right, title and interest, to and in respect of a Plot of Land, admeasuring 423.86 sq. meters coupled with the proportionated set back area benefits to the extent of 96.89 sq. meters affected under D. P. Road, bearing Survey No. 11, Hissa No. 3 (Part) and City Survey No. 260A & 262, 262/1 to 6 (Part) of Village - Mogra, Taluka - Andheri, District - M.S.D., situated at Natwar Nagar Road No 5, Jogeshwari East, Mumbai - 400 060, (hereinafter referred as **"THE SAID PLOT OF LAND"**) together with a Bin-Bin building (containing 20 residential flats) standing thereon, (hereinafter referred as **"THE SAID OLD BUILDING"**). Hereinafter the said Plot of Land along with the said Bin-Bin building standing thereon shall be collectively referred to as **"THE SAID SOCIETY PROPERTY"**. The Copy of the Index-II of the registered Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019, bearing Registration No. BADAR/18/15249/2019 is annexed hereto and marked as **Annexure – "A"**;

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AND WHEREAS, by virtue of a duly adjudicated, stamped and registered Deed of Rectification dated 15th March 2022 bearing Registration No. BADAR/18/4725/2022, Mr. Kailash Jable, the District Deputy Registrar Co-operative Societies (3), Mumbai and the Competent Authority have duly rectified the area of the said Plot of Land from 423.86 sq. meters to 509.78 sq. meters and other typographical errors in the said Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019. The Copy of the Index-II of the registered Deed of Rectification dated 15th March 2022 bearing Registration No. BADAR/18/4725/2022 is annexed hereto and marked as **Annexure – "B"**;

AND WHEREAS, the then developer had constructed the building known as "BIN BIN APARTMENT" comprising of 1 (ONE) wing consisting of Ground plus Four (G+4) upper floors having total 20 flats on the portion of the said property viz.

Society through its Chairman	Secretary	Treasurer	The Developers through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13. B.S. Garwadkar	14.	15.	16.
17.	18.	19. V.D. Salunke	20.

all that piece and parcel of land bearing CTS No. 260/A, CTS No. 262, 262/1 to 6, admeasuring 509.78 sq. mtrs. coupled with the proportionate set back area benefits to the extent of 96.89 sq. meters, of Village - Mogra, Taluka - Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situate, lying and being at Natwar Nagar, Road No. 5, Jogeshwari (East), Mumbai-400 060 and had sold and handed over the possession of all the flats on ownership basis by executing necessary Agreements in favour of the residential flat purchasers as per the provisions of Maharashtra Ownership of Flat Act, 1963;

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AND WHEREAS, all those 20 residential flat purchasers in the said Old Building have formed a Co-operative Society in the name and style of Veeras Co-operative Housing Society Limited (Formerly known as the Bin-Bin Co-operative Housing Society Limited) **i.e. the Society herein** and have registered the same under the provisions of the Maharashtra Co-operative Societies Act, 1960. The Copy of said Certificate of Registration is annexed hereto and marked as **Annexure – "C"**;

AND WHEREAS, by virtue of aforesaid registered Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019 as well as Rectification Deed of Conveyance dated 15th March, 2022 and/or otherwise also the said Society is absolute owner, seized and possessed of and/or well and sufficiently entitled to the said Society Property;

AND WHEREAS, the Assistant Assessor and Collector K/E Ward has been assessing the said Society Property under SAC No.: KE1201150240000. The Copy of the latest Assessment Bill in respect of the said Society Property is annexed hereto and marked as **Annexure – "D"**;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

AND WHEREAS, all the 20 residential flat purchasers and/or their subsequent transferee/assignee i.e. the Existing Members herein, are in lawful use, occupation and possession of their respective residential flats and by virtue of his/her/their respective share/s holding in the said Society, they are also the *bonafide* members of the said Society. A list of all the existing *bonafide* members/flat purchasers with their respective Flat No., Share Certificate No., Carpet Area and other details in accordance with the updated records maintained by the said Society are given in **Annexure – "E"** attached hereto;

AND WHEREAS, the construction of the said Old Building was completed somewhere in the year 1986 and because of normal wear and tear, the cement plaster has become loose and cracks have developed and the said Old Building is in a dilapidated condition and requires extensive urgent structural repairs and the expenses that may be required to be incurred for repairing the said Old Building will be exorbitant and not affordable to the said Society, therefore a Special General Body Meeting of the said Society was held on 12th January, 2012, whereby the said Society and each of its Existing Members present in the said meeting have unanimously resolved to appoint a consultant who could guide the Managing Committee for redevelopment process and for that purpose to put up a notice on the notice board of the said Society to get the offers from well-known consultants. A certified copy of the Resolution passed by the General Body of the said Society in its Special General Body Meeting held on 12th January, 2012 is annexed hereto and marked as **Annexure - "F"**;

AND WHEREAS, at the subsequent Special General Body Meeting held on 25th February, 2012, the offers received from 3 Project Management Consultants

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

(PMC) was put forth by the then Managing Committee of the said Society and each of its Existing Members present in the said meeting had unanimously resolved to appoint M/s. Conpro Consultants Private Limited as a PMC for the process of redevelopment of the said Society Premises. A certified copy of the Resolution passed by the General Body of the said Society in its Special General Body Meeting held on 25th February, 2012 is annexed hereto and marked as **Annexure - "G"**;

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AND WHEREAS, at the subsequent Special General Body Meeting held on 7th April, 2012, the Feasibility Report in respect of the said Society Premises as prepared and submitted by M/s. Conpro Consultants Private Limited was accepted and approved by the Existing Members of the said Society and due to shortage of funds it was resolved that the said Society shall not invite tenders by giving notice in any newspapers and instead of that it was further decided that the Managing Committee shall collect the proper redevelopment proposals/offers from the different developers by putting notice on the society notice board. Appropriate resolution was passed at the said subsequent Special General Body Meeting dated 7th April, 2012 which are annexed hereto and marked as **Annexure – "H"**;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI ROAD
MUMBAI SUBURBAN DIST. BANDRA

AND WHEREAS, due to the efforts of the Existing Members, the said Society has received as many as four Offer Letters from different Builders/ Developers hereinafter mentioned:-

1) Offer Letter from M/s. Arcodia Developers Private Limited;
2) Offer Letter from M/s. JPV Realtors Private Limited;
3) Offer Letter from M/s. Dipti Home Makers Private Limited; and
4) Offer Letter from M/s. DBR Developers Private Limited (Rite Developers Private Limited).

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1. M Sawant	2. Pratibhanbey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. V. D. Salunke	20.

AND WHEREAS, at the Special General Body Meeting held on 15th March, 2013 the Comparative Chart of the offers received from all the 4 aforesaid Builders/Developers, as prepared by M/s. Conpro Consultants Private Limited was duly scrutinized and the Existing Members of the said Society were of the view that offers submitted by M/s. Rite Developers Private Limited and M/s. Dipti Home Makers Private Limited were optimum and therefore, the Existing Members of the said Society present in the said meeting had decided to meet with Mr. Ritesh Shah from M/s. Rite Developers Private Limited and also meet Mr. Vora from M/s. Dipti Home Makers Private Limited and to negotiate further. Appropriate resolution was passed at the said Special General Body Meeting dated 15th March, 2013 which are annexed hereto and marked as **Annexure – "I"**;

AND WHEREAS, at the Special General Body Meeting held on 15th September, 2013, the Managing Committee had informed to the Existing Members of the said Society that M/s. Dipti Home Makers Private Limited are not ready to give any revise offer and in view thereof the revise offer letter dated 6th February, 2013 received from M/s. Rite Developers Private Limited was accepted and accordingly all the Existing Members present in the said meeting had unanimously resolved to accept the said revise offer dated 6th February, 2013 and thereby appoint the M/s. Rite Developers Private Limited as the developer for the redevelopment of the said Society Premises. Appropriate resolution was passed at the said Special General Body Meeting dated 15th September, 2013 which are annexed hereto and marked as **Annexure – "J"**;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

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AND WHEREAS, subsequently for reasons best known to the said M/s. Rite Developers Private Limited, the said M/s. Rite Developers Private Limited vide its letter dated 21st September, 2020 had expressed its inability to redevelop the said Society Property and had shown its willingness to withdraw their appointment as Developer of the said Society Premises, subject to payment of the expenses incurred by the said M/s. Rite Developers Private Limited till then, for and on behalf of the said Society. Hereto annexed and marked as **Annexure -"K"** is the copy of said letter dated 21st September, 2020 issued by M/s. Rite Developers Private Limited;

AND WHEREAS, in view of the aforesaid inability expressed by the said M/s. Rite Developers Private Limited and considering the inordinate delay in the redevelopment process of the said Society Premises, at the General Body Meeting held on 20th October, 2021 the Existing Members of the said Society had decided to approached the Developers herein and accordingly, appropriate resolution was passed at the said Special General Body Meeting dated 20th October, 2021 which are annexed hereto and marked as **Annexure – "L"**;

AND WHEREAS, after prudent negotiations, vide their Final Offer Letter dated 27th December, 2021, the Developers herein had submitted their final offer to the said Society for redeveloping the said Society Property in accordance with the current DC Rules of MCGM. The said Final Offer Letter dated 27th December, 2021 is annexed hereto and marked as **Annexure – "M"**;

AND WHEREAS, the Developers herein, by their Final Offer Letter dated 27th December, 2021 had offered to construct a New Building on the said Plot of Land and to provide in that New Building as per MCGM approved plans 20 New

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors Mahendra Poddar
Existing Members of the Society			
1. M Sawant	2. Batibhaubey	3.	4.
5.	6. Laxmi	7.	8. Latha
9.	10.	11.	12.
13. S. S. Kanwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदलेकर	19. D. Salunke A.V. Salunke	20.

Flats with additional 15% (at free of cost on ownership basis) of the existing Carpet Area as per the said Society's record as well as 40% of the total numbers of the Car Parking Spaces for all the Existing Members of the said Society, entirely, at the risks, costs, and expenses of the Developers (hereinafter collectively referred to as the **"Members' Premises"**) and in consideration of the Developers constructing at their costs, the Members' Premises, the Developers shall be entitled to sell, assign, transfer, allot, exchange, gift and/or deal with the remaining flats as well as the remaining 60% of the total numbers of the Car Parking Spaces in the New Building and appropriate the proceeds unto themselves (hereinafter referred to as the **"Free-Sale Premises"**);

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AND WHEREAS, eventually in the Special General Body Meeting held on 29th December 2021 all the Existing Members of the said Society have unanimously accepted the said Final Offer Letter dated 27th December 2021 of the Developers herein and have unanimously selected the Developers herein as the developer for the redevelopment of the said Society Property. Appropriate resolution was passed at the said Special General Body Meeting held on 29th December 2021 which is annexed hereto and marked as **Annexure – "N"**;

AND WHEREAS, in the meanwhile vide its letter dated 15th January, 2022, the said Rite Developers Private Limited have fully and finally settled their claim against the said Society and accepted and acknowledged the receipt of an amount of Rs.6,03,000/- (Rupees Six Lakhs and Three Thousand Only) from the said Society towards the said settlement amount and accordingly, confirmed the same in writing in terms of its NOC given to the said Society. The said NOC Letter dated 15th January, 2022 is annexed hereto and marked as **Annexure – "O"**;

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaybey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18.	19. V.D. Salunkar	20.

AND WHEREAS, the parties hereto are now executing this Development Agreement recording in detail the terms and conditions agreed by and between the parties hereto for the re-development of the said Society Property as appearing hereinafter.

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NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The parties hereto agree that the recitals recorded hereinabove shall form an integral part of this Development Agreement, as if the same are set out in the body of this Development Agreement and the parties hereto shall be deemed to have recorded, repeated and confirmed the recitals recorded herein above.

2. **DEFINITION:** The words and phrases used in this Development Agreement shall have the following meanings:-

2.1 "AMENITIES" shall include the amenities in the New Flats and facilities and elevations as described in **Annexure – "P"** hereto;

2.2 "CARPET AREA" the carpet area of Members Premises in New Building on the said property shall mean an area calculated after measuring the internal dimensions of rooms from finished surface of wall to finished surface of wall including door jambs and excluding the External and Internal Walls (A[illegible] MOFA). It is further specifically agreed by the parties that the said Carpet area shall not be construed as the Carpet area defined under RERA;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors Mahendra Fodd
Existing Members of the Society			
1. M Savant	2. Pratibhambey	3.	4.
5.	6. Laxmi	7. Nadesan	8. Latha
9.	10.	11.	12.
13. S.S. Kaswadkar Kaswadkar	14. Kedam	15.	16.
17.	18. मधुमती म० हिंदलेकर	19. V.D. Salunkhe Avsalunkhe	20.

2.3 "C.C." shall mean Commencement Certificate as issued by the MCGM;

2.4 "DEVELOPERS" shall mean **M/s. PODDAR REALTY INDIA PRIVATE LIMITED,** a Private Limited Company duly incorporated under the provisions of the Companies Act, 1956 and deemed to have been registered under the provisions of The Companies Act, 2013, through its Directors, namely, **(1) MR. YASH DINESH PODDAR; & (2) MR. MAHENDRA KESHARDEO PODDAR** and having its registered office situated at Plot No. 26, Shah Industrial Estate, Opp. Anna Temple, New Link Road, Andheri West, Mumbai – 400 053;

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2.5 "EXISTING MEMBERS" mean present 20 members of the said Society as enlisted in the list at Annexure – E;

2.6 "I.O.D." shall mean Intimation of Disapproval issued by the MCGM;

2.7 "MANAGING COMMITTEE MEMBERS" shall mean and include the present Managing Committee Members of the said Society as well as the other Committee Members elected from time to time in future;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 5 सह दुय्यम निबंधक, अंधेरी क्र. ५ MUMBAI SUBURBAN DIST. (BANDRA) मुंबई उपनगर जिल्हा, (वांद्रे)

2.8 "NEWLY CONSTRUCTED BUILDING" means the building shown in the ... out plan proposed to be approved and to be constructed on the said Society ... Property;

2.9 "O.C." shall mean Occupation Certificate as issued by the MCGM;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
	Existing Members of the Society		
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18	19.	20.

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2.10 "PLOT OF LAND" shall mean all that piece or parcel of land, admeasuring 509.78 sq. meters, bearing Survey No. 11, Hissa No. 3 (Part) and City Survey No. 260A & 262, 262/1 to 6 (Part) of Village - Mogra, Taluka - Andheri, District - M.S.D., situated at Natwar Nagar Road No 5, Jogeshwari East, Mumbai - 400 060, within the limits of K/E ward of Brihanmumbai Mahanagarpalika and more particularly, described in the Schedule hereunder written;

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2.11 "PROJECT" shall mean and include:-

a) The entire work relating to the proposed reconstruction of the New Building together with the Amenities on the scheduled land comprising of Existing Members Premises and Free-Sale Premises, up to the stage of completion of the project and obtaining the Occupation Certificate;

b) Negotiating and finalizing with the Existing Members and to subsequently give them permanent alternate accommodation in newly constructed building; and

c) All work relating to construction including obtaining all approvals and completion and occupation certificate from the concerned authorities;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

"PROSPECTIVE PURCHASER/S" means the intending purchaser/s to be allotted residential flats in the newly constructed building, available for Free-Sale through the Developers after providing the Existing Members' Flats;

2.13 "PROSPECTIVE PURCHASER'S FLAT AND CAR PARKING SPACES" means the balance residential flats and 60% of the total Car Parking Spaces in the newly constructed building proposed to be constructed on the said

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

Society Property excluding the Existing Members' Flats and 40 % Car Parking Spaces;

2.14 "POSSESSION DATE" mean the date on which the Developers offer possession of all the Existing Members' Flats in newly constructed building after obtaining Occupation Certificate from MCGM and other Competent Authority;

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2.15 "SOCIETY" means **VENUS CO-OPERATIVE HOUSING SOCIETY LIMITED (Formerly known as BIN-BIN CO-OPERATIVE HOUSING SOCIETY LIMITED),** a Society registered under the provision of the Maharashtra Co-operative Society Act, 1960 bearing Registration No. MUM/W/KE/HSG/(TC)/16002/2016-17/ YEAR-2016 dated 30/05/2016 and having registered address at Natwar Nagar Road No. 5, Jogeshwari East, Mumbai - 400 060.

3. REPRESENTATIONS OF THE SAID SOCIETY TO THE DEVELOPERS: The said Society has declared, represented and assured to the Developers as under:-

3.1 That the said Society is absolute owner, seized and possessed of and/or otherwise well and sufficiently entitled to Plot of Land, admeasuring 509.78 sq. meters, bearing Survey No. 11, Hissa No. 3 (Part) and City Survey No. 260A & 262, 262/1 to 6 (Part) of Village - Mogra, Taluka - Andheri, District - M.S.D., situated at Natwar Nagar Road No 5, Jogeshwari East, Mumbai - 400 060, and more particularly, described in the Schedule hereunder written;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaybey	3.	4.
5.	6. Laxmi	7.	
9.	10.	11.	12.
13. S.S. Kanwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. V.D. Salunke	20.

3.2 That on the said Plot of Land there is an existing old building structure consisting of ground plus 4 upper floors, having 20 residential flats in total admeasuring about 5012.66 sq. fts. (Carpet Area);

3.3 That the said Plot of Land and the Bin-Bin Building standing thereon was duly conveyed to the said Society vide Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019 and subsequently, Deed of Rectification dated 15th March 2022 and as such the said Society is therefore now well seized and possessed of as owners in respect of the said Society Property and consequentially at the costs and efforts of the Developers herein its name has been recorded as Owner on the Property Card and the other Revenue Records pertaining to the said Society Property;

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3.4 That except the present Development Agreement, the said Society have not sold and/or transferred and/or entered into any Agreement or arrangement of whatsoever nature with any other person or persons, by way of sale, lease, covenants, mortgage, lien or charge etc. and that the said Society is competent and entitled to grant the development rights to the Developers in respect of the said Society Property;

3.5 That there is no order of attachment before or after judgment and/or order of injunction passed by any Court and/or prohibiting order passed by any Government, Semi-Government Authority whereby the said Society is restrained from granting the development rights for re-development of the said Society Property as is being done by virtue of these presents;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

3.6 That there are no proceedings pending under the provisions of Income-Tax Act and/or under any other law whereby the said Society is restrained from re-developing the said Society Property and/or granting the development rights for re-development of the said Society Property as is being done by virtue of these presents;

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3.7 That there are no statutory and/or contractual dues outstanding so far as the same pertains to the said Society Property;

3.8 That the said Society has duly paid and discharged in full all the dues and liabilities in respect of the said Society Property including the Municipal Taxes, out goings and maintenance charges etc. up to the date hereto, and further that if in future it is found that any of the dues in respect of the said Society Property is due and/or outstanding till the date on which the vacant possession of the said Society Property is handed over to the Developers for demolition, the said Society will clear the same immediately and shall indemnify the Developers against such claim/s;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)

3.9 That the said Society has not received any notice for acquisition or requisition in respect of the said Society Property whereby the said Society is restrained from granting the development rights for re-development of the said Society Property as is being done by virtue of these presents;

3.10 As and when called upon by the Developers, the said Society and its Existing Members shall sign such plans and other necessary papers and documents

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. V.D. Salunke	20.

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including consent letter, affidavits, declarations, undertaking as may be necessary for redevelopment of the said Society Property; and

3.11 Once the Occupation Certificate is duly issued by MCGM and from the date of handing over the Possession of the respective New Flats to all the Existing Members of the said Society, the said Society shall be solely and exclusively liable in respect of all taxes, maintenance charges, outgoings, statutory and non-statutory liabilities, utility charges, etc. payable in respect of the Members' Premises and shall be responsible in respect of the maintenance, upkeep, security and preservation thereof, at its entire cost and liability in all respects.

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4. REPRESENTATIONS OF THE EXISTING MEMBERS OF THE SAID SOCIETY: The Existing Members of the said Society have declared, represented and assured to the Developers as under:-

4.1 That the Existing Members of the said Society shall not cause or create any impediments or obstructions in respect of the redevelopment of the said Society Property and also against the development rights granted to the Developers by the said Society under this Development Agreement;

4.2 That the Existing Members of the said Society have not created any charge on his/her respective Old Flats and in case, if any, Existing Member has created charge on his/her respective Old Flat, then that member shall obtain No Objection Certificate from the Charge Holder for the demolition of the Old Building and shall execute necessary documents with the Charge Holder. It is clarified that in case, if any, of the Existing Members of the said Society is unable to obtain No Objection Certificate from the Charge Holder for the

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1. M Savant	2. Pratibhambey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. A.V. Salunke	20.

demolition of the Old Building and if that Charge Holder initiates any legal action and/or stalls the redevelopment project then in that case the said Existing Members shall be liable for all such additional costs, expenses and delay in the completion of the redevelopment project and shall indemnify the Developer herein in respect thereof;

4.3 That the Existing Members of the said Society shall not create charge or encumbrance on their respective flats during the subsistence of this Development Agreement;

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4.4 That the Existing Members of the said Society agreed that Income Tax payable in respect of the amounts paid to them by the Developers shall be borne by the respective Existing Members as per prevailing norms and neither the said Society nor the Developers shall be liable for the same in any manner whatsoever;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

4.5 The Existing Members of the said Society have consented to the re-development of the said Society Property and the decision taken by the said Society by way of passing the resolutions unanimously in its said Special General Body Meeting held on 29th December 2021 regarding appointment of Developers herein for redevelopment of the said Society Property is binding on the said Society and consequently on all the Existing Members of the said Society and those claiming through the Existing Members shall have no right and/or authority to obstruct the redevelopment/reconstruction by the Developers as per the terms of this Development Agreement;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6. Lakshmi	7.	8.
9.	10.	11.	12.
13. S.S. Kaswadkar	14.	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. V.D. Saunke	20.

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4.6 That all the Existing Members of the said Society are aware that by confirming and acknowledging to this Development Agreement they will be entitled for the benefits of the Stamp Duty and on the contrary, if any of the Existing Member/s fails to execute and/or appear before the concerned authority for registration of this Development Agreement, upon such circumstances the Stamp Duty which shall be required to be paid on Permanent Alternate Accommodation Agreement shall be payable by the respective Existing Member/s only and neither the said Society nor the Developers shall be liable for the same.

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5. REPRESENTATIONS OF THE DEVELOPERS TO THE SAID SOCIETY & ITS EXISTING MEMBERS: The Developers have declared, represented and assured to the said Society and its Existing Members as under:-

5.1 That the Developers has full authority and right to enter into this Development Agreement and that its obligation/s herein are not in conflict with any other obligation/s arising under any of its other Agreement/s;

5.2 That the Developers is in full compliance, in all material aspects, of all laws and regulations that are applicable to the Developers for the purposes of this Development Agreement;

5.3 That the Developers has all the necessary infrastructure and resources for the timely completion of this entire redevelopment project within **24 months plus grace period of 6 months** from the date of issuance of Commencement Certificate by the MCGM;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18.	19. V.D. Salunke	20.

5.4 That the Developers at its own costs, charges and expenses have got the area of the said Plot of Land corrected in the revenue records and also update the name of the said Society as the Owner on the Property Card in respect of the said Plot of Land;

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5.5 That the Developers shall construct on the said Society Property a New Building consisting of Car Parking Spaces and such upper floors, as may be permitted by MCGM, after demolishing the said Old Building standing on the said Society Property by utilizing the entire FSI of the said Plot of Land and any other Incentive FSI, Layout FSI and Fungible FSI as may be applicable and permissible under the amended Development Control Regulations, 2034;

5.6 That the Developers shall as per MCGM approved plans construct and provide 15% additional carpet area at free of cost on ownership basis over and above existing Carpet Area to each of the Existing Members of the said Society along with 40% of the total numbers of Car Parking Spaces to the Society for all its Existing Members. The details of Member's Premises such as free additional area over and above the existing area, the area to be purchased by the member and the area of the new flat as agreed to be provided by the Developers to all the Existing Members of the said Society are given in **Annexure – "Q"** attached hereto.

5.7 That the Developers shall at its costs, charges and expenses try to obtain from MCGM and/or any other concerned local authorities, all the permissions and sanctions as may be necessary and incidental for the demolition of the Old Building and for construction of the New Building in accordance with the

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Kaiwadkar	14.	15.	16.
17.	18.	19. V.D. Salunkar	20.

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sanctioned plans and specifications within a period of 90 to 120 days from the date of registration of this Development Agreement;

5.8 That the Developers shall demolish the existing Old Buildings on the said Society Property for the purposes of reconstruction of the New Building/s and remove the debris of the Old Building at their own costs, charges and expenses;

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5.9 That the Developers shall apply for and obtain layout plan of the said Society Property and Building Plan for New Building/s sanctioned in respect of the said Society Property from M.C.G.M., Civil Aviation, Tree Authorities, Hydraulic Engineers, Chief Fire Officer, Chief Engineer of Road, S. W. Drain, Collector of Suburban-Mumbai, Environment Authority, Adani Electricity Limited, etc. and to comply with/without any delay and default all the terms and conditions that may be imposed from time to time during the course of redevelopment of the said property.

5.10 That the Developers shall take all necessary steps to obtain requisite permission/sanction from M.C.G.M. and all other Competent Authorities for utilization of permissible inherent FSI with all available benefits and loading of the T.D.R. on the said Society Property;

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5.11 That the Developers shall at its own costs and charges purchase required TDR/FSI by entering into appropriate Agreement on payment of requisite Stamp Duty thereon and sign the utilization form for the same, make appropriate application to the Municipal Corporation of Greater Mumbai (M.C.G.M.) for loading of such TDR with all available benefits on the said Society Property;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

5.12 That the Developers shall obtain Commencement Certificate at their own costs, charges and expenses before commencing the construction work of the New Building/s within a period of 90-120 days from the date of IOD;

5.13 That the Developers shall pay to appropriate Authorities from time to time all the taxes, duties, revenue, levies, royalties and other outgoings payable and all increase thereto from the date of handing over of the ~~vacate and peaceful~~ possession of the said Society Property for redevelopment ~~to the Developers till~~ the date of receipt of the Occupation Certificate of the New Building;

5.14 That the Developers shall obtain the necessary sanction and approval of the Plans, I.O.D., Commencement Certificate, Completion Certificate, Occupation Certificate from M.C.G.M. and all other Statutory Authorities as and when needed and all the required deposits, fees, charges, premium, cost/expenses, etc. in respect thereof shall be borne and paid by the Developers alone without any reference to the said Society;

5.15 That in erection and completion of the said New Building, the Developers shall do all required acts and things in compliance with the provisions of the statutes applicable thereto and in accordance with the Rules and Regulations of the MCGM and/or any other statutory authority or body;

5.16 That the Developers at its own costs and expenses undertakes to construct, execute and complete the said New Building on the said Society Property in conformity with this Development Agreement within **24 months plus grace**

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhambley	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13.	14. Akodam	15.	16.
17.	18.	19. V.D. Salunke	20.

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period of 6 months from the date of issuance of Commencement Certificate by MCGM;

5.17 That the Developers shall be at liberty to appoint Construction Contractors on its behalf for carrying out the re-development of the said Society Property;

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5.18 That the Developers shall not misuse the development rights granted to the Developers by virtue of this Development Agreement, Special Power of Attorney as well as other incidental Documents executed by the said Society and its Existing Members in favour of the Developers; and

5.19 The Developers shall at its own cost registered the redevelopment project of the said Society Property with the Maharashtra State RERA Authorities on their website within a period of 90 to 120 Days from the date of obtaining Commencement Certificate and obtain the Project Registration Number for such designated redevelopment work and thereafter from time to time follow the rules and regulations framed therein;

6. **APPOINTMENT AS DEVELOPERS AND GRANT OF DEVELOPMENT RIGHTS:** On the basis of the aforesaid declarations, representations and assurances made by the parties, the said Society and its Existing Members hereby appoints and grants to the Developers the development rights and the Developers hereby acquires the development rights in respect of the said Society Property (being the Plot of Land, admeasuring 509.78 sq. meters coupled with the proportionated set back area benefits to the extent of 96.89 sq. meters affected under D. P. Road, bearing Survey No. 11, Hissa No. 3 (Part) and City

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1. M Savali	2. Pratibhavibhu	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18. मधुमती म० हिदेकेकर	19. V.D Salunkar A V Salunkar	20.

Survey No. 260A & 262, 262/1 to 6 (Part) of Village - Mogra, Taluka - Andheri, District - M.S.D., situated at Natwar Nagar Road No 5, Jogeshwari East, Mumbai - 400 060, along with the existing Old Building consisting of ground plus four upper floors containing total 20 residential flats) standing thereon, by demolishing the said Old Building and by constructing New Building on the said Society Property comprising of Car Parking Spaces and such number of upper floors as may be permitted by the MCGM by utilizing the entire FSI of the said Plot of Land and any other Incentive FSI, Layout FSI and Fungible FSI as may be applicable and permissible under the amended Development Control Regulations, 2034 and as per the Building Plans thereof to be hereafter approved and sanctioned by the MCGM and other concerned Authorities.

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7. **CONSIDERATION:** In consideration of the Developers developing the said Society Property at their own cost as is herein set out and constructing the New Building having Car Parking Spaces and such number of upper floors as may be permitted by the MCGM as per Building Plans to be hereafter sanctioned and also constructing at their own cost for the benefit of the said Society and handing over to the said Society free of cost on ownership basis the Member's Premises i.e. the 20 residential flats consisting of Carpet Area of the existing Old Flat **plus** 15% Additional Carpet Area on the existing Old Flat Carpet Area and 40% of the total numbers of Car Parking Spaces and also generally developing the said Society Property at the cost of the Developers, the said Society hereby authorizes the Developers to sell, assign, transfer, allot, exchange, gift or dispose off at their own discretion the Free Sale Premises i.e. the remaining flats and remaining 60% of the total numbers of Car Parking Spaces in the New Building to third parties on the terms mutually agreed to both the parties and for such price as the

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6. Laxmi	7.	8. Latha
9.	10.	11.	12.
13. S.S. Karwadkar	14.	15.	16.
17.	18.	19. V. D. Sahnke	20.

Developers may deem fit and to receive from such purchasers the purchase price and to appropriate the same to themselves without being liable or bound to account for the same to the said Society.

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8. MONTHLY COMPENSATION FOR TEMPORARY TRANSIT ALTERNATE ACCOMMODATION:

8.1 In order to enable all the Existing Members to shift to Temporary Transit Alternate Accommodation during the entire period of redevelopment and more particularly, till such time the Occupation Certificate is received, the Developers shall handover Post Dated Cheques (PDC) towards equal monthly compensation/rent to each of the Existing Members of the said Society at the time of handing over the vacant and peaceful possession of their respective Old Flats, in two different phases in the following manners:-

Sr. No.	Rate of Fixed Monthly Compensation	Period
1	@ Rs.17,550/- per member/per month	First 18 months from the date of handing over of the vacant and peaceful possession of the existing premises
2	@ Rs.17,550/- per member/per month	From 19th month to 30th month from the date of handing over of the vacant and peaceful possession of the existing premises
	Total Period	**30 months**

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1. M Savant	2. Pratibhavibey	3.	4.
5.	6. Laxmi	7.	8. Latha
9.	10.	11.	12.
13. S.S. Karwadkar	14. Nadam	15.	16.
17.	18. मधुमती म० हिंदळेकर	19. V.D Salunke A.V. Salunke	20.

8.2 It is agreed by the Developers that aforesaid equal monthly compensation/rent shall be paid by the Developers to each of the Existing Members of the said Society in advance by handing over 18 PDC's for 1st period of 18 months and before the expiry of the 18th month the Developers shall hand over to each of the Existing Members the further 6 additional PDC's in advance compensation/rent cheques for the subsequent 6 months period in the manner as mentioned above. In case if the need so arises then before the expiry of the 24th month the Developers shall confirm the date of handing over of the possession of the New Flats to the Existing Members of the said Society and shall accordingly hand over further additional PDC's; The Developer shall continue to pay the said Rent till the existing members of the Society are handed over their respective New Flats in New Building of the Society.

8.3 The detailed break-up of the amount of monthly compensation/rent for Temporary Transit Alternate Accommodation payable by the Developers to each of the Existing Members of the said Society are given in **Annexure – "R"** attached hereto.

9. TRANSPORTATION CHARGES: The Developers shall pay to each of the Existing Members of the said Society an amount of **Rs.20,000/- (Rupees Twenty Thousand Only)** as and by way of one time Transportation Charges for shifting the belongings of all the Existing Members from the Old Building to the Temporary Transit Alternative Accommodation. A separate cheque for this amount shall be handed over by the Developers to each of the Existing Members of the said Society at the time of handing over vacant and peaceful possession of his/her Old Flat to the Developers.

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

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10. **BROKERAGE CHARGES FOR ACQUIRING TEMPORARY TRANSIT ALTERNATE ACCOMMODATION:** The Developers also agree to pay to each of the Existing Members of the said Society, along with monthly compensation, 1 (one) month compensation/rent amount as and by way of brokerage charges for obtaining/acquiring the Temporary Transit Alternate Accommodation.

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11. **REFUNDABLE SECURITY DEPOSIT:** The Developers also agrees to pay to each of the Existing Members of the said Society Rs.50,000/- (Rupees Fifty Thousand Only) as Refundable Security Deposit at the time of vacating the existing premises which shall be refunded by the Existing Members of the said Society at the time of taking the possession of their New Flats. However it is clarified that the Developers shall be entitled to withhold the possession of the New Flats of those Existing Members of the said Society who fail to refund the said Security Deposit Amount (without paying any rent/compensation for Temporary Alternate Accommodation), until such time the same is refunded by that particular Existing Member of the said Society.

12. **DISCOUNT TO EXISTING MEMBERS ON PURCHASE OF EXTRA ADDITIONAL AREA:** It is agreed and understood between the parties hereto that in case, if any, of the Existing Member/s of the said Society desires to purchase any extra additional area from the Free-Sale Component of the Developers, upon such circumstances the Developer shall charge for such additional area @ Rs.24,500/- (Rupees Twenty Four Thousand and Five Hundred Only) per sq. fts.

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1. N Sawat	2. Pratibhanbey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S.S. Karwadkar	14. Nkadam	15.	16.
17.	18.	19. V.D. Salunke	20.

13. **INCIDENTAL PREMISES:** The Developers shall construct and give to the said Society free of cost entrance lobby, staircase, passages, servant's toilet, security cabin, as per MCGM Norms (hereinafter called incidental premises) and the premium, if any, required to be paid for the same shall be paid by the Developers alone. The Existing Members of the said Society and the New Flat Purchasers shall be equally entitled to the benefits of such incidental premises, though the same may not be counted in the FSI of the Existing Member's Flat.

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14. **F.S.I. (FLOOR SPACE INDEX):**

14.1 That the Developers shall be entitled to utilise entire plot FSI of the said Society Property including all the benefits of the FSI available from time to time including additional incentive FSI available upon payment of the premium including the FSI of the setback area and all the benefits of additional FSI, Fungible FSI, Balcony, Staircase etc. and all other such benefits those are available and/or are made available from time to time as per the policy of the MCGM/Government as per DCR 2034 under rule No. 33 (7) (B) or any other prevailing Rules;

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

14.2 The Developers shall be authorized to utilize the proportionate share of F.S.I. of layout R.G., layout P.G., layout internal road along with the entire FSI as per prevailing DCR 2034, balance FSI, incentive FSI, Fungible FSI, TDR and/or any other FSI or benefits and other benefits pertaining to the said Society Property;

14.3 In any event the development policy pertaining to the FSI/TDR for redevelopment project will increase from the prevailing norms, upon such

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19. V. D. Salunke	20.

circumstances, the Developers and Society will entitled to such increased FSI equally in respect thereof.

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15. **T.D.R. (TRANSFER OF DEVELOPMENT RIGHTS):** The Developers at their own cost, charges and expenses shall purchase the TDR to be loaded in the name of the Society and utilized on the said Society Property and the necessary Stamp Duty, Registration Charges, Brokerage etc. as applicable for the purchase of such TDR shall also be borne and paid by the Developers. That the redevelopment and construction of the New Building on the said Society Property shall be by utilizing the total net plot FSI of the said Society Property available in accordance with the Development Control Regulations and further by consuming outside TDR as may be permissible under the law on the said Society Property and by utilizing all additional incentive FSI including staircase, balcony, lift area, lift well, Fungible FSI, external walls of the staircase and lift available on payment of premium to Municipal Corporation of Greater Mumbai or otherwise howsoever, however the cost of the said TDR and the premium thereon shall be paid by the Developers.

16. SEQUENCE OF ACTIVITIES AND RIGHTS & OBLIGATIONS IN RESPECT THEREOF:

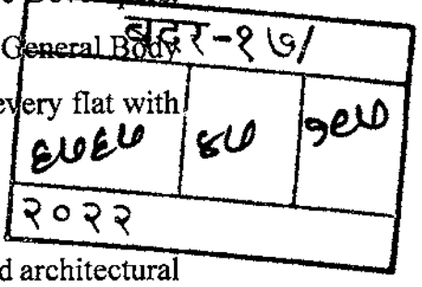
16.1 **LICENSE GRANTED TO THE DEVELOPERS:** Upon the execution of this Development Agreement the said Society shall grant license to the Developers, their authorised contractor, architect, workmen, etc. to enter upon the said Society Property and to carry out the work of demolition and to carry out and complete the work of redevelopment in the manner herein agreed. The Developers shall also be entitled to put up and/or erect temporary sign boards

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

hoardings upon the said Society Property thereby announcing the redevelopment scheme and the cost, if any, shall be borne and paid by the Developers, including the charges of the Local Authority.

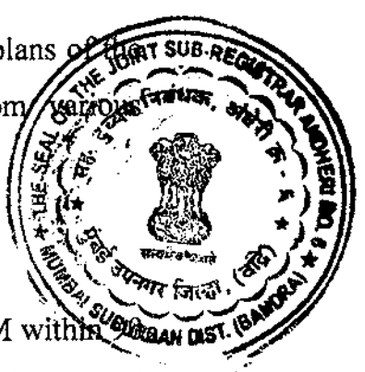
16.2 LAYOUT PLANS:

16.2.1 The Developers shall at its own cost, within 30 days upon execution of this Development Agreement, proceed to submit for final approval by the said Society the proposed architectural layout plans of the proposed New Building as per the existing and additional area offered by the Developers. The proposed architectural layout plan will be checked by the General Body of the said Society for authentication of the area of each and every flat with reference to the agreed offer given by the Developers;



16.2.2 The said Society agrees to give fastest approval for the proposed architectural layout plan precisely within 15 days and shall not cause inordinate delay;

16.2.3 The Developers shall submit the proposed architectural layout plans of the proposed New Building for the approval of the same from various departments/agencies of MCGM;



16.3 The Developers shall thereafter obtain the IOD from the MCGM within 120 days from the Layout approval by the Society and get the said proposed architectural layout plans of the proposed New Building duly sanctioned by the MCGM and other concerned Authorities within the stipulated time frame

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

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and shall furnish the said Society with the photo copies of the concerned Intimation of Disapproval ("IOD") and Sanctioned Plans;

16.2.5 The location and particulars of the New Flats to be allotted to each of the Existing Members of the said Society will be finally identified and earmarked after the concerned authorities approves the architectural layout plans of the proposed New Building.

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२०२२

16.3 TO VACATE OLD FLATS AND SHIFTING OF EXISTING MEMBERS TO TEMPORARY ACCOMMODATION:

16.3.1 The said Society shall ensure that all the Existing Members occupying the flats in the said Old Building vacate their respective flats within **30 (Thirty) days** from the date of the IOD and shift themselves and their family members and belongings to Temporary Alternate Accommodation and handover to the Developers vacant and peaceful possession of their respective Old Flats.

16.3.2 The Existing Members of the said Society shall remove at their own cost and consequences all their personal belongings i.e. articles, valuables, movable furniture, doors, windows, plumbing, electrical fixtures and fittings from their respective Old flats at the time of shifting to Temporary Accommodation.

16.3.3 **It is, however clarified that** all the Existing Members of the said Society shall vacate their respective Old Flats only after receipt of 18 PDC's towards Monthly Compensation for Temporary Accommodation, Shifting Charges,

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.

Brokerage Charges and Refundable Security Deposit by the Developers as provided in this Development Agreement.

16.4 HANDING OVER OF POSSESSION, DEMOLITION WORK & COMMENCEMENT CERTIFICATE:

16.4.1 The Developers shall immediately thereafter start demolishing the Existing Old Building unless prevented by unavoidable circumstances such as war, civil commotion, proclamation of emergency/ Presidential Rule, ("Force de Majeure")/Act of God and any notice, order, rule, notification of the MCGM, Government, other public body or competent authority;

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16.4.2 The Developers shall within 4 to 6 months from the date of demolition of the said Old Building, obtain the Plinth Commencement Certificate for the redevelopment of the said Society Property and shall furnish a photo copy of the same to the Society provided that there is no delay caused due to changes in the Government Policy and any Existing Member(s) of the said Society and/or neighboring Societies obtaining any orders from the Courts of law thereby restraining the Developers from proceeding with the development work.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

16.5 CONSTRUCTION WORK:

16.5.1 The Developers shall be entitled to carry on and complete the construction of the New Building on the said Society Property by itself or by its any associate/subsidiary company or through any contractor, sub-contractor or any other agent, entirely at the risk and costs of the Developers;

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2. Pratibhaubey	3.	4.
5.	6. Laxmi	7.	8.
9.	10.	11.	12.
13. S. Sharwadkar	14.	15.	16.
17.	18. मधुमती म० हिंदेकेकर	19. V. D. Salunke	20.

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16.5.2 The Developers shall be entitled to appoint any sub-contractor or agent for the purpose of execution of any part of the Developer's obligation arising under this Development Agreement;

16.5.3 After obtaining vacant possession of the said Society Property, the amounts, if any, taxes, levies and/or any other amounts is payable to the MCGM and Land Revenue Authorities either for the purpose of obtaining any approvals associated with the redevelopment of the said Society Property shall be entirely borne by the Developers;

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२०२२

16.5.4 The Developers expressly agree that from the date of taking over the possession of the said Society Property, the Developers shall be liable to bear and pay the LUC Municipal Taxes, Electricity Charges, Water Charges and other outgoings in respect of the said Society Property including those on account of its being "Property under Construction";

16.5.5 It is agreed between the parties hereto that the Developers shall continue to be liable for arrears, if any, of LUC Municipal Taxes and all other outgoings for the period from taking of peaceful and vacant possession of the said Society Property from the said Society till the date of Developers hand over the said Member's Premises in the New Building with Occupation Certificate.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI ★ सह. दुय्यम निबंधक, अंधेरी ★ MUMBAI SUBURBAN DIST. (MUMBAI) ★

16.6 TIME PERIOD FOR COMPLETION OF THE NEW BUILDING: The Developers shall complete the entire construction of the new building and obtain Occupation Certificate and handover possession of the New Flats in

Society through its Chairman	Secretary	Treasurer	The Developers Through its Directors
Existing Members of the Society			
1.	2.	3.	4.
5.	6.	7.	8.
9.	10.	11.	12.
13.	14.	15.	16.
17.	18.	19.	20.