities required to be completed as per the bye-laws of the Society and all applicable laws, rules and regulations, for allotting to the prospective purchasers, the membership of the Society.

14. The Developer shall be liable to pay to the Society Maintenance charges in respect of the unsold flat from the date of Full Occupation Certificate (OC)/possession to members till said flats are sold and Developer Prospective Flat Purchasers are admitted as members of the Society.

15. Developers Proposed Flat Purchasers and/or existing Members shall against the security of their respective flats shall be entitled to take loan from any financial institution for purchase of Flat and/or additional area. They shall take such loan on principal-to-principal basis and the Society and/or other Members shall not in any manner be liable or responsible for the same. It shall be sole responsibility of the Developer through Developer Prospective Flat Purchasers to submit Agreement with the Society and after verification the Society will issue NOC for the purpose of obtaining Loan for purchase of flat or additional area and the Society hereby agrees and undertakes that it shall provide the NOC within a Period of 7 (Seven) days from the date of receipt of application and that the Society shall not un reasonably withhold the same. Once the loan is sanctioned the Society shall mark such flat as lien in their books.

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16. **The Developer undertakes to perform following responsibilities at their own cost:-**

a. The Developer shall at plinth level get entire plot of the Society treated with Pest Control for rodents, termite, white ants etc.,

b. The Developer shall at its own cost plant trees on the boundary of the building as per norms of the Tree Authorities.

c. The width of external walls shall be 6 inches and internal walls shall be 4 inches.

d. The Developer shall at their costs get the existing electric meters in flats, water meter and gas meters de-installed and reinstalled, and the Society and respective member shall cooperate in this respect. However the pending dues shall be borne and paid by the respective members.

e. The Developer will install/construct underground and overhead water tanks with submersible pump with automatic system for domestic MCGM water and overhead tank to be constructed 4 Ft above the flooring of the terrace and if that is not possible then hydronumatic water dispensing system in absence of overhead tank in the said newly constructed building.

f. The Developer shall provide top grade automatic lifts including one fire fighting lift, manufactured by Schindler and/or Otis and/or Mitsubishi and/ or Kone or equivalent

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brand. The Lifts shall have inbuilt ARD (Auto Rescue Device) system fitted therein.

g. The constructed portion including Developer's saleable portion will be part and parcel of the Society's Property after full OC, repossession to existing members in new building and on such further terms, as stated in this Agreement; however Society's members area shall always be part and parcel of the Society's Property.

h. It shall be sole responsibility of the Developer to sort out with any claims and/or disputes and/or litigation relating to the Redevelopment of the said Property till members are handed over with possession and if any claim arises after the members are handed over with possession which pertains to the construction Period then it shall be the Developer responsibility to clear the same at the Developers Costs save and except the litigation between members, Society and Developers.

i. The Developer shall furnish true copies of all the correspondences, documents/papers exchanged between them and the respective authorities of CFO, ELECTRIC, WATER, TAX RECEIPTS, PLANS, PERMISSIONS, Full Occupation Certificate, Commencement Certificate, Building Completion Certificate, etc. in respect of the redevelopment of the said property to the Society after completion of the construction work.

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j. It is expressly agreed by and between the parties hereto that the rights/benefits being granted hereunder by the Society to the Developer are personal to the Developer and (save and except the financial partnership under the name and style of M/s Om Sai Ekdant Developers Vikhroli) shall not be transferred, encumbered or assigned by the Developer to any person/s in any manner and under any circumstances whatsoever However the developer shall be entitled to appoint sub-contractors, investors, institutional investors, marketing companies, and construction companies for the purpose of development of the project. Mode of payment of such sub-contractors, sub-developers, investors may be monetary of related to area sharing out of the area of Developer's share at the sole discretion of the Developer. Irrespective of appointment of any agencies, contractors, partners or any other party, etc., the ultimate responsibility of finishing the project and handing over the keys of their newly constructed homes shall lie with the Developer only and as per the request of Society members, the keys of new home shall be handed over in presence of the Developer

k. The Developer further undertakes that the materials used for entire building shall be of the same quality.

l. It is agreed between the parties hereto that the ownership of the said Land and the new building/s constructed thereupon shall only vest in the name of the Society subject to the Developer's rights, claims and benefits incidental hereto

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under these presents in respect of the saleable premises It is further agreed between the parties hereto that the said Property is not transferred or intended to be transferred in favour of the Developer in any manner whatsoever, under this Agreement

m. The Proposed Building height shall not be more than 120 mtrs

18. EXECUTION OF POWER OF ATTORNEY AND DEEDS:

a) The Society and all its members shall give their fullest co-operation and provide all information to the Developers Also the Society has along with this present agreement executed irrevocable Power of Attorney in favour of **M/s. OM SAI SSS DEVELOPERS THANE and/or its Partners** to act jointly and/or severally, representing the Society to sign and execute all applications, affidavits, documents, plans etc. to be submitted to the Municipal Corporation of Greater Mumbai MHADA or any other statutory authority which is connected with the development of the said property securing such N.O.C. or permissions expeditiously and obtaining IOA, Commencement Certificate, Electric Supply, Water connection, Assessment Tax, Occupation Certificate as well as approaching city survey office, D I L R and other concerned authorities etc , all costs thereof to be borne by the Developers,

b) To dispose off/sell/transfer in Developers name on ownership basis the free sale premises in the building to be constructed on the said property to any person and on such terms as the developer may

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decide and to enter into agreement for sale; in their own name, issue mortgage NOC and discharge the receipt of amount, from time to time and to put the purchasers in possession thereof.

c) The said Power of Attorney shall not be revoked by the Society during the subsistence of these presents. However the power of attorney shall be subject to compliance of the terms and conditions of the development agreement. The Developer assures the Managing Committee of the Society that the Developer within the scope of Development Agreement shall only use Power of Attorney. The Society will not be liable to any loss or any other damages which Developer suffers in the course of use of such Power of Attorney by the Developer. It is agreed between the parties that Power of Attorney executed by the party of the First Part shall be automatically cancelled as soon as all the flat sold by the party of the second part to the intending purchasers and/or their admission as member of the society, whichever is earlier. As agreed, the said Power of Attorney shall be in co-existence and co-terminus with this Development Agreement.

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

19. FORCE MAJEURE CLAUSES FOR DEVELOPER

Notwithstanding anything stated herein, The Developer shall obtain permissions and sanctions from authorities and complete the construction and Redevelopment of the building within the stipulated Periodas mentioned herein. However, the Developer shall be entitled to extension on account of following force majeure event:

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a) War, civil commotion or act of God;

b) Any notice /notification, change in policy, order notification of the government and/or other public or competent authority

c) Any non- availability of building material of steel, Cement and sand

d) Statutory policy which restricts availability of FSI

e) Order/judgment/decree of any judicial/ quasi-judicial body or authority, which is for a Period of more than 6 (Six) months restraining the redevelopment of the said property at the instance application of the Society or its members or otherwise howsoever;

In case of any suit action litigation disputes being raised by or interest between the Society and/or its members and/or the Developer and if in such a litigation, the court grants an injunction or stay for a Period of more than 90 (Ninety) days then the Period of such litigation.

Upon cessation of such force majeure event, the Developer shall forthwith address a notice to the Society recording the fact of cessation of such event. The Period for performance of the obligation/s of the Developer as is/are delayed by reasons of occurrence of the force majeure event, shall stand extended by the Period commencing from occurrence of such force majeure event till the cessation thereof.

During the occurrence of force majeure events the Developer shall not discontinue rent or any such payment which the Developer is liable to pay under this Agreement.

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20. RIGHT TO RECEIVE DEBRIS AND SALVAGE:

It is hereby expressly agreed and understood that when the building /buildings on the said property of the Society is/are to be demolished during the course of development in accordance with this Agreement, the Developers shall be entitled to receive, dispose debris and salvage. The Developers shall carry out the demolition at their cost and the developors shall give prior written intimation well in advance intimating date of demolition, so as to enable the Society to make proper arrangement.

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

21. TIME FOR COMPLETION OF PROJECT:

a) No Objection Certificate from M.H.A.D.A. and from the receipt of MHADA NOC get approval from the Municipal Corporation/MHADA i.e. I.O.A from the concerned authorities within 90 days from the date of execution of this Agreement subject to Force Majeure. The authorized persons of, the society shall execute all the documents, deeds, affidavits and, applications and any delay being made to execute such documents and due to change in policy by MHADA or delay at the end of MHADA or force majeure the time mentioned herein above of 90 days shall automatically stand extended for the said delay being caused by the society. It has been agreed herewith that in case the Developer fails to obtain the approvals i e I. O. A. from the MHADA/Municipal Corporation as above then the Society shall extend said time limit with mutual consultation.

b) The Developers shall obtain Commencement Certificate within Period of 6(Six) months from vacating premises by all members

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and handing over vacant possession of entire Building to the Developers

c) The Developers shall complete the said construction activity, complete the Proposed flat of Members to be Constructed in the Building and put the members of the society in possession of their respective permanent alternate accommodation/s in the new building/s which are to be constructed within a Period of 36 months and six months grace from the date of granting of the Commencement Certificate by the Mhada/ Municipal Corporation of Greater Mumbai and upon all the members of the society vacating their existing premises. (The time being essence of this Contract)

d) The Developer shall construct residential premises for the existing Society members in the rehab component and Residential cum Commercial premises in the new building for sale and the society and its members shall not raise any objection for it.

22. GENERAL

a) The members of building have unanimously appointed a Managing Committee; they will be looking after the Development work of the building. If any member of the building has/have any grievance then he/they shall approach the Managing Committee only and only managing committee shall have right, to approach the developer for any redress if necessary. The Developers will negotiate with the managing committee only and not with individual members with respect of development work.

b) On and from execution of these presents, the Developers shall be entitled to deal with the members for the purposes of

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redevelopment of the said Property and for that purpose to enter into any agreement or arrangement with the members. In the event any member vacates/ surrenders or transfers (by society charging transfer fees) the premises in his possession during the Period of reconstruction the transfer shall be effected by the society as per the rules made by the said Authority in that regard in addition to the rules made by Maharashtra Co-operative Society's Act. In case this agreement will be binding upon the purchaser of the flat, also society will intimate and obtain a formal NOC from to the Developer with respect to the same, and the Developer should make necessary changes for the same and allot the permanent alternate accommodation accordingly in the name of new purchaser and the Developer shall not unreasonably withhold and for such transfer no further payment shall be made to the Developer. It shall be Societies Duty to get NOC from the new incoming member that he/she shall abide with terms of present agreement and shall not obstruct in the redevelopment process. It is agreed between the parties that if any member sold his flat during the Period of Re-development, the new member / purchaser shall be entitled for all the benefits such as rent, hardship compensation allowance etc. given to the existing member.

THE SEAL OF THE SUB REGISTRAR KURLA-2
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c) The Developer shall give first preference to the members of the Society at the time of opening the rate for booking in the sale component and shall give 10 % discount to the members buying in their relative's names. The discount may be availed in case of purchases made by the members themselves but shall not be

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availed in the names of the friends of the members of the Society. It is clarified that such offer shall remain open only for 1 month after the Developer opening the booking and shall be limited to 25 residential flats that may be purchased by the relatives of the existing members and for exchange of 15 flats of bigger areas with the flats of the area as per entitlement for the existing members.

d) The Developers shall be entitled to enter into any agreement for sale of the flats and allotment of stilt/ open parking space in the open market which may be constructed on the said Property in its own name, risk and responsibility and the Society agrees to confirm such Agreements through the constituted attorney herein agreed to be appointed without taking any responsibility and/or liability PROVIDED HOWEVER, the terms and conditions of said agreements for the Free Sale Flats shall not be in any way contrary to or inconsistent with the terms and conditions of this Agreement or the terms and condrtions specified in the permissions granted by any statutory or Municipal Authority or authorities or Court All costs, charges and expenses of and incidental to such agreements for sale on ownership basis including stamp duty and registration charges shall be the responsibility of the purchasers of such free sale flats or the Developer.

23. **EXECUTION OF TRANSFER/ASSIGNMENT OF LEASEHOLD RIGHTS:**

The Developers after the completion of the project and upon payment of all the amounts payable by the Developers to the SOCIETY and/or the Members of the Society, under these

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presents, will prepare necessary documents for the purpose of obtaining Sub-lease and/or conveyance from M.H.A.D.A. in the name of the Society for entire newly constructed flats, shops, units.

24. **CLARIFICATION:**

(a) Nothing herein contained shall constitute an agency or partnership or any joint venture relationship between the Society and the Developers and nothing herein contained shall authorize or empower either the Society or the Developers to incur or create or suffer to be created any obligation/s or commitment/s on behalf of the other. The Ownership of the said property shall always belong to the society subject to the development rights given to the developer.

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(b) Save and except area under the Rehab component specifically reserved for the existing Society members the Developers shall be entitled to sell, transfer and/or deal with the remaining flats/shops/offices, allot the balance car parking space stilt / open and all other areas for such use as may be permissible in law in their own name for such consideration and on such terms and conditions as the Developers may in its absolute discretion deem fit and appropriate the sale proceeds and income derived there for its own use and benefit and shall not be accountable to the society.

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(c) It agreed by and between parties hereto that the fresh plot Demarcation will be done by the Developers with their own cost and expenses and as per new Demarcated area of the said property, the Developer shall be entitled to consume, utilize the said F.S.I (3 MHADA FSI + Pro-rata + V P Quota + 35% Fungible) for the Re-development of the said property.

(d) It is also clarified that the terms and conditions of this agreement shall be valid and binding upon the successor or successors, survivors, administrators, assigns of or/and any change in the constitution of the managing committee of the society shall not affect terms and conditions of this agreement in any manner whatsoever

25. The height of each flat to be constructed by the Developer including Developer sale component shall be 2.9 metere clear height from slab top to slab top as per MCGM/MHADA norms and as shown in mutually agree proposed plan.

The Developers alone shall be responsible to rectify any structural or construction (Internal and External/ Civil, Mechanical, Electrical,) defect in the new building for a Period of 5 year from the date of handing over possession of the new flats in the said new building and shall attend to all the defects in construction including water proofing as may be pointed out by the concerned members/purchasers and it will indemnify and keep indemnified the said society in respect of any claim made on the said society by such members/purchasers

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26. The deposits/enhanced/differential deposits payable to the utility supply companies for supply or piped gas etc. shall be borne and paid by the Present Members of the Society only in respect of their respective utilities connections. The cost for the connection of the piped gas connection shall be borne and paid by the Developer's alone after the receipt of full Occupation Certificate.

27. It is agreed by the Members that at any time hereafter if any objection and/or claims relating to the ownership to the individual premises of the member is received, then such respective members shall at their own cost charges and expenses and risk remove and clear such objection and/or claims and shall at their own costs get in all outstanding estates and clear all defects, in title, such as claims by way of sale, exchange, mortgage, gift trust, inheritance possession, lien or lease or otherwise and deduce a marketable title to all the flats/premises on the said property and/or the said property.

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28. The developer undertakes that they shall not halt construction work without sufficient reason/or without any force measure, in spite of the plans being approved and all the required permissions obtained and all the existing members having vacated their respective premises and handed over possession thereof to the Developer.

29. The Developer shall give 30 days intimation in writing to the Society for shifting their members from Temporary Transit Accommodation to their newly built Permanent Alternate Accommodation after obtaining Occupation Certificate along with ready flats for

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possession and occupation with installation of all amenities and essential services such as domestic water supply (subject to certificate u / s 270A of MCGM Act), electric supply, drainage connection, and lift installation along with operation permission and the member shall in the said Period take possession of their new premises. It is agreed by and between the parties that after expiry of 30 days of the said intimation the Developer shall be entitled to stop paying monthly compensation of transit premises to the members of the Society.

30. The Developers shall, before handing over possession of premises to the said Existing Members of the Society, provide, in working condition basis, amenities of water connection from MCGM, Bore well connection, Electricity and Piped gas connection and lift. Before giving possession the Developers shall clear all the taxes, dues etc. payable to any statutory authority and any other party/parties and shall produce necessary clearance certificate.

31. The new building when constructed by the Developer and other amenities provided subservient to the main user of the said building so constructed on the said property shall ipso facto become the Ownership of the Society and its members including the new Purchasers of flats. On becoming members of the Society they shall thereafter have the right to use and occupy the flats, so purchased by them from the Developer and avail of the facilities and amenities provided in the building and the open space in the compound and the said Property as a whole of the Society in their

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capacity as members of the Society. The Developer shall initiate application for Building Completion Certificate.

32. The Developer alone shall bear and pay the property taxes, electricity and water charges, etc. chargeable during the Period of construction and till the date of offering possession of the new premises to the existing members as per terms of this presents.

33. The Developer shall facilitate and see to it that the Society's any three Committee Members /Society's Architect or their representative and/or consultant/s shall at all time have free access to the site, works and / or workshops, factories or other places where materials are being prepared or constructed for the Contract and also at any place where the materials are lying or from which they are being obtained. Any member of Society can visit construction site by giving prior intimation to Developer in writing through committee members

THE SEAL OF THE SUB REGISTRAR KURLA-2

34. Developer shall give every necessary facility to the Society's Managing Committee and their representative, for inspection examination and test of the materials and workmanship even to the extent of discontinuing portions of the work temporarily, or of uncovering or demolishing portions of finished work.

35. The Developer, the Society and the members shall be responsible for their respective tax liabilities of Income Tax, Capital Gain Tax and all other applicable personal taxes, if any, arising as a result of this Agreement save and except this, society/members will not be liable to any, Stamp duty/Registration Charges, GST or any other

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tax if any to be made payable on the Permanent Alternate Accommodation Agreements.

36. In case of death of any of the existing member during the redevelopment, the payments due to him/her by the Developers will be paid to the legal heirs of the deceased member or his/her first nominee. Name of the legal heirs of the deceased member / first nominee will be intimated by the Society to the Developer in writing.

37. It shall be the responsibility of the Developer to submit with the society pertaining to Property Tax, Assessment TAX for the purpose of calculations of the society

38. **EXPENSES FOR STAMP DUTY AND REGISTRATION, ETC:**

All out of pocket costs charges and expenses of and incidental to this agreement, General Power of Attorney, tripartite agreement and the Deed of lease / sub-lease or any other document and the documents which may be required to be executed in pursuance of this Agreement, agreement to be executed in pursuance hereof including Stamp Duty and Registration charges shall be borne and paid by the Developers alone. The Developer also undertakes to register the Development Agreement at their costs. All the Permanent Alternate accommodation agreement shall be registered by the Developer Stamp Duty and Registration charges shall be borne and paid by the Developers alone The Society and the Members hereby agree and accept that in the event, any Member of the Society fails to remain present at the time of registration of this Development Agreement inspite of receipt of reasonable notice from the Society/Developer, then that respective

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member shall be solely responsible for the payment of any arising stamp duty payment on his/ her/ their respective permanent alternate accommodation agreement.

39. **NOTICES**

All notices to be served on the DEVELOPERS in connection with this agreement shall be deemed to have been duly served on the DEVELOPERS if sent to the DEVELOPERS by PAID or HAND DELIVERY at the following address:

Sai Tirth Tower, Office 1/9, 1/6, 1st Fluor, Siddharth Nagar, Kopri Colony, Opp. Bara Bunglow, Thane (East) 400 603

Notice to the Society will be deemed to be the Notice to all the Members. All the notices to be served on the Society as contemplated by this Agreement shall be deemed to have been duly served if sent by Registered A.D. or HAND DELIVERY to the Society at the address specified below -

Kannamwar Nagar PREMANAND CHS.LTD.

Building No.254, Kannamwar Nagar -2, Vikhroli (E),

Mumbai 400 083

40. The Developers and the Society shall bear and pay the professional fees of their respective legal advisers in connection with the legal services and advice to be obtained by them in connection with the transaction herein contemplated and for the preparation and/or approval of this agreement and/or other documents as may be necessary to be executed.

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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41. If any parties hereto make willful default in carrying out the terms and conditions of this Agreement, the aggrieved partly shall be entitled to give 30 days' notice in writing intimating the other party the specific terms and conditions of which the breaches are committed and if the said breaches are not rectified within the notice Period then the aggrieved party has right to proceed against the other in competent Court of law for specific performance of this Agreement and/or for termination of the development agreement and recovery of damages sustained and expenses incurred.

Or

42. ARBITRATION:

In case of any disputes and/or differences arising out of these presents and/or its interpretation and/or construction thereof, the same shall be referred to two arbitrator's one appointed by the Society and another appointed by the Developers and the said two arbitrators shall appoint the third arbitrator and the arbitration proceedings shall be conducted in accordance with provisions of the Arbitration and Conciliation Act, 1996 and the said proceeding shall be held in English language and the decision given by the arbitrators shall be final and binding on both the parties. The Arbitrations proceeding shall be held in Mumbai and the courts in Mumbai alone shall have jurisdiction in the matter.Liability of payment of Rental Compensation as stated herein shall continue during Arbitration Period upon the Developers.

The society herein declares that the society has not obtain MHADA offer letter for redevelopment of society building till date.

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the society and developer jointly declare and undertakes that in case of any additional FSI granted by MHADA and/or Concern development authority in respect of aforesaid property in such event the developer and society shall execute separate supplementary agreement to that effect and shall pay the appropriate stamp duty and registration charges on said supplementary agreement

SCHEDULE PROPERTY ABOVE REFERRED TO:

All that piece or parcel of land or ground admeasuring 780.26 Square Meters or thereabouts and the appurtenant Tit. Bit. admeasuring 585.65 sq. mtrs. from out land bearing Survey No 113, bearing CTS No 356(A), Village-Hariyali, Taluka- Kurla, along with structure standing thereon namely **KANNAMWAR NAGAR PREMANAND CHS.LTD.**, Building No.254 situated at Kannamwar Nagar -2, Vikhroli (E) Mumbai - 400 083, Mumbai Suburban District and bounded as follows:

On or towards the East : Bldg. No.136

On or towards the West :Play Ground (Mhatre Maidan)

On or towards the North :Bldg No. 253

On or towards the South : MTNL Office

IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective signatures on the day and the year first hereinabove referred

SIGNED AND DELIVERED By the within named Owner / Society

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KANNAMWAR NAGAR PREMANAND

CO-OPERATIVE HOUSING SOCIETY LTD(Bldg.No.254)

Though its office bearer

1) MR. KRISHNARAO SHANTARAM PAWAR

(Chairman)



2) MR. NAMDEV TUKARAM SAWANT

(Secretary)



3) MR. MAHESH DATTARAM GURAV

(Treasurer) Duly Authorized by the Society



4) MR. SHUKLESH VASANT MUNGEKAR (Member)

Pursuant To its General Meeting

Body held on .....

In the presence of .....

1.

2.

And



SIGNED, SEALED & DELIVERED

By the within named Members of KANNAMWAR NAGAR PREMANAND

CO-OP.HOUSING SOCIETY LTD (Bldg.No.254)

कन्नमवार नगर प्रेमानंद को-ऑप. हौ. सोसा. लि. मर्या. संस्था

अध्यक्ष

खजिनदार

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Sr.No.	Room No.	Name	Photo	Sign	Thumb
1.	10001	Bijwala Prakash Darekar			
2.	10002	Vijay Dattaram Parab			
3.	10003	Sandesh Krishna Patil			
4.	10004	Vatsala Pandurang Sawant		L.H.T	taken before me N.M. Sawant
5.	10005	Balkrishna Mukund Sawant			
6.	10006	Kiran Arjun Dhoble			

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7.	10007	Prakash Vithal Bandal			
8.	10008	Chabu Namdeo Ghorpade			
9.	10009	Sunita Sonaba Chavan			
10.	10010	Rajani Arjun Wadrale			
11.	10011	Arjun Ramchandra Wadrale			
12.	10012	Sharda Navindra Vitekar			

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13.	10013	Vinay Shreeram Karnik			
14.	10014	Vinod Atmaram Kale			
15.	10015	Rajesh Daji Sawant			
16.	10016	Anand Shankar Devkar			
17.	10017	Nandkumar Shankar Pangat		N.S. Bhat	
18.	10018	Shuklesh Vasant Mungekar			

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19.	10019	Girish Arjun Wadrale		Wadrale	
20.	10020	Mahesh Dattaram Gurav		Gurav	
21.	10021	Mangesh Madhukar Dhuri			
22.	10022	Vinod Gangaram Salvi		V. G. Salvi	
23.	10023	Suryakant Bhargav Kuveskar			
24.	10024	Vijay Hari Pajit			

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25.	10025	Yasmeen Harun Shaikh		यास्मीन ह. शेख	
26.	10026	Kalpana Krishnarao Pawar		श्रीमती कल्पना कृ पवार	
27.	10027	Ramesh Bhojraj Sawant		R Sawant	
28.	10028	Suresh Hiru Malusare			
29.	10029	Jaychandra Bedanand Mishra Through its POA AJAY J. MISHRA			
30.	10030	Suman Shankar More		सुमन शंकर मोरे	

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31.	10031	Keshavlal Nagindas Adam	
32.	10032	Bhakti Shashank Narkar Shashank Sharad Narkar	 
33.	10033	Vijaya Namdev Suryaji	
34.	10034	Sunita Mahesh Sarvade	
35.	10035	Vijay Sitaram Bhosle	
36.	10036	Siddhesh Vijay Bhosle	

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37.	10037	Prakash Khanderao Jadhav		P. K. Jadhav	
38.	10038	Pournima Mahadev Uparkar			
39.	10039	Shilpa Shrikant Choulkar			
40.	10040	Eknath Vasant Said			
41.	10041	Swapnali Jugal Shah Jugal Jayantilal Shah Through its POA HEMLATA J. SHAH			
42.	10042	Vandana Ganesh Rokade Ganesh Shankar Rokade			

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43.	10043	Shafiqua Mohammad Usuf Faazal Wala			
44.	10044	Vilas Sudkoji Mohite			
45.	10045	Vinayak Vithal Sawant			
46.	10046	Prakash Anant Dhuri			
47.	10047	Dilip Dattaram Redkar			
48.	10048	Pradeep Chandrakant Rane			

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49.	10049	Sunita Ashok Shinde			
50.	10050	Shridhar Janaji Balsaraf			
51.	10051	Anil Dattatray Bagul			
52.	10052	Ganesh Shankar Rokade			
53.	10053	Anant Namdev Ware			
54.	10054	Velukutty Vasan Nair Through its POA ANOOP H. NARAYANAN			

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55.	10055	Namdev Tukaram Sawant			
56.	10056	Maruti Nivrutti Bhise			
57.	10057	Shankar Gurunath Jawalkar			
58.	10058	Kedar Manohar Parulekar			
59.	10059	Kalavati Dattatray Zingade			
60.	10060	Pandurang Vinayak Sawant			

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61.	10061	Asha Sanjay Hole			
62.	10062	Jayaprakash Gopal Menon			
63.	10063	Manohar Devram Khaire			
64.	10064	~~Eknath Tukaram Satele~~ BALASAHEB C. TRIMBAKE RAOSAHEB T. TRIMBAKE			
65.	10065	Mira Tulsi Das Vikram Tulsidas			
66.	10066	Renuka Vitthal Shetty SONAL V. SHETTY			

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67.	10067	Subhash Shridhar Masurkar		S.S.Masurkar	
68.	10068	Chitra Jayprakash Dhande		C.J.Dhande	
69.	10069	Mahadev Soma Taral			
70.	10070	Sachin Dattaram Sherlekar		S.D.Sherlekar	
71.	10071	Mohan Govind Kamble			
72.	10072	Subhash Vasant Kadam			

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73.	10073	Ramesh Yashwant Arsule		R.Y.Arsule	
74.	10074	Dayanand Kashinath Yeshwante		D.K.Yeshwante	
75.	10075	Ashalata Kalyan Narvekar		L.H.T Taken befor me M.A.Sawant	
76.	10076	Kamal Shamrao Kamble			
77.	10077	Rupesh Rambhau Pawar		R.R.Pawar	
78.	10078	Nishika Nilesh Gudekar esh Rajaram Gudekar	 		

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79.	10079	Raghunath Vithal Pawar			
80.	10080	Tulshidas Hari Vasta			
81.	10081	Suvarna Dinkar Chaudhari			
82.	10082	Vishwanath Vithal Sawant			
83.	10083	Prerna Prabhakar Golwankar Dipti Deepak Tulsulkar			
84.	10084	Ulka Ashok Kamtekar			

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85.	10085	Harshada Harishchandra Shelar		H.H.Shelar	
86.	10086	Hemant Bhagwan Narvekar			
87.	10087	Kishor Savala Borade		Borade	
88.	10088	Shweta Subhash Borade		S.S.Borade	
89.	10089	Umesh Krishnarao Pawar			
90.	10090	Sunita Deepak Sonawane			

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91.	10091	Kashinath Raya Sawant Through POA Kalyani Kashinath Sawant			
92.	10092	Indumati Bhimdas Karanjkar Through POA Surya Kalidas Bhorudas Karanjkar			
93.	10093	Krishnarao Shantaram Pawar			
	10094	Ashok Ramdas Harkera			
95.	10095	Sharyu Shashikant Brid			
96.	10096	Ashok Sakharam Kamble			

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AND

SIGNED, SEALED & DELIVERED

by the within named developers

M/s. OM SAI SSS DEVELOPERS THANE



Through its Partners

MR. MANOHAR KATARIA,

MR. RUPESH DUSIJA



MR. NARESH DUSIJA



In the presence of

1. R.K
RAJEEV KUMAR AGARWAL

2. S.K Agarwal
SANJEEV KUMAR AGARWAL

For OM SAI SSS DEVELOPERS THANE

PARTNER

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