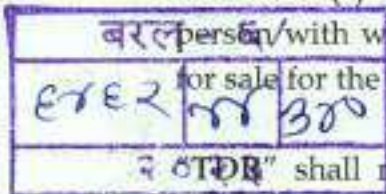


"Property" shall have the meaning ascribed to the term in Recital "B" above.

"Purchaser(s)" - shall mean and include an individual and/or any other person/with whom the Developers will enter and execute agreements for sale for the Developer's Area or any part thereof;



"TDR" shall mean Transferable Development Rights as understood under the Maharashtra Regional and Town Planning Act, 1966 and the D.C. Regulations or any statutory modification, re-enactment or amendment thereof.



"Vacation Date" means the date on which the last member vacates his/her premises in the Old Building and the Society has granted possession to the Developers upon the Property for the purpose of redevelopment.

"FSI" shall mean Floor Space Index as defined and understood under the Maharashtra Regional and Town Planning Act, 1966 and the D.C. Regulations or any statutory modification, re-enactment or amendment thereof including Fungible /compensatory FSI.

3. Interpretation in this Agreement:

- References to any agreement or document including this Agreement shall include such agreement or document as amended, modified, varied, novated, supplemented or replaced from time to time in writing signed by each Party or their duly authorized representatives;
- If by the terms of this Agreement, any act would be required to be performed on or within a period ending on a day which is a public holiday that act shall be deemed to have been duly performed if it is performed on the working day immediately succeeding the last holiday.



	Kartik			
P. F. Shan	P. F. Shan			
S. H. S	S. H. S			
K. S. Doshi	K. S. Doshi			
P. R. P	P. R. P			
B. K. P	B. K. P			
P. R. P	P. R. P			
P. R. P	P. R. P			

date

- c. the use of words in the singular or plural, or with a particular gender shall not limit the scope or exclude the application of any provision of this Agreement to such person or persons or circumstances unless the context otherwise permits;
- d. The descriptive headings of Clauses are inserted for convenience of reference and are not intended as complete or accurate descriptions of such Clauses and do not/ should not be construed to define, explain or interpret the clauses;

4. APPOINTMENT AS DEVELOPERS:

- a. The Society doth hereby appoint the Developers herein as the Developers for Re-development of the said property more particularly described in the Schedule hereunder written on the terms and conditions agreed by and between the parties hereto.
- b. In pursuance of the decision taken by the Society in its General Body meeting held on various dates from time to time and in consideration of the Developers agreeing to allow the members to resume possession of the constructed premises for allotment thereof to its members, as set out hereinafter, and in furtherance of the obligations to be discharged by the Society and Developers as set out hereinafter, the society doth hereby grant to the Developers right and authority to develop the said property being Plot No. 163 bearing CTS No. 638, 638/1 to 12, together with building and structure standing thereon of society "SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED" standing thereon and more particularly described in the Schedule hereunder written to construct thereon a new building in accordance with the plans to be approved by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM"), by demolishing the existing building standing on the said property, and sell and dispose of the surplus premises (available for sale after providing to the society members as set out herein) to the persons of their choice on ownership basis under the provisions of RERA and receive and appropriate to

~~P. F. Shah~~	Kartik	~~P. F. Shah~~	~~Day~~	~~Day~~
P. F. Shah	P. F. Shah	~~Day~~	~~Day~~	~~Day~~
~~Day~~	~~Day~~	~~Day~~	~~Day~~	~~Day~~
2nd. 1st	S. H. S	K. S. Doshi	m...	~~P. F. Shah~~
Yogish...	Yogish...	1st, 1st, 2nd	Th.	NC
1st 1st	~~Day~~	~~Day~~	P. R. P	B. P. P.
Kartik	RHS	ERS	~~Day~~	~~Day~~
~~Day~~	~~Day~~	~~Day~~	~~Day~~	~~Day~~

themselves the entire sale proceeds of such surplus premises, and in due course get such acquirer of premises also enrolled as members of the said society in terms as provided hereinafter, subject to provisions under the prevailing law, besides under the provisions of Maharashtra Co-operative Society Act, 1960.

बरेली
६४६२
२०२३



Society hereby assigns the work of redevelopment of the said property and the said Developers as per the regulations of DCPR 2034 hereby accepts the work of redevelopment of the said property as more particularly described in the Schedule mentioned hereunder, upon terms, conditions and consideration recorded in present Agreement.

Terms and Conditions AREA ALLOCATION:

a. Flats/Shops :

Subject to what is stated hereinabove and also subject to the approval of plans by MCGM, the Developer has agreed to provide to each of the existing Flat holders 42% additional agreed carpet area (as per MOFA) & existing Shop holders 27% additional agreed carpet area (as per MOFA) over and above the agreed existing actual usable carpet area of the existing flats/shops as and by way of new flat/shop/unit respectively (including the benefits of fungible area), **free of costs** on 'ownership basis' in the new building to be constructed on the said property by the Developer at their own cost and expenses as per the entitlement of FSI available as per present policy / regulations of DCPR 2034 on the said society's plot area as per MCGM rules and regulations. The details of the agreed usable **existing carpet area** held by each of the Member/s are mentioned in the list of members furnished by the Society as per its present records to the said Developers annexed hereto at **Annexure - 'E'** as above. The details of the Permanent Alternate Accommodation (**new carpet area offered free of costs on ownership basis**) are mentioned in the **Area Statement** annexed hereto at



	Korik	P. Shan	D. Shan	D. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S
	S. H. S	S. H. S	S. H. S	S. H. S

attn

Annexure - 'T': The Developers shall provide all the Amenities as detailed out in Annexure - 'M'.

Other additional Area Arrangement :

बराह - ६/		
६४६१	४०	३४०
२०२३		

- b. Subject to what is stated hereinabove and also, subject to the approval of plan/s by MCGM, the Developer has agreed to provide in lieu of part terrace area held by a member of Flat No. 29 separately 33% of such area in form of carpet area in their respective proposed flat, free of costs on 'ownership basis' in the new building to be constructed on the said property by the Developer at their own cost and expenses (over and above the offered 42% additional agreed carpet area on flat in the new building) and is mentioned in the Area Statement annexed hereto at Annexure - 'T'. Carpet area is as per MOFA. No other fund, payment or incentive in any form will be given with regards to this existing terrace area and 33% carpet area. However, in the event such member does not co-operate with the process of the redevelopment, the Developer is not obligated to give this benefit to such dissenting member.
- c. Subject to what is stated hereinabove and also, subject to the approval of plan/s by MCGM, with view to avoid any litigation and to expedite the process, the Developer has agreed to provide in lieu of members' Flat No. 27 by considering area as 267.61 sq. ft. carpet area (which is not in BMC plan) held by a member, 42% additional carpet area over and above the existing carpet area of the Flat being occupied by such member in form of residential unit in the proposed new building, free of costs on 'ownership basis' in the new building to be constructed on the said property by the Developer at their own cost and expenses and is mentioned in the Area Statement annexed hereto at Annexure - 'T'. Carpet area is as per MOFA. However, in the event such member does not co-operate with the process of the redevelopment, the Developer is not obligated to give this benefit to such dissenting member.

	Kartik	Pankaj	ADe	Sw
P. F. Shah	P. F. Shah	Sw	Sw	P. F. Shah
Sw	Sw	Sw	Sw	ADe
ADe	ADe			
Sw	S. K. S	K. S. S	M.	Sw
Sw	Sw	Sw	Sw	Sw
Sw	Sw	Sw	P. R. P	B. P. P.
Kartik	RHS	Sw	ADe	ADe
Sw	Sw	Sw	Sw	Sw

- d. Subject to what is stated hereinabove and also subject to the approval of plan/s by MCGM, the Developer has agreed to provide in lieu of Garage premises (shown as parking in the BMC plan) held by respective members in the building, to avoid litigation and to expedite the process, carpet area equivalent to existing agreed area of the garage being occupied by such member in the form of residential unit or if the member is having a flat too in the building then Developer shall provide the equivalent carpet area in their respective members' proposed flat over and above the additional area offered on the existing flat, free of costs on 'ownership basis' in the new building to be constructed on the said property by the Developer at their own cost and expenses and is mentioned in the Area Statement annexed hereto as Annexure - 'I'. Carpet area is as per MOFA.

Allocation of New Flats/Shops:

The further specifically agreed that the Developers shall offer to all the Members quiet, vacant and peaceful possession of the permanent accommodation in the said new building on the property of society as stated in the present agreement and Existing Members shall officially occupy their respective flats within 15 (fifteen) days from the date of receipt of notice from the Developers, the Existing Member shall shift to their respective new Flat/Shop/Unit in the new building. The Developers shall not be obliged to pay further rental compensation to any Existing Member who opts to take early possession or who has received such notice from the Developers but has not taken possession or shifted to his/her respective new flat/shop/unit. For sake of clarity the Existing Members shall be deemed to have taken possession of the new flats/Shops on the 15th (fifteenth) day of receipt of such notice, irrespective of whether they have taken physical possession of the new flat/shop/unit or not and shall be liable to bear and pay the taxes and other outgoing relating to their new flat/Shop from the date of such deemed possession. The construction or alteration of any nature or changes, if any, made by individual flat/shop/unit owners in their allotted flats/Shops shall be with prior permission of the

	Karthik	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan
P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan	P. F. Shan

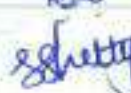
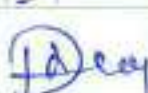
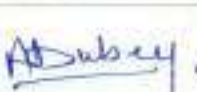
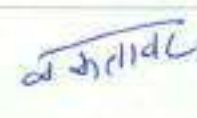
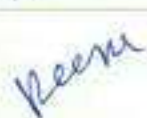
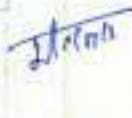


Signature

8. REIMBURSEMENT OF DISPLACEMENT COMPENSATION FOR TEMPORARY TRANSIT ALTERNATE ACCOMMODATION:

बरेल - The Developers shall reimburse Rent (subject to deduction of TDS, if any) in advance by post-dated cheques for each month to each member of the Owners/Society at the rate of a sum of **Rs.65/- per sq. ft.** of the existing carpet area of Flats/Garages owners and **Rs. 130/- per sq. ft.** of the existing carpet area of Shop owners at present in their respective use and occupation as and by way of rental/license fees for temporary transit alternate accommodation for a period mentioned hereunder and subject to whatever stated through these present, till the developer hand over possession of intended flats/shops/units to the Members after obtaining Occupation Certificate (Part OC for allottees of Shops/Commercial Premises) commencing from the date the all members have handed over vacant possession of his/her existing premises to the Developers as per the details set out in statement at Annexure - 'O' annexed hereto and shall be in the following manner:

- For the initial period of **12 months** Developer shall handover **12 post-dated cheques** (12 PDC cheques) simultaneously upon all members vacating their respective existing flat/shop/unit;
- and thereafter for post 12 months period, with an **escalation of 10%** for every successive **12 months** through **PDCs** for every successive 12 months period (to be paid/handed over before expiry of each 11th month in slot), in order to make his/her/their own arrangement, for temporary alternative accommodation outside the said property, during the course of the development and till completion of the construction work of the new building in all respect and providing to the concerned members, the respective new shops/flats in the new building as stated above in all respects and till the expiry of the **15 days** from the date of possession of the new premises offered to be handed over to the Members after obtaining the Occupation Certificate. After having received the full Occupation Certificate, the Developer shall

	Karthik	P. Shan		
P. K. Shan	P. F. Shan			P. K. Shan
		SOS		
				
21. S. Shan	S. H. S	K. Shan	M...	
		424 424 424		
21. S. Shan			P. R. P	B. K. P
Karthik	P. K. S			
		R. T. S		

give at least **15 days** notice to enable the members to shift and during notice period also the Developer shall pay the **aforesaid monthly Compensation.**

६६६६	५१	३००
------	----	-----

- c) Subject to whatever recorded in the present clause, it is further agreed that after having received the Occupation Certificate, the Developer shall give at least **15 days** notice to enable the members to shift and during notice period also the Developer shall pay the aforesaid monthly compensation, however the Developer may avail Part Occupation Certificate of the proposed new building only pertaining to the shops and handover the possession to the respective allottees of such premises of shops and accordingly Developer will be absolved from making payment of Displacement Compensation to those allottees availing possession in consequences of the Developer offering possession after availing Part OC. It is further agreed between the Parties that reference made with regard to Occupation Certificate for all purpose qua the members of residential premises/flats shall mean Full Occupation Certificate only and reference to the Part Occupation Certificate is made is only with regard to the shops only and under no pretext the Developer shall offer the possession to members of residential premises/flats without availing Full Occupation Certificate.

- d) The Developers agrees and undertake that they will not close the bank account from which the PDC are issued till the project is complete and also personally see that all cheques are honoured.

9. BROKERAGE CHARGES:

The Developers shall also pay **one month's rental charges** as and by way of reimbursement of **brokerage charges** (subject to deduction of TDS, if any) simultaneously with Rent cheques for the temporary alternate accommodation (which shall be payable every 12 months alongwith the monthly rental cheques) as set out in statement **Annexure - 'P'** annexed hereto.

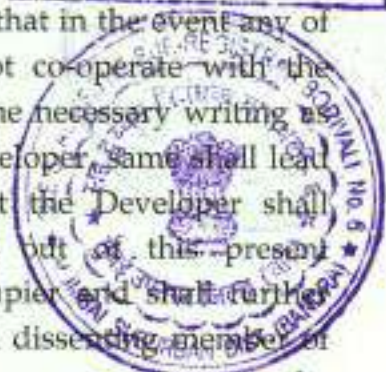
<i>[Signature]</i>	Kartik	P. F. Shah	P. F. Shah	<i>[Signature]</i>	<i>[Signature]</i>
Rim & sue	P. F. Shah	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
21.5.47	S. H. S	K. J. Doshi	M.	<i>[Signature]</i>	<i>[Signature]</i>
Yogita	Yogita	425 24m, 21g.	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	P. R. P.	B. K. P.	<i>[Signature]</i>
Kartik	P. H. S	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

under the provisions of The Maharashtra Co-operative Societies Act 1960 and the rules thereunder, till such time that the new Transferee does not execute the Deed of Confirmation with the said Society and the developer. The new transferee shall not be entitled to receive any additional displacement compensation of Hardship or rents or any monetary benefits save and except as recorded in present Agreement or any ancillary writing.

12. DISSENTING MEMBERS:

It is further agreed by and between the parties that in the event any of the member/occupier of the society does not co-operate with the process of the redevelopment by not signing the necessary writing and when required by the Society and the Developer, same shall lead to unwarranted litigation and in such event the Developer shall withhold all the monetary benefits arising out of this present Agreement qua such dissenting member/occupier and shall further have a liberty to get reimbursement from such dissenting member or any such legal expenditure etc. which may cause resultant to the dissenting conduct of such member/occupier. It is further agreed that in case if any dispute / protest in such event arises and any member/s not vacating the premises which may result in unwanted legal matter then such legal expenses and cost, losses if any shall be borne by such dissenting members and till such reimbursement, Developer has right to withhold the possession of intended Flat/Shop/Unit of such dissenting member. It is further agreed that the stamp duty, registration charges, penalty, if any and any incidental charges which shall be attracted / pertaining to the individual agreement (PAAA) of such dissenting members shall be borne by such dissenting member only.

बल - ६/		
६४६२	५३	३४०
२०२३		



	Kastik	P. Kashy	ADeey	
Pine K. see	P. F. Shah			
		SIS	Shetty	Deey
ADeey	ADeey	K. J. Doshi	M.	
21 S. Y. A.	S. H. S	K. J. Doshi	M.	
Yogita	Yogita	K. J. Doshi	M.	A.C.
गोम न			P. R. P	B. R. P.
Kastik	RHS	ees	ADeey	ADeey

13. PARKING:

It is agreed that the Developer shall provide car parking spaces in the Open/Stilt or Mechanized Stack/Cantilever in the building as per the prevailing M.C.G.M. norms and the same will be demarcated on the tentative plan sought to be submitted to MCGM. However, the Developer shall allot the 50% parking (Open & Stilt) to the Society (currently as proposed, works out to be 14 nos. to be given to Society) and balance 50% car parking spaces are entitled to the Developer, entirely at its own discretion, to the prospective buyers of new flats in the proposed building, as and by way of amenity coupled with such sold flats etc. No car parking spaces will be sold to any person who has not purchased any premises in the project. No member/purchaser shall sell unit as well as parking space independently. The unit and parking space will be sold as one unit only.

14. COMMON AREAS:

- The common terrace above the top floors of the new building shall at all times belong to the Society and the Developers shall not deal with the same and shall not allow any mobile, telephone, cable or advertising company to put up antenna/relay tower or any form of tower/cable tower or any other installation thereon. However, if any terrace Flat is constructed to utilise and/or extract full potential of the said property, then and in that event, the pocket terrace attached to such Flat shall be allotted by the Developers to such Flat Purchasers and the same shall be counted in FSI of respective flat owner.
- All approved terraces/pocket terrace attachable at the same level as the flat will belong to the respective flat owner, as may be allotted by the Developer. The rest of the common terrace/sloping terraces which is/are not attached to the flat (pocket terrace) and which are on top of the building will at all times belong to the Society.

	Kashis	P. Shan		
P. F. Shan	P. F. Shan			
		SSS		
2nd floor	S.H.S	K. D. Doshi	M.	
Yogesh	Yogesh	42nd floor		AJC
गोमती			P. R. P	B. P. P.
Kashis	AHS	ERS	ADubey	

15. T.D.R / ADDITIONAL F.S.L:

- a. As per current DCPR 2034 it is specifically agreed by and between the Parties that Society has 1 FSI & Developer shall procure Additional FSI by way of taking FSI from MCGM by paying the Premium & TDR shall be procured from open market / slums TDR etc. or any TDR as per current MCGM rules and further fungible FSI as approved under current DCPR Rules 2034 and further modifications as stated in DCPR Rules 2034 shall be applied by Developer. Save and except whatever stated and offered the Developers shall not be liable to pay any extra amount or provide any extra area to the Society or its members and neither the Society nor its members shall ask & entitled for the same.
- b. It is further agreed that the Society has no objection for utilizing the incentive BUA available under regulation 33(7)(B) and (12)(B) of DCPR 2034 towards sale component in the proposed redevelopment of building by themselves or through intended developer. It is also agreed that the Developers are entitled to utilize the prevailing maximum FSI/TDR FSI/Fungible compensatory FSI in respect of the said property including from the set-back area, if any. Refer Clause 51 for FSI increase.
- c. The Developers at their own cost and charges and expense shall purchase the Additional FSI/TDR/DRC to be loaded and utilized on the said property on the name of the society and the necessary stamp duty, registration charges, brokerage etc. as applicable for the purchase of such TDR/DRC shall also be borne and paid by the Developers and the Developers shall get approval of the plans and obtain I.O.D. and Commencement Certificate and complete all formalities at their costs, charges and expenses for loading and utilizing such TDR FSI on the said property. The Developer shall endeavour to obtain I.O.D. within a period of 6 (Six) months from the execution of this presents (Agreement for Redevelopment). It is hereby agreed that the Society shall get vacated from members their respective flats/units/premises and hand

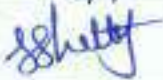
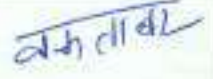
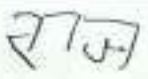
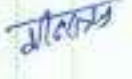
~~Kumar~~	Karthik	Pantaly	Adey	Rao
Bimla-gue	P.F. Shah	#	Kil	Datash
Haram	Joy	SJS	Shetty	Adey
Adey	Lauy			
21. S. Vra	S.H.S	K.J. Doshi	M..	Plesmney
Yogita	Yogita	224 244, 27,	↑ K.	AFC
Gimerl	sae	fetter	P.R.P	B.K.P.
Karthik	RHS	ERS	MSubany	Adey
Joy	Vishal	V/V	kenn	

over the vacant possession thereof to the Developers only after the applicable concessions of entire/complete building have been approved by the Municipal Commissioner and thereafter plans are approved by the concerned authority/BMC and I.O.D. is obtained by the Developer and the Developer shall simultaneously call upon the Society and its members/unit holders to execute and register the individual agreements (PAAA) by and between the Members, the Society and the Developer. Upon obtaining the vacant possession of the plot and subsequent demolition of the entire existing building structures, Commencement Certificate will be obtained for the proposed work.

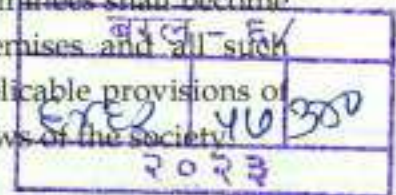
16. RIGHT TO DISPOSE OFF FREE SALEABLE AREA BY THE DEVELOPERS / DEVELOPERS ENTITLEMENT:

- a. In consideration of aforesaid the Developers shall be entitled to dispose of the flats/Shops available for sale under this Agreement on ownership basis in the manner they desire, to the prospective purchasers and the parking spaces available to the Developers in the manner recorded hereinabove and in that behalf to enter into and execute Agreement with them on ownership basis under the RERA, to register the same, to receive and appropriate the sale proceeds thereof and to put such allottees/Purchasers into possession of the said flats. The flat/Shop sale agreements that the Developers shall be executing for selling such flats/Shops/parking spaces shall not contain any clause/s contrary to and/or inconsistent with the provisions of this Agreement and bye-laws of the society.

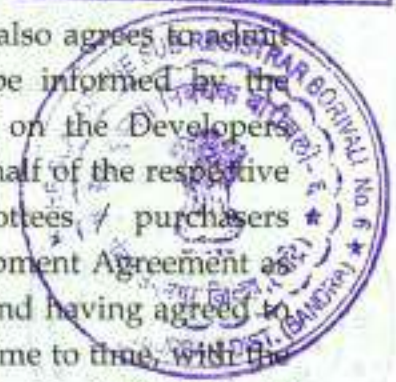
- b. It is agreed that the Developer shall also be entitled to sell and dispose of and/or give on lease and/or give on leave and license saleable component/Developers premises area coming to their share for being used and occupied purely for purpose as approved by MCGM without being liable either to render the account and/or make over the sale proceeds and/or profits made by the Developers to the Society. In the

				
Himanshu	P. F. Shah			
				
				
श्री. ह. प. ने	S. H. S	F. J. Doshi	M.	
Yogita	Yogita	क. ज. म. म. म.		
गीता			P. R. P.	B. R. P.
Kartik	PHS		Adubey	
			Keem	

event the Developers shall give any flat/Shop on lease or leave and licence basis, the Developer or their nominee or nominees shall become member/s of the Society in respect of such premises and all such members shall abide by all the governing and applicable provisions of Maharashtra Co-operative Societies Act and bye-laws of the Society.



- c. The Society hereby in consideration of aforesaid, also agrees to admit such prospective allottees/ purchasers as will be informed by the Developers to the Society as its members and on the Developers forwarding to the Society an intimation in this behalf of the respective allottees / purchasers about the respective allottees / purchasers having read and understood terms of this Development Agreement as well as the bye-laws of the Society then existing and having agreed to be bound by the same as may be amended from time to time, with the required forms and documents, payments and on fulfillment of requirements/conditions of the bye-laws of the Society to the Society for each flat of Developers' Premises and after receipt by the Society of the proportionate share of such intending members towards entrance fee, share money and other funds, if any as is hereinabove stipulated.

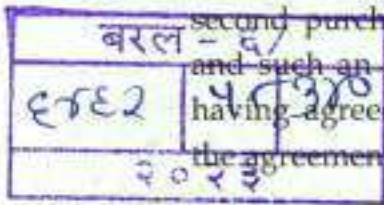


- d. On receipt of the aforesaid documents and payments, society shall verify the same and shall intimate the Developer of discrepancy, if any, in any such document and/or payment requiring him/her to comply with the same within 7 days from the date of intimation.
- e. The Developers or the Purchasers of the Developers' flats/Shops shall not be required to pay to the Society any amount other than what is hereinabove stipulated and outside the byelaws by whatever name it may be called.
- f. If the Purchasers of the premises from the Developers dispose of the premises before the Developers submit the necessary documents with Society for admission of membership, the Society shall admit directly such subsequent purchasers from the first purchaser as direct member

~~Form~~	Kartik	P. F. Shah	P. F. Shah	P. F. Shah	P. F. Shah
Rin k su	P. F. Shah	S. S. S.	S. S. S.	P. F. Shah	P. F. Shah
STAMP	STAMP	STAMP	STAMP	STAMP	STAMP
STAMP	STAMP	STAMP	STAMP	STAMP	STAMP
21.5.47	S. H. S.	K. J. Doshi	m...	P. F. Shah	P. F. Shah
Yogin	Yogin	Yogin	Yogin	Yogin	Yogin
21.5.47	STAMP	STAMP	STAMP	STAMP	STAMP
Kartik	P. F. Shah	P. F. Shah	P. F. Shah	P. F. Shah	P. F. Shah
STAMP	STAMP	STAMP	STAMP	STAMP	STAMP

STAMP

without insisting to first admit the first purchaser from the Developers without raising objection of any nature whatsoever and without charging any amount in that behalf and the Society hereby agrees to the same. However, in Agreement between first purchaser and the second purchaser the Developer shall join itself as Confirming Party and such an agreement shall inter alia confirm the second purchaser having agreed to bind himself/herself/themselves with the terms of the agreement between the Developers and the first purchaser.



The Developers shall have all the rights and shall be entitled to sell and allot on ownership basis, to the prospective purchasers the premises, other than Flats/Shops agreed to be retained and allotted to the Society for its existing members at free of cost), in the new building to be constructed by the Developers on the said Property, and for that purpose to enter into and execute in their own name letter or letters of allotment, agreement for sale on ownership basis under the RERA and rules framed there under or such other writings or documents for sale of Flats/premises in the said new Building, and to receive and appropriate all the moneys/consideration receivable from the persons to whom such premises to be sold or allotted by the Developers and to appropriate the same for themselves which such rights the Developers shall be entitled to exercise after the existing building is demolished in the manner hereby envisaged. It is clarified that the Society or its office bearers shall not be liable/ responsible in any manner whatsoever for any breaches/violations committed by the Developers in respect of those agreements executed under RERA with prospective purchasers save and except the Society to discharge their obligations under this Agreement. Conversely, the Developers alone shall be bound and liable to duly discharge all the obligations accepted by the Developers under each of such agreements without exposing the Society to any liability and/or responsibility and/or obligation in this behalf in any manner and/or to any extent whatsoever.



<i>[Signature]</i>	Karthik	Patashy	<i>[Signature]</i>	<i>[Signature]</i>
P. F. Shan	P. F. Shan	<i>[Signature]</i>	<i>[Signature]</i>	Patashy
<i>[Signature]</i>	<i>[Signature]</i>	SJS	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>			
S.H.S	S.H.S	K.S. Doshi	M.	<i>[Signature]</i>
Logik	Logik	427 24. 47.	<i>[Signature]</i>	Me
गोमती	<i>[Signature]</i>	<i>[Signature]</i>	P.R.P	B.P.P.
Karthik	PHS	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	वकतावल	राजा	keem	<i>[Signature]</i>

[Signature]