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Office of the
Collector of Stamps

Case No. Adj. 1100900/800/2022

Date ... 31.12.2022

Received from Shri. M/S. NSB Properties

ending at ...

stamp duty of Rs. (46,28,000/-)

vide Chauth No. ... Dated ...

Certified under Section 32(1) (b) of the

Bombay Stamp Act, 1958 that the full duty

of Rs. (46,28,000/-) has been paid

with which this instrument is chargeable has

been paid vide article No. ... of schedule.

This certificate is subject to the provisions

of section 53-A of Bombay Stamp Act, 1958.

THIS IS A TRUE COPY OF THE AGREEMENT

made at Mumbai this 20 day of

in the Christian Year Two Thousand Twenty Two BETWEEN (1)

SUREKHA SURYAKANT SARANGDHAR (PAN AAKPS1698C) (Aadhar

Card No. 780618104908) (2) SHAILA PRABHAKAR GORE, also known as

SHALINI PRABHAKAR GORE (PAN AJFPG7957E) (Aadhar Card No.

698155504266) and (3) SUDHIR MADHUKAR GORAY, (PAN

AACPG8205H) (Aadhar Card No. 205960029720), all adults, of Mumbai, Indian

Inhabitants, having address at Babool Cottage, House No. 5, Chitrakar Ketkar

Marg, Vile Parle (East), Mumbai 400 057, hereinafter referred to as "THE

OWNERS" (which expression shall, unless it be repugnant to the context or

meaning thereof, be deemed to mean and include their respective heirs, executors,

administrators, nominees and/or assignees) of the First Part,

CHANDRASHEKHAR SURYAKANT SARANGDHAR (PAN AAKPS1703J)

(Aadhar Card No. 810472401057), adult, of Mumbai, Indian Inhabitant, having

address at Babool Cottage, House No. 5, Chitrakar Ketkar Marg, Vile Parle

(East), Mumbai 400 057, hereinafter referred to as "THE TENANT" (which

expression shall, unless it be repugnant to the context or meaning thereof, be

deemed to mean and include his heirs, executors, administrators, nominees and/or

assignees) of the Second Part AND MESSRS. NSB PROPERTIES, a proprietary

firm having office inter alia at B-8, Bageshri, Shankar Ghanekar Marg,

Prabhadevi, Mumbai 400025, by the hands of their Proprietor GAUTAM

EKANATH THAKUR (PAN AAAPT3963D) (Aadhar Card No.

257904186530), adult, of Mumbai, Indian Inhabitant, hereinafter referred to as

"THE DEVELOPERS" (which expression shall, unless it be repugnant to the

context or meaning thereof, mean and include the Proprietor for the time being of

the said Firm and his/her heirs, executors, administrators, nominees and/or

assignees) of the Third Part:

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MRS. S. P. Gore

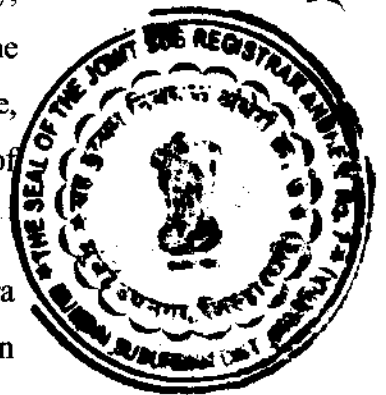
"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908."

*1) MH008907900202223E dt 7-10-2022

Def No. 000439357(202223 dt 7-10-2022

WHEREAS:-

- a) By, for the consideration and on the terms and conditions recorded in the Conveyance Deed dated 1st December, 1934 executed by DOCTOR SHIVRAM WAMANJI PATIL as the Vendor and (1) NARHARI BABULNATH GORAY, (2) DATTATRAYA BABULNATH GORAY, (3) WASUDEO BABULNATH GORAY, (4) PRABHAKAR BABULNATH GORAY and (5) MADHUKAR BABULNATH GORAY as the Purchasers, which Conveyance Deed has duly been registered in the office of the Sub-registrar of Assurances at Bandra, Mumbai under No. BND/1146 of 1934, the said Narhari Babulnath Goray, Dattatraya Babulnath Goray, Wasudeo Babulnath Goray, Prabhakar Babulnath Goray and Madhukar Babulnath Goray became full and absolute owners inter alia of the piece of land and ground, the present description whereof is more particularly given in the Schedule hereunder written and which piece of land and ground, shown delineated by thick boundary line on the plan hereto annexed and marked "Annexure 1", is hereinafter referred to as "the said Property";
- b) In due course, the said Narhari Babulnath Goray, Dattatraya Babulnath Goray, Wasudeo Babulnath Goray, Prabhakar Babulnath Goray and Madhukar Babulnath Goray together constructed on the said Property a structure having ground and one upper floor which structure ("the Present Structure" for short) has been named as "Babool Cottage";
- c) As is evident from the provisions recorded in the Consent Decree passed by His Honour Judge Shri K. M. Vakil on 17th July, 1957 in Suit No. 1004 of 1957 read with the statement filed by the aforesaid Shri Dattatraya Babulnath Goray, also known as Dattatrey Babulnath Gore, the undivided rights thus held by the said Dattatraya Babulnath Goray, also known as Dattatrey Babulnath Gore, inter alia in the said Property got extinguished and/or got released in favour of the rest of the aforesaid co-owners of the said Property;
- d) The aforesaid Wasudeo Babulnath Goray, also known as Ramchandra Baboolnath Goray and also as Vasudev Babulnath Gorey, died at Mumbai on 22nd July, 1972 leaving behind his Last Will & Testament dated 19th February, 1972, in respect of which Will the Hon'ble the High Court of Judicature at Mumbai in its Testamentary & Intestate Jurisdiction has granted to Mangala Suryakant Sarangdhar being one of the legatees named in the said Will Letters of Administration with Will Annexed in the T. & I. J. Petition No. 686 of 1973;



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- e) By an Indenture dated 30th April, 1977 duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. BOM./S/753 of 1977, the said Mangala Suryakant Sarangdhar transferred unto SUREKHA SURYAKANT SARANGDHAR being first of the Owners herein all the undivided rights, title, share and interests held by the aforesaid Wasudeo Babulnath Goray, also known as Ramchandra Baboolnath Goray and also as Vasudev Babulnath Gorey inter alia in the said Property;
- f) By a Deed of Release dated 30th April, 1977 and duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. BOM./S/752 of 1977, the aforesaid NARHARI BABULNATH GOREY released in favour of the aforesaid Surekha Suryakant Sarangdhar, Madhukar Babulnath Goray and Prabhakar Babulnath Gorey all the undivided rights, title, share and interests held by the said Narhari Babulnath Gorey inter alia in the said Property;
- g) The aforesaid Madhukar Babulnath Goray died intestate at Mumbai on 27th January, 2003 and in view of his wife, SUMATI MADHUKAR GORAY having died intestate at Mumbai on 18th October, 2004, all the undivided rights, title, share and interests held by the said Madhukar Babulnath Goray inter alia in the said Property have devolved upon his only son SUDHIR MADHUKAR GORAY who is his only legal heir and legal representative, being third of the Owners herein;
- h) The aforesaid Prabhakar Babulnath Gorey, also known as Prabhakar Babulnath Gore, died intestate at Mumbai on 20th September, 2011 and in view of SANDEEP PRABHAKAR GORE also known as SANDIP PRABHAKAR GORE, a bachelor, being the only son of the said Prabhakar Babulnath Gore, having died intestate at Mumbai on 28th September, 2008, all the undivided rights, title, share and interests held by the said Prabhakar Babulnath Gore inter alia in the said Property have devolved upon his wife SHAILA PRABHAKAR GORE, also known as SHALINI PRABHAKAR GORE who is his only legal heir and legal representative, being the second of the Owners herein;
- i) The Tenant herein CHANDRASHEKHAR SURYAKANT SARANGDHAR is the tenant of the Owners in respect of premises admeasuring about 340 sq.ft. of carpet area (hereinafter referred to as the "Tenanted Premises") in the Present Structure since the past several years and the Tenant has therefore been in possession of the Tenanted Premises.

- j) In the circumstances, presently whole of the said Property is owned by the Owners who collectively are seized and possessed of and even otherwise are

The said Property is owned by the		
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well and sufficiently entitled to the said Property, subject to the tenancy rights of the Tenant in respect of the Tenanted Premises;

- k) The total constructed area of the Present Structure is 126.80 sq. mtrs., i. e. to say 1364.88 sq. feet, of carpet area, out of which the Tenant is in possession of carpet area admeasuring 340 sq.ft. i.e. 31.59 sq.mtrs and the Owners are in possession of area admeasuring 1024.88 sq.ft. By mutual understanding between the Owners, each of the Owners herein is considered to be in possession and occupation of an area admeasuring 31.74 sq. mtrs., i. e. to say 341.63 sq. ft., of carpet area of the Present Structure;
- l) The Owners collectively have assured the Developers that neither the Owners nor their predecessors-in-title have given any rights of whatsoever nature to any other party/person/s in, or in any part of, the Present Structure and/or the said Property;
- m) The Developers showed their readiness and willingness to acquire from the Owners all the rights to develop the said Property by demolishing the Present Structure and by utilizing such F. S. I. including additional F. S. I. in the form of T. D. R. or Premium F. S. I. or any other benefit/s permissible under the rules for the time being in force in this behalf as can be permitted thereon by the Brihanmumbai Mahanagarpalika which such rights the Owners were ready and willing so to grant to the Developers on the terms and conditions mutually agreed upon between the Owners and the Developers;
- n) Pursuant to negotiations between the parties, the parties have agreed upon various terms and conditions upon which the said Property shall be developed by the Developers;
- o) In the circumstances, the parties hereto now are desirous of recording in the manner hereinafter appearing the terms and conditions mutually agreed upon in this behalf between the parties hereto.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:-

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The Developers do hereby declare and confirm that the Developers are aware of the development potential available in respect of the said Property. With such awareness on the part of the Developers, the Owners do hereby grant to the Developers and the Developers do hereby acquire from

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Mrs. S. P. Gore

5

the Owners the development rights in respect of the said Property being the property more particularly described in the Schedule hereunder written. It is hereby clarified that the right to develop the said Property hereby envisaged includes the right to utilise and/or consume not only the F. S. I. inherent to the said Property as per the rules and regulations for the time being in force as well as such other and/or further F. S. I. under any of the schemes permissible under the rules presently framed in this behalf by the authorities competent in this behalf including the Government of Maharashtra like Transferable Development Rights (T. D. R.) or Premium F. S. I. as also Fungible F. S. I. as permissible or any other FSI as per the DCPR for the time being in force as also the benefit of setback area FSI of the said Property permitted in any name whatsoever under any permissible law or under the regulation 33 (7), 33 (11) or 33 (14) or any other regulation/s including any sub-regulations of the DCPR 2034 as amended from time to time.

2. Prior to the execution hereof, the Developers have prepared required drawings, layout and plans for the redevelopment of the Property. The said plans, drawings, layout have been approved by the Owners as also by the Tenant and the flats to be allotted to the Owners as also to the Tenant as per the said plans have been mutually finalised between the Parties and the same have already been submitted by the Developers to the MCGM for approval in the name of the Owners. The parties hereto have signed 5 (five) copies of the floor-plans of the proposed construction for the sake of identification and one of the copies so signed has been delivered to each of the parties hereto for future reference. The Parties do hereby agree and confirm that not only during the process of obtaining IOD but even thereafter, the Developers shall be free to make in the said plans, drawings and layout such changes as the Developers may deem necessary PROVIDED no changes of whatsoever nature are made in any of the flats to be allotted to any of the Owners and/or Tenant without express prior written consent of the Owner/s and/or the Tenant to whom such a flat is to be allotted as is envisaged herein. The floor plans of the flats to be given to the Owners and the Tenant as is more particularly hereunder recorded are annexed hereto and marked Annexure "2", and form part of the plans of the proposed construction which are approved by the parties and have been submitted for approval with the Brihanmumbai Mahanagarpalika. The Developers do hereby confirm that the plans thus submitted to MCGM for approval are for construction of the new structure having stilts and eight (8) upper floors and that in case the Developers any time in future desire to either construct basement in place of stilts or construct floors more or less than eight



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Page 5 of 24

(8), the Developers first shall obtain written approval of the Owners in this behalf before submitting revised plans for approval to MCGM.

3. It is agreed by and between the Parties that the Developers at their costs shall obtain IOD for Basic Zonal FSI plus Fungible FSI thereon within a period of 2 (two) months from the date hereof. In the event of the Developers failing and/or neglecting so to procure such IOD within the said period of 2 (two) months from the date hereof, the Owners shall be entitled to terminate this Development Agreement by merely refunding the amounts paid by the Developers to the Owner Nos. 2 and 3 pursuant to this Development Agreement. In the event of the Development Agreement being terminated under this clause, neither any of the Owners nor the Tenant shall be liable to refund and/or reimburse to the Developers whole or any part of the costs, charges and expenses till then borne and paid by the Developers.

4. The Tenant has agreed to consent for the redevelopment of the said Property by the Developers as envisaged herein and for the purpose of such redevelopment, has agreed to vacate and handover the Tenanted Premises in lieu of the new residential flat agreed to be provided to the Tenant on ownership basis as recorded herein.

5. The consideration for the Owners so granting, unto the Developers such development rights in respect of the said Property and the Tenant for consenting for the redevelopment of the said property, as is hereinabove recorded has mutually been agreed as under:-

A. New Residential Flat to each of the Owners and Tenant as Permanent Alternate Accommodation :-

The Developers shall give to each of the Owners and the Tenant free of costs constructed area in the form of residential flat/s in the new construction hereby envisaged in lieu of the area presently occupied by the respective Owner and the Tenant in the Present Structure, the statement being Annexure "3" here giving the RERA carpet areas of the flats thus to be given and name of the

person to whom the respective flat is so to be given in addition to giving detail of the flat to be given jointly to the Owner No. 1 and the Tenant as recorded vide sub-clause C of this clause.

Within 30 days from the date of the receipt of the IOD as mentioned in Clause 10 below, the Developers at their own costs shall get stamped and shall execute with the respective Owner as also the Tenant a formal agreement for so

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Mrs. S. P. Gore

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allotting free of costs the respective flat/s to the respective Owner and the Tenant. None of the said formal agreements will contain any provision/s contrary to and/or inconsistent with the provisions hereof. The flats so to be allotted free of costs to the Owners and the Tenant as also the flat recorded in sub-clause C of this clause collectively are hereinafter for the sake of convenience referred to as "the Owners' Flats" while all the remaining flats in the construction thus proposed on the said Property are hereinafter referred to as "the Developers' Flats". Consequential upon the Developers so having agreed to allot to the Owners and the Tenant the flats as is recorded inter alia in this clause, the Developers shall also allot to each of the Owners as also to the Tenant free of costs one covered car-parking space in the new construction hereby envisaged, the parking spaces thus to be allotted to the Owners as also to the Tenant hereinafter for the sake of convenience collectively being referred to as "the Owners' Parking Spaces". Each of the parking spaces thus comprised in the Owners' Parking Spaces shall be large enough to accommodate at least a sedan car. All the remaining covered car-parking spaces available on the said Property upon redevelopment thereof as is hereby envisaged are hereinafter referred to as "the Developers' Parking Spaces". It is hereby expressly agreed and recorded by the parties hereto that since the parking spaces that thus shall be available on the said Property upon redevelopment thereof shall be stack-parking or puzzle-parking, it will not be possible to identify individual Parking Spaces constituting the Owners' Parking Spaces as also the Developers' Parking Spaces.

B. Consideration in the form of Hardship Compensation payable to the Owner No. 2 and Owner No. 3 :-

Hardship Compensation of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only) shall be payable to the Owner No.2 and Owner No. 3 in equal shares i.e. Rs. 1,25,00,000/- payable to Owner No. 2 and Rs. 1,25,00,000/- payable to Owner No. 3. Out of the said sum, the Developers simultaneously with the execution hereof have paid to the Owner No. 2 and Owner No. 3, a sum of Rs. 25,00,000/- (Rupees Twenty five lakh only) each (subject to TDS as applicable), making an aggregate amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) paid to the Owner No. 2 and Owner No. 3, payment and receipt whereof the Owner No. 2 and Owner No. 3 do and each of them does hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit, release and discharge the Developers for ever. The Developers



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Page 7 of 26

shall pay to the Owner No. 2 and Owner No. 3 the next installment of hardship compensation in the sum of Rs. 25,00,000/- (Rupees Twenty five lakh only) each, aggregating to the sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) on or before 31st March, 2023 or within 5 (five) months from the License Date, whichever is earlier, and the subsequent installment of hardship compensation in the sum of Rs. 25,00,000/- (Rupees Twenty five lakh only) each, aggregating to the sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) within 7 days from the date on which the Developers complete the R. C. C. work of the new structure thus proposed to be constructed on the said Property OR within a period of 14 months from the License Date as is hereunder defined, whichever is earlier, while the balance amount of the said hardship compensation being in the sum of Rs. 50,00,000/- (Rupees Fifty lakh only) to the Owner No. 2 and Owner No. 3 each aggregating to the sum of Rs. 1,00,00,000/- (Rupees One crore only) shall be paid by the Developers within 7 days from the date on which the Developers complete the construction of the new structure thus proposed to be constructed on the said Property OR within a period of 26 months from the License Date as is hereunder defined, whichever is earlier.

C. Additional Residential Flat at Concessional Rate jointly to the Owner No.1 and the Tenant:-

As the consideration payable by the Developers to the Owner No. 1 and the Tenant, the Developers shall provide jointly in favour of the Owner No. 1 and the Tenant an additional residential flat admeasuring 76.52 sq. mtrs. i. e. 823 sq. ft. RERA Carpet Area in the proposed new building for a lump sum monetary consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs Only) payable simultaneously upon the possession of the New Residential Flat being handed over to the Owner No. 1 and the Tenant. The Developers have agreed to provide this Residential Flat at a concessional rate to the Owner No. 1 and the Tenant as the Owner No. 1 and the Tenant are not being paid any hardship compensation. The formal agreement even for this flat shall be executed alongwith the formal agreements for the flats to be allotted as per Clause No 5 (A) above. The Developers shall also allot, out of the Developers' Car

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Parking Spaces, one Car Parking Space alongwith the Additional Residential Flat agreed to be allotted jointly in favour of the Owner No. 1 and the Tenant. As is mentioned above, the locations of the residential flats so to be allotted as per Clause Nos. 5 (A) and 5 (C) above, have been tentatively identified on the plans of the proposed construction submitted for approval

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with the Brihanmumbai Mahanagarpalika, and the details thereof are given in the statement annexed hereto and marked "Annexure 3". Further, each of the flats so to be allotted to the Owners and the Tenant as per Clause No. 5 (A) or 5 (C) above shall be complete with the amenities/specifications more particularly set out in the statement annexed hereto and marked "Annexure 4" without any of the Owners and/or the Tenant having to pay any separate consideration for the said amenities/specifications.

7. The parties have specifically agreed that all the flats/units to be housed in the proposed construction shall be exclusively for residential user and that the terrace above the proposed construction shall be kept open to all the occupants of all the flats/units in the said construction to the end and intent that no part of the said terrace shall be sold/allotted to the purchaser/s/allottee/s of any of the flats/units in the said construction. Further, the Developers shall not install and/or cause to be installed any type/s of mobile towers and/or similar gadgets and/or hoardings either on the terrace of the proposed new building or on any other part of the said Property. Further, floor-to-floor height of each of the flats in the new building hereby envisaged shall not be less than 2.95 meters, i. e. to say 9.64 feet.

8. Simultaneously with execution hereof, the Owners have executed in favour of the nominee of the Developers a General Power of Attorney. The said General Power of Attorney enables the Developers to commence, continue and complete the development work of the said Property. The said General Power of Attorney shall be co-extensive and co-terminus with these presents.

9. The Owners do hereby expressly agree, undertake and declare that after the execution hereof, the Owners shall not, except at express written request to be in this behalf made by the Developers, create any tenancies and/or any rights similar to tenancy and/or any other encumbrances in any part of the said Property and/or the Present Structure.

10. As is mentioned hereinabove, the Developers shall within a period of 2 months from the execution hereof procure from Brihanmumbai Mahanagarpalika the I. O. D. for the Basic Zonal F. S. I. plus Fungible F. S. I. required for commencing the construction of the new construction thus proposed on the said Property. Within 4 (four) weeks from the date of receipt of such I.O.D. for the Basic Zonal F. S. I. plus Fungible F. S. I. thereon, each of the Owners as also the Tenant shall completely vacate the said Property alongwith the part of the Present Structure presently in possession and



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बदर - १६		
Page 9 of 26		
१०६६४	२१	१३६
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occupation of the respective of the Owners and the Tenant and shall shift to any temporary alternative accommodation to be arranged by the respective of the Owners and the Tenant, the only liability of the Developers in this regard being to pay to each of the Owners and the Tenant the compensation in lieu of the temporary alternative accommodation as is hereunder recorded. The Developers do hereby expressly agree, declare and confirm that though the Developers shall commence paying to the Owners and the Tenant such compensation in lieu of the temporary alternative accommodation with effect from the date on which the Owners and the Tenant shall have vacated the Present Structure, the physical possession of the Present Structure shall continue to be with the Owners and the Tenant in the same manner as is existing on the date hereof although after the Owners and the Tenant so having vacated the Present Structure, the Developers shall be entitled to enter upon the said Property for the limited purpose of securing the said Property from trespass as is herein provided. The Developers further do hereby expressly agree and undertake to arrange at their own costs and within the aforesaid period of 4 (four) weeks from the date of receipt of I.O.D. for the Basic Zonal F. S. I. plus Fungible F. S. I., necessary security personnel and also to get installed CCTV system to protect the said Property against trespass, theft and/or squatting after the Owners and the Tenant so have removed themselves from the Present Structure. It hereby is further agreed, declared and confirmed by the Developers that even in the event of the arrangement hereby recorded being terminated by the Owners in the circumstances hereunder recorded, the Developers shall not claim from the Owners as also the Tenant refund/reimbursement of whole or any part of the expenses which the Developers till then shall have incurred for so protecting the said Property.

11. Within a period of 6 (six) months from the Present Structure being completely vacated by the Owners and the Tenant as mentioned in Clause 10 above, the Developers shall obtain Full I. O. D. required for due completion of the entire new structure thus proposed on the said Property after purchasing and loading on the said Property whole of the TDR and all other permissible F. S. I. required for duly completing the entire construction thus proposed on the said Property. In the event of the Developers failing and/or neglecting, on any ground whatsoever, so to obtain Full I. O. D. as is hereby envisaged within the period herein stipulated, the Owners shall have full right and absolute authority to terminate this Agreement by giving to the Developers an intimation in this behalf. In the event of the Owners so exercising their such right, the Developers shall not be entitled to claim from any of the Owners



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and/or the Tenant on any ground whatsoever any part of the expenses which till then shall have incurred by the Developers in connection with the proposed redevelopment of the said Property as is envisaged inter alia by these presents.

12. Immediately upon the Developers giving to the Owners and the Tenant a certified true copy of the Full I. O. D. in respect of the proposed redevelopment of the said Property as is hereby envisaged, the Owners and the Tenant shall hand over to the Developers vacant physical possession of the Present Structure as also of the said Property. In the event of the Owners and the Tenant failing and/or neglecting so to hand over such vacant physical possession of the Present Structure as also of the said Property within a period of 7 days from the date of the Developers so giving such a certified true copy of the Full I. O. D., the Developers shall be deemed so to have been handed over such vacant physical possession of the Present Structure and of the said Property immediately upon expiry of the said period of 7 days. The date on which such vacant physical possession of the whole of the Present Structure and of the said Property is so handed over, or is so deemed to have been handed over, to the Developers shall hereafter be referred to as "the License Date". On or after the License Date but not before that, the Developers shall be entitled to demolish the Present Structure and to proceed with construction of the new structure/s proposed by the Developers on the said Property. It however is hereby confirmed that though the physical possession of the said Property shall so be handed over to the Developers, the legal possession of the said Property shall continue to remain with the Owners alone. It hereby is further confirmed that the Developers shall be bound and liable to observe and follow all applicable laws, rules and regulations of all concerned Authorities during the course of constructing the new structure hereby envisaged. Further, all the costs, charges and/or expenses necessary for commencing and completing the construction hereby envisaged including the cost of providing various amenities to the flats to be constructed in the proposed construction as well as of procuring various permissions necessary for commencing and completing the proposed construction like I. O. D., Commencement Certificate/s as also Occupation Certificate/s and Building Completion Certificate/s shall be borne and paid by the Developers alone without making the Owners and/or the Tenant liable and/or responsible in this behalf in any manner whatsoever.

13. The Developers shall pay to each of the Owners as also to the Tenant a sum calculated at the rate of Rs. 100/- per month per foot of the area of the tenement in the Present Structure presently occupied by the respective Owner as also the Tenant as is hereinabove recorded as compensation in lieu



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Page 11 of 26		
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of the temporary alternative accommodation, which the Owners and the Tenant may have to arrange for themselves, the said sum so being paid irrespective of the expenses actually incurred by the respective Owner/s and the Tenant in this behalf. The payment of such compensation shall so be made by the Developers with effect from the date on which the Owners and the Tenant vacate the Present Structure till the date on which the Developers hand over to the Owners as also to the Tenant vacant physical possession of all the flats comprised in the Owners' Flats as is hereby contemplated. Upon the Owner/s and the Tenant giving to the Developers a written intimation of their so having vacated the Present Structure, the Developers shall pay to the respective Owner/s and the Tenant the amount representing such compensation for 6 (six) months and shall simultaneously hand over to the respective Owner/s and the Tenant 3 post-dated cheques, each cheque being for the sum, representing such compensation for 6 (six) months and bearing the dates after expiry of 6 months, 12 months and 18 months respectively from the date of the written intimation that so shall have been given by the Owners and the Tenant to the Developers with the understanding that if the Developers hand over to the respective Owner/s and the Tenant possession of the permanent alternative accommodation, complete with Occupation Certificate, before expiry of the said period of 24 months, the said Owner/s and the Tenant shall return to the Developers the amount representing such compensation for the unexpired period while if the Developers are unable so to hand over such possession of the permanent alternative accommodation, complete with Occupation Certificate, within the said period of 24 months, the Developers shall continue to pay such compensation till the Developers so hand over to the respective Owner/s and the Tenant such physical possession of the respective permanent alternative accommodation. At the time of so paying to the Owners and the Tenant the first installment as aforesaid for such compensation in lieu of temporary alternative accommodation, the Developers shall also pay to the respective Owner and the Tenant (i) an amount equivalent to one month's rent/compensation computed as above as reimbursement of brokerage charges which might have to be paid for procuring temporary alternative accommodations as is hereby envisaged and (ii) a fixed sum of Rs. 20,000/- as reimbursement of expenses the respective of the Owners and the Tenant may have to incur for shifting from the Present Structure to the temporary alternative accommodation which thus shall have been arranged by the respective Owner/s and the Tenant and from such temporary alternative accommodation to the permanent alternative accommodation envisaged by

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these presents, the said sums so being paid irrespective of the expenses in this behalf actually incurred by the respective Owner/s and the Tenant. The Developers further agree to complete construction of the new structure hereby envisaged and to apply for the requisite Occupation Certificate in respect of the proposed new structure within 24 months from the License Date.

14. After having procured Commencement Certificate in respect of the new construction thus proposed on the said Property but not prior thereto, the Developers shall be entitled to sell, transfer and dispose off and/or to mortgage and/or otherwise encumber any and/or all of the Developers' Flats as also the Developers' Parking Spaces and/or the rights of the Developers in respect thereof for such consideration and upon such terms and conditions as the Developers may deem fit, proper and necessary without having to make any references of whatsoever nature to the Owners and to sign and execute all such documents and writings as may be required in respect thereof. The entire consideration money to be received in this behalf shall belong to the Developers absolutely. As consequential to such rights of the Developers, the Developers shall be entitled to issue any letters, No Objection Certificates etc. as also shall be entitled to execute such documents as may be necessary in this behalf like Mortgage Deed, Memorandum of Deposit of Title Deeds and/or any other papers after having duly paid the stamp-duty on all such document/s, and shall be entitled to lodge all or any of such documents for registration in the office of the concerned Sub-registrar of Assurances and pay if necessary registration fees in this behalf, admit execution of such document/s, receive the same back after due registration thereof or give letter of authority to any other party for collecting such document/s after due registration thereof and to hand over the same to the person/s and/or parties entitled to the custody thereof as also to pass valid and effectual receipts for consideration to be received in this behalf. For any of such transaction mentioned above the Developers alone shall be responsible and in no case the Owners will be liable and the Developers shall indemnify and keep indemnified the Owners in this behalf against all actions, suits, costs, charges and expenses etc. by any party whatsoever.

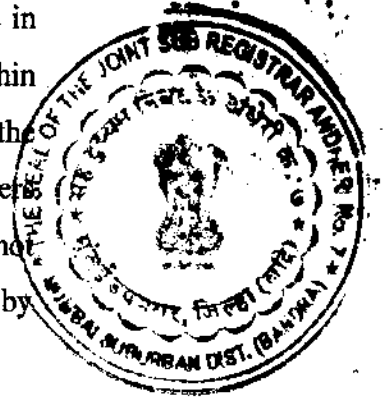
15. The Developers agree to complete entire R. C. C. work of the proposed construction within 12 months from the date of the Commencement Certificate hereby envisaged or within such extended time as the Owners may grant and to complete the entire construction hereby envisaged, and to apply for the Occupation Certificate in respect of the new structure hereby envisaged, within a period of 24 months from the date of the Commencement Certificate



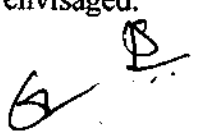
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बदर - Page 13 of 26		
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hereby envisaged or within such extended time as the Owners may grant. Notwithstanding generality of the provisions of the foregoing clause, the Developers do hereby agree and undertake not to sell and/or to otherwise deal with and/or dispose off the flat admeasuring 68.96 sq. mtrs., i. e. to say 742 sq. feet, of RERA carpet area and proposed to be situated on the 2nd floor of the new construction hereby envisaged ("the Security Flat" for short) till the Developers have completed construction of the new structure hereby envisaged and have applied for Occupation Certificate in respect thereof. In case the Developers fail so to complete R. C. C. work within the said 12 months or within extended period, OR to complete the construction of the entire new structure hereby envisaged and to apply for the Occupation Certificate in respect thereof as is hereby envisaged within the said period of 24 months or within extended period, the Owners shall have an option to complete construction themselves or through any other person/entity. In such an event the Security Flat can be sold/disposed off by the Owners on such terms and conditions as the Owners may deem fit and the Owners shall be entitled to utilize the entire sale-proceeds thereof for completing the construction of the Owners' Flats hereby envisaged and for obtaining Part Occupation Certificate in respect thereof. In the event of the Owners being required to invoke the provisions of this clause, the Developers shall not be entitled to enter upon the said Property during the period the Owners are so getting the said construction duly completed. In such an event, after the Owners have completed construction of the Owners' Flats, the Owners, within 15 days from receipt by the Owners of the Part Occupation Certificate in respect of the Owners' Flats, shall cause an account to be prepared of the expenses incurred by the Owners for so completing such construction of the Owners' Flats and in case the realization proceeds of the Security Flat are more than the expenses so incurred by the Owners in this behalf, the Owners shall return to the Developers such excess amount within 30 days from the date on which the Owners receive such Part Occupation Certificate. In the event however of the realization proceeds of the Security Flat are less than the expenses so incurred by the Owners in this behalf, the Developers shall be liable to reimburse to the Owners, within 15 days from the Owners submitting such a statement of account to the Developers, the excess amount so spent by the Owners and till the Developers so have reimbursed to the Owners the said amount, the Developers shall not be entitled to recommence construction of the rest of the new structure hereby envisaged.



बंदर - १२	
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16. The Development Potential of the said Property at present is 2.7 F.S.I.. In case any additional and/or further F. S. I. beyond the said 2.7 F. S. I. becomes available for consumption/utilization on the said Property on and after the execution hereof, the same will be available to the Developers for consumption but the profit derived from sale of the units constructed by utilizing such additional and/or further F. S. I., after deduction of all costs in respect of acquiring such additional F. S. I. and constructing such additional units will be shared between the Developers and the Owners in equal proportion wherein 50% will be the share of the Developers and 50% will be the share of the Owners. However, if any such increase in F. S. I. and/or T. D. R. or Premium F. S. I. becomes permissible on the said Property after the said Property is assigned/conveyed in the manner herein provided, the said increase shall belong to the Society that shall have been formed by the owners/Allottees of all flats/units in the new structure presently proposed on the said Property.

17. It is hereby expressly agreed and understood by and between the parties hereto that if any of the Owners and/or any of the nominee/s of the respective Owner/s to whom the Developers shall be allotting/handing over any of the flats as is envisaged by the provisions hereof desire to deal with, dispose off and/or otherwise create any third party rights in the flat/s to be allotted to the respective allottee/s, he/she/they shall be entitled so to do without obtaining prior written consent of the Developers in this behalf in which case such allottee/s shall be bound to hand over to the Developers a copy of the document/s so executed inter alia by the respective allottee/s for so creating any such third party rights alongwith an undertaking from the respective transferee/s and/or third party/ies as the case may be to duly discharge the obligations hereunder agreed to be discharged by the respective transferor/s.

18. Notwithstanding generality of the provisions of the foregoing clause, the Developers do hereby agree and undertake that the Developers will not offer possession of any of the flats and/or other units available to the Developers for sale in the new construction hereby envisaged as is herein recorded till expiry of the period of 30 days from the date on which the Developers offer to the Owners as also to the Tenant unconditionally the physical possession of the flats hereunder agreed to be given to the Owners as also to the Tenant or till the Developers hand over to the Owners and the Tenant possession of the said flats, whichever is earlier. The Developers further agree that the letter so offering possession of the said flats to the Owners shall be accompanied by a copy of the Occupation Certificate in



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बदर - १८		
Page 15 of 26		
१०६६४	२६	१३६
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respect inter alia of the flats so to be given to the Owners. The Developers further agree and undertake to ensure that before so offering to the Owners as also to the Tenant such possession of the said flats, the Developers shall remove from the said Property all temporary structures that the Developers, of course with prior approval of the concerned authorities, shall have erected on the said Property during the construction of the new structure hereby envisaged, including the structure/s erected for housing any of the workmen/labourers engaged for the construction of the new structure hereby envisaged and/or the structure/s erected for storing the construction material required for construction of the new structure hereby envisaged and/or site-office of the Developers to the end and intent that when the Owners as also the Tenant start occupying the new flats hereby envisaged, there will be no temporary structure/s on the said Property and/or any part thereof. The Developers further agree to ensure that access to the parking spaces that shall be allotted to the Owners as is hereby envisaged shall always be kept open and unobstructed. The Developers also agree and undertake to give to the prospective purchasers of the flats comprised in the Developers' Flats an express notice inter alia of this clause. It however is hereby clarified that notwithstanding generality of the provisions herein contained, the Developers shall be free to allow any of the purchasers of any of the flats comprised in the Developers' Flats to enter upon the flat/s so purchased by such purchaser/s for the limited purpose of interior work and/or furniture making.

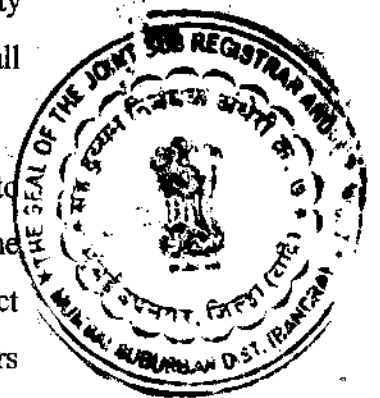
19. While computing the diverse time-limits hereinabove stipulated and to be on the part of the Developers observed for discharging various obligations hereunder accepted by the Developers, delay/s if any on account of reasons beyond the control of the Developers like Act/s of God and/or of the Enemy, riot/s, injunction/stay order/s from any Court/s and/or any other authority/ies competent in this behalf etc. shall be excluded.

20. The Owners shall be liable to pay the outgoings in respect of the Present Structure like Municipal taxes, water charges, N. A. Tax, electricity bills etc. till the License Date. All such outgoings after the License Date shall be borne and paid by the Developers.

बदर - १८		
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21. The Developers have already carried out investigation of title to the said Property inter alia by causing to be published in the news-papers of the choice of the Developers public notice/s inviting claims etc., if any, in respect of the said Property and have satisfied themselves about the title of the Owners to the said Property.

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22. If any clog is found on the title of the Owners to the said Property, the Owners shall get the same removed without putting the Developers to any expenses in this behalf.

23. After the execution hereof, the Developers shall be entitled to proceed with the proposed development of the said Property. After the License Date, the Developers shall be entitled to demolish the Present Structure and to appropriate the realization-proceeds of the resultant debris for the use and enjoyment of the Developers alone.

24. On and after the License Date, the Developers shall be entitled to put up their board and hoardings on the said Property disclosing the scheme for the development of the said Property.

25. Upon execution hereof, the Developers shall be entitled to enter and to remain upon the said Property including every part thereof through any of the employees, representatives and/or nominee/s of the Developers for the purposes of surveying the said Property, preparing a lay-out thereof if the Developers so desire and for the purpose of providing security on the said Property. After the License Date, the Developers shall further be entitled to demolish the Present Structure and to proceed with the development of the said Property as is hereby envisaged. With a view to enable the Developers to enjoy fully and effectively the rights in this behalf hereby being granted to the Developers, the Developers at the relevant time can -of course at their costs and with due permissions from Brihanmumbai Mahanagarpalika, if necessary-, get constructed on the said Property temporary structure/s so as to house the security and other personnel that might be engaged by the Developers in this behalf as well as to store the construction material required for developing the said Property. The Developers shall take utmost care not to disturb or cause inconvenience or nuisance to the neighborhood. All the risks, damages to the outsiders shall be the Developers' responsibility. The Developers shall be responsible to indemnify the Owners if the Owners suffer any loss or have to pay any amounts in this behalf.

26. For the purpose of duly developing the said Property in the manner envisaged inter alia by these presents, the Developers at their costs shall be entitled to appoint any Contractors, Sub-contractors and/or any other agencies. The Developers shall further be entitled to delegate to any such Appointee/s any of the powers hereunder acquired by the Developers. Further, the Developers shall at all times from the License Date till the date of Occupation Certificate hereby envisaged be required to keep all their labourers



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बदर - २८		
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inclusive of contractors and their labourers and supervisory staff inclusive of foreman, and visitors to the site etc. duly insured against all risks or workers compensation, insurance or by taking any other insurance that may be deemed necessary in law and the Developers shall alone be liable for the same under the Workman Compensation Act or any other law and the Owners as also the Tenant shall not be held responsible for any loss of life and/or damages.

27. While the construction of the new structure hereby envisaged is in progress, the Owners as also the Tenant personally and/or through any of their authorised representatives shall be free to visit the site for the purpose inter alia to inspect the speed as also quality of construction SUBJECT ONLY to the condition that such visit/s are made with prior intimation to the Developers and that such visit/s do not cause any interference and/or obstruction in the construction activities that might be going on at the relevant time.

28. The Developers do hereby agree, declare, record and confirm that the Defect Liability Period for the new construction hereby envisaged shall be 5 (five) years from the date of the Occupation Certificate while the warranty for waterproofing for the said new structure shall be for the period of 10 (ten) years from the date of waterproofing having been completed to the end and intent that any complaints in this regard during the said period shall be attended to and resolved by the Developers at their own costs. As far as all the Amenities provided by the Developers in the New Structure and the New Flats provided to the Owners and the Tenant are concerned, the Developers shall handover the Product Warranties for such periods as are provided by the various Product manufacturers to the Owners and the Tenant on completion of the Redevelopment Project.

29. The Owners do hereby declare that the Owners are absolutely entitled to all the rights, title, share and interests hereby agreed to be granted in the said Property and every part thereof and that the said Property and the Present Structure and every part thereof is free from all encumbrances and is not subject to any proceedings, lis pendens or attachments either before or after

and if any encumbrances, lis pendens or attachments are found existing, the same shall be cleared by the Owners at their costs and expenses expeditiously upon the Developers pointing out the same. The Owners do hereby further declare that neither the Owners nor any other person/s claiming



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on their behalf has/have prior to the execution hereof executed any Development Agreement and/or any agreement for sale, lease or assignment of the said Property or any part thereof and/or the structure/s standing thereon with any other person or persons or body corporate or received any earnest money or deposit from any person either disputed or admitted and no person is claiming any lawful right of easement or covenant in respect of the said Property or any part thereof which would prevent the Owners from executing these presents.

30. The Owners do hereby agree and undertake to sign such papers, applications or documents and to do all such acts, deeds and things as the Developers may require for the purpose of obtaining the necessary permission from all authorities concerned including Collector, Tahsildar and/or the Competent Authority constituted under the Urban Land (Ceiling and Regulation) Act, 1976 for development as also ultimate transfer of the said Property in the manner hereby contemplated, all the costs, charges and expenses in this behalf being borne and paid by the Developers.

31. The Owners shall give all necessary co-operation as may be needed by the Developers from the Owners for expeditious completion of the construction hereby envisaged.

32. The Owners do hereby declare that no notices (including any notice for acquisition or requisition or set-back) issued by any Government (Central or State) or by Brihanmumbai Mahanagarपालिका or any other local or Public body or authority in respect of the said Property or any part thereof have been served upon or received either by the Owners or any of their agents or representative or any other person on their behalf and that all previous notices and requisitions if any, have been duly complied with. It is however expressly agreed by and between the parties hereto that in the event of the Owners having concealed any such notice issued served or received as aforesaid either intentionally or accidentally, the Owners shall either comply with such a notice or shall refund to the Developers all the amount/s, if any, spent till then by the Developers in connection with the project hereby envisaged, as the Developers at the relevant time may call upon the Owners to do.

33. The Owners do hereby declare that:-

- a) There are no outstanding encumbrances, mortgages, liens, notices for acquisitions, requisition or set back, third party rights, easementary or other

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बदर - १८		
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rights or outstanding interest in or claim by any parties in the said Property nor is the said Property subject matter of any suit or attachment before or after judgment;

- b) No notification is issued under any ordinance Act, status, Rules, or Regulations (State or Central), affecting the said Property or any part thereof;
- c) Neither the Owners nor any of their predecessors-in-title nor any other persons claiming through, from or under them have, had or has granted any right of way or easement or license or any other right or rights to any other person or persons over the said Property or any part thereof nor has any such right become effective by prescription or otherwise howsoever and that none of the owner/s or occupiers of the adjoining lands or their tenants or any member of general public had or has lawful access to and upon the said Property including every part thereof for passing and repassing between any points within the said Property.

This Agreement is executed by the Developers relying upon the truth and strength of each of the aforesaid declarations of the Owners.

34. Since the Developers in the course of the development of the said Property as is hereby envisaged shall be paying to various authorities including Brihanmumbai Mahanagarpalika and electricity providers various deposits in connection with the proposed development of the said Property, the Developers alone shall be entitled to obtain and to receive refund of all or any of such deposits. In case the amount/s of any of such deposits is refunded by the concerned authorities in the name of the Owners, the Owners shall be liable to hand over all such amount/s to the Developers within seven days from the Owners receiving the same.

35. The transaction hereby envisaged shall be completed by the Owners executing in favour of the Developers and/or the nominee/s of the Developers including a co-operative housing society a conveyance of the said Property, the Owners joining in due execution and registration of such a Conveyance only after the Owners and the Tenant having received from the Developers physical possession of all the flats comprised in the Owners' Flats and all the parking spaces comprised in the Owners' Parking Spaces and after the Owners as also the Tenant having received from the Developers various amounts herein specified.

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36. All formal documents as also all other papers necessary for effectively completing the transaction hereby contemplated as is hereby

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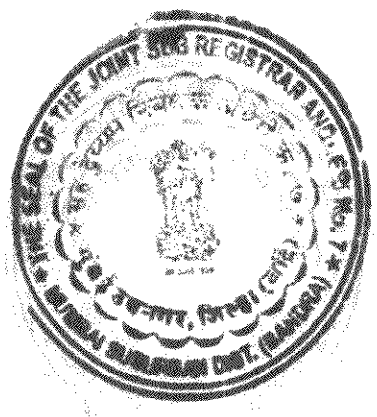
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envisaged shall be prepared by the Developers' Advocates or by the Advocates for the ultimate Transferee to be named in such formal document/s and the same shall be as per draft approved by the Owners. No objection however shall be taken by the Owners or by the Advocates for the Owners to any of the provisions of any such document/s etc. unless such provisions are expressly contrary to and/or are inconsistent with the provisions hereof. The Developers shall join as a Confirming Party to such a Conveyance.

37. The Developers, after completion of the development of the said Property in the manner hereby envisaged, will cause to be registered a Co-operative Housing Society of the allottees/purchasers of all the flats in the building constructed in the course of such a development as the Developers at the relevant time may consider proper. The Owners as also the Tenant shall accept the membership of such a Society in respect of the flat/s allotted to the respective party as is hereby envisaged by paying the Share Money and the membership application money as per the rules at the relevant time in force in this behalf. It however is hereby clarified that neither the Owners nor the Tenant shall be liable to bear and/or pay any amount/s towards the expenses of registering such a Society and/or towards the expenses for getting the said Property conveyed in favour of such a Society as is hereby envisaged.

38. Within a period of one month from registration of the co-operative housing society hereby envisaged, the Developers shall hand over to such a Society all the plans in relation to the new structure hereby envisaged including plans of the plumbing, electrical wiring etc. therein provided and shall also hand over the originals of various permissions/sanctions that shall have been obtained by the Developers in relation to the construction of the said new structure.

39. The Developers shall cause to be forwarded to the Owners or the Advocates for the Owners draft of the formal document/s hereby envisaged for completing due transfer of the said Property as also of the structure then standing thereon from the names of the Owners. The Owners shall within a period of one month from the Owners or the Advocates for the Owners -as the case may be- receiving such draft/s of the formal document/s intimate in writing to the Developers' Advocates suggestions, objections and/or comments, if any, of the Owners to the said draft/s. Any time after the approval of the Owners to such draft/s is so intimated to the Developers, the Developers shall cause such formal document/s to be duly engrossed. The transaction



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बदर - १८		
Page 21 of 26		
१०६६४	33	१३०
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hereby contemplated shall be completed upon execution of such formal document/s after the same is/are got duly stamped.

40. At the time of completion of the transaction hereby envisaged, the Owners shall be liable to hand over to the ultimate transferees of the said Property as is hereby envisaged all muniments of title in possession of the Owners relating to the said Property. The Owners at their costs shall also give to such ultimate transferee/s official or notarially certified copies of such of the documents which the Owners shall be entitled to retain with themselves in view of such documents covering any property other than the said Property in which case the Owners shall also give the usual covenant for production of all such title deeds. The Owners shall further at their costs also give to such ultimate transferee/s official or notarially certified copies of such documents relating to the said Property as may not be in the possession of the Owners.

41. The Co-Operative Housing Society that ultimately shall be formed by the owners/allottees of the flats/units in the said new building shall have such name as the Developers may deem fit without the Owners being entitled to object to the same in any manner and on any ground whatsoever.

42. The Developers shall complete the redevelopment project hereby envisaged in their own name without joining any other party/entity as a Joint Venture Partner nor shall the Developers assign the redevelopment project hereby envisaged to any other party/entity in any manner whatsoever.

43. Failure on the part of the Developers to duly discharge any of the obligations hereunder accepted by the Developers shall entail the Owners to claim specific performance from the Developers.

44. Failure on the part of the Owners to duly discharge any of the obligations hereunder accepted by the Owners shall entail the Developers to claim specific performance from the Owners.

वद १५-१८ The Stamp-duty and registration charges, payable in respect of these presents as also in respect of the formal agreements concerning the flats mentioned in Clause Nos. 5 (A) and 5 (C) above and the formal document/s, if any required by the Developers shall be paid by the Developers alone while the stamp-duty and registration charges in respect of the final documents required for the purpose of completing the transaction hereby envisaged shall be borne and paid either by the Developers or by the ultimate Transferee to be

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named therein. In case the Goods & Service Tax (GST) and/or Sales Tax and/or any other similar tax/es and/or levies are found to be payable on the transaction hereby envisaged including on the flats mentioned in Clause Nos. 5 (A) and 5 (C) above to be given to the Owners as also the Tenant as is herein recorded, whether payable on forward charge or reverse charge basis, the same shall be borne and paid by the Developers alone without exposing the Owners and/or the Tenant to any liability in this behalf.

46. Save as is expressly provided hereinabove, all other out-of-pocket expenses, if any, of and incidental to these presents will be borne by the Developers alone. The parties hereto shall bear and pay the professional fees of the Advisers, if any, engaged by the respective party. For the purpose particularly of this clause, the Advisers/Consultants engaged by the Developers as a Constituted Attorney of the Owners shall be considered to have been appointed by the Developers and the Developers alone shall be liable to bear and pay the fees and other charges payable to such Advisers/Consultants.

47. Any dispute or question in connection with any matter between the parties hereto and/or any person/s and/or party/ies claiming under and/or through the parties hereto, whether during the currency of this agreement or after the determination thereof, relating to the interpretation of these presents shall, unless decided otherwise by mutual agreement of the parties, be referred to the Sole Arbitration of Shri V. S. Jog, Advocate & Solicitor. Such arbitration shall be held at Vileparle (East), Mumbai and shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any other modified enactment for the time being in force in the Indian Union, and the Arbitrator's award shall be binding on the parties to the dispute.

IN WITNESS WHEREOF the parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land and ground situate, lying and being at Chitrakar Ketkar Marg, Vileparle (East), Mumbai 400057 within

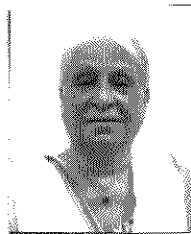


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बदर - ४६		
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Vileparle Town Planning Scheme No. II (1st Variation) (Final) bearing Original Plot No. 139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs. and bearing C. T. S. No. 1225 of Vileparle (East), Mumbai Suburban District admeasuring 493.3 sq. mtrs. as per City Survey records and bounded as follows, i. e. to say On or towards the North:- By 30 feet wide Public Road being Playground X Road No. 1, presently known as Chitrakar Ketkar Marg; On or towards the East:- By piece of land bearing F. P. No. 291 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1224; On or towards the West:- By piece of land bearing F. P. No. 293 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1226 and On or towards the South:- By a Public Play Ground presently known as Vaman Dubhashi Maidan and bearing F. P. No. 296 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1221.

SIGNED and DELIVERED by the
withinnamed THE OWNERS (i) SUREKHA
SURYAKANT SARANGDHAR, (ii)
SHAILA PRABHAKAR GORE, also known
as SHALINI PRABHAKAR GORE and (iii)
SUDHIR MADHUKAR GORAY in the
presence of



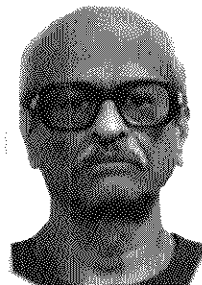
Sarangdhar



MRS. S.P. Gore

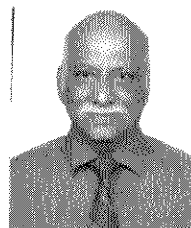


1. Yogesh C. More
2. Mugdha Waingankar



Sudhir M. Goray

SIGNED and DELIVERED by the
withinnamed THE TENANT
CHANDRASHEKHAR SURYAKANT
SARANGDHAR in the presence of



Sarangdhar

1. Yogesh C. More
2. Mugdha Waingankar

CS
Smr

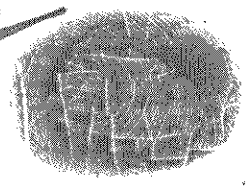
CS Mrs. S.P. Gore





SIGNED and DELIVERED by the
withinnamed THE DEVELOPERS MESSRS.
NSB PROPERTIES by the hands of their
Proprietor GAUTAM EKANATH THAKUR
in the presence of

[Handwritten signature]

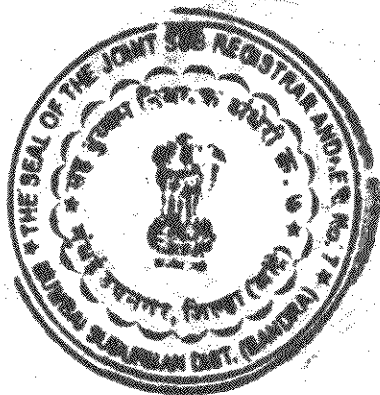


1. *[Signature]* Yogesh. C. More.
2. *[Signature]* Mangdha. Waingankar

[Handwritten mark]



बदर - २८		
90888	36	936
२०२२		



बदर - १८		
१७६६४	३८	१३७
२०२२		

RECEIVED of and from the withinnamed the DEVELOPERS, on
or before the execution of these presents, a sum of Rs. Twenty five
lakh only by Demand Draft No. 169324 dated 18/10/2022 issued
by the SBI branch of Shiraji Park in my favour OR by
RTGS/NEFT under UTR No. dated
 from the branch of to
my account.

Rs. 25,00,000/-

Witnesses:-

1. 
2. 

I say received.



(Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore)
Owner No. 2.

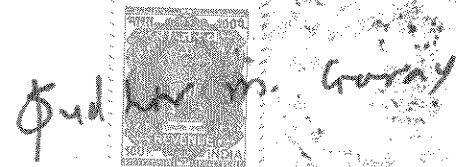
RECEIVED of and from the withinnamed the DEVELOPERS, on
or before the execution of these presents, a sum of Rs. Twenty five
lakh only by Demand Draft No. 169325 dated 18/10/2022 issued
by the SBI branch of Shiraji Park in my favour OR by
RTGS/NEFT under UTR No. dated
 from the branch of to
my account.

Rs. 25,00,000/-

Witnesses:-

1. 
2. 

I say received.



(Sudhir Madhukar Goray)
Owner No. 3.

