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If any approval/consent is required from Mrs. Leena Alekar i.e., Sub-Plot owner, then the responsibility will jointly vest with Ashwini Condominium and the Developers.

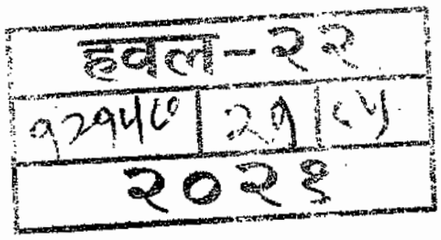
12. The Developer has agreed to execute individual agreement in respect of the proposed tenement at the time of vacating the flat for reconstruction. The Developer has agreed to adjust the amount of additional consideration against betterment charges, shifting charges and license fee. The said option if available to all members, who wish to avail the same. However in case the consideration for additional area exceeds the total amount of betterment charges, shifting charges and license fee etc. The members are liable to pay the said balance amount.

The Developer has agreed to pay the amount of license fees of three months and shifting charges at the time of vacating the respective apartments. The Developer has agreed to adjust the amount of additional consideration against betterment charges, shifting charges and license fee. The said option is available to all members, who wish to avail the same. However in case the consideration for additional area exceeds the total amount of betterment charges, shifting charges and license fee etc. The members are liable to pay the said balance amount.

**OBSERVATION OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY: -**

13. The Developer hereby agrees to observe, perform & comply with all the terms, conditions, stipulations & restrictions if any, which may have been imposed by the concerned local authority, state or central authority, state or central government including Environment Department at the time of sanctioning the plans or any time thereafter or at the time of granting the completion certificate or anytime thereafter.

14. The Developer has prepared the requisite building plan/s having residential units from its Architect Mr. Pranay Chandratrey and which are to be approved by the said






Ashwini Condominium and its Members and thereafter the Developer shall submit the said plans to the concerned authorities of Pune Municipal Corporation for sanction. The Developer is duly authorized by the Said Ashwini Condominium and its Members, to get the said Plan/s, revised and or modified, subject to observance of DC Rules of State of Maharashtra and clause 10 above, except the location and areas of the Flats along with the terraces retained by the said Ashwini Condominium and its Members. The Said Ashwini Condominium and its Members have agreed to cooperate with the Developer to get the building plans, revised modified plans, by utilizing maximum available T.D.R. duly approved from the concerned authorities of Pune Municipal Corporation. The Architect's fees, charges, costs and expenses shall, however, be borne by the Developer. The Developer is fully authorized by the said Ashwini Condominium and its Members, to use the Specific Power of Attorney (pertaining to redevelopment only) in respect of the acts to be done by it as per this Development Agreement and further to get the building plan/s, revised modified plan/s duly sanctioned from the concerned authorities of Pune Municipal Corporation. The cost of sanction and revision and modification of plans is to be borne and paid exclusively by the Developer.

15. The Developer has appointed at its cost an Architect who is responsible for preparation of building construction plans and to supervise the work of development which will be carried out by the Developer as per the DC Rules.

16. The proposed re-development shall necessarily be done in conformity with applicable laws, rules, and regulations and in particular, with the Development Control Rules framed by the Pune Municipal Corporation from time to time. All costs and risks, fiscal or otherwise in carrying out the proposed development shall be borne by the Developer alone. The Developer is wholly responsible for any accident fatal or otherwise occurred at the time of the re-development work and shall keep indemnified and harmless the Said Ashwini

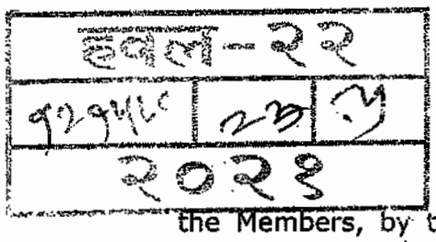
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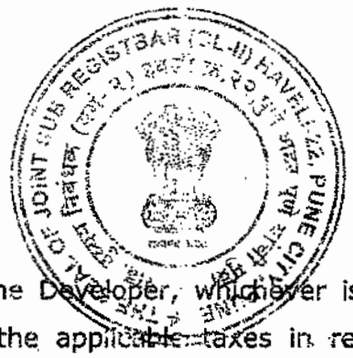
Condominium and the Members against any claim, liability, and dispute arising out of the said re-development work.

17. Upon Possession of Ashwini Condominium, the Members have granted permission and license to the Developer to enter upon the said property with its Engineers, Artisans, Contractors, Sub contractors, overseers, surveyors, mukadams and workmen to undertake and carry out the proposed demolition of existing structure/s & construction of the building/s as per the sanctioned plans till the re-development of the said property is completed. On receipt of possession of the respective flats from the Members and the Ashwini Condominium, the Developer will issue possession receipt for the same.

18. Upon execution of these presents, the Said Ashwini Condominium and the Members hereby permit the Developer to advertise the availability of the Flats for intending Purchaser/s and also to put up Boards at the Development site and to enter into Agreement/s with the intending Purchaser/s (excluding Flats and the covered car parking spaces retained by Said Ashwini Condominium for its Members) and to receive consideration against booking, part consideration and the balance consideration or price / premium from the intending Purchaser/s in such manner as may be agreed to between the Developer and such intending Purchaser/s with liberty to the Developer to appropriate the amounts so received to the exclusive use of the Developer without any obstruction or impediment of the Said Ashwini Condominium and the Members. The Developer shall be entitled to execute an Agreement/s as per the provisions of The MahaRERA

19. All the taxes during the intervening period from vacating the flats by the individual member till the date of obtaining Completion Certificate in respect of newly constructed flats of the Members shall be borne by the Developer, and further, the GST, MSEB Company Limited charges, etc. on the offered area shall be born and paid by the Developer alone. After obtaining completion certificate of the building and/or possession of the respective flats is handed over to





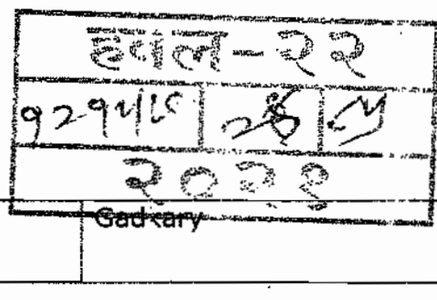
the Members, by the Developer, whichever is earlier, the Member shall pay the applicable taxes in respect of the newly constructed flats.

20. The individual flat purchasers shall be at liberty to alienate their rights, title and interest after individual agreement to Sale in respect of the flat allotted to them. That the Developer has agreed to give NOC for the same without any cost.

**ALLOTMENT OF TENAMENTS TO THEMEMBERSIN THE NEW PREMISES**

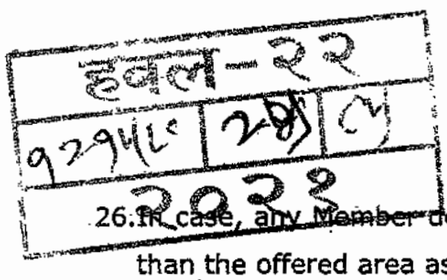
21. The Developer shall construct for the Said Ashwini Condominium and the Members have decided to retain Six (6) Flats total admeasuring 5316.25 Sq. fts carpet area i.e. 493.89 sq. mtrs. area inclusive with attached balcony as mentioned hereunder

| **Flat No.** | Name of the Member | Offered area **(sq. ft.)** to be constructed by the Developer including carpet area, area of setouts, balconies | **Existing area of the flat in sq. ft.** |
|---|---|---|---|
| 1. | Mr. Jaywant Raghunath Kelkar | 269.64 | **749 Sq. ft** |
| 2. | Yashwant Raghunath Kelkar | 176.40 | **490 Sq. ft.** |
| 3. | Alka Sudhir Datar and Mr. Jitendra Sudhir Datar | 269.64 | **749 Sq. ft.** |
| 4. | Shweta Gopal Korad | 176.40 | **490 Sq. ft.** |
| 5. | Mrs. Bharti Vinayak Purandare | 338.76 | **941 Sq. ft.** |
| 6. | Mrs. Yashoda Santosh Gadkary Mr.Santosh Ramchandra | 176.40 | **490 Sq.ft.** |



| | | | |
|---|---|---|---|
| | Godrej | | |
| Total | | 1407.24 | 3909 |

22. The offered area mentioned in the above table-A is inclusive of the carpet area, area of open/enclosed balconies, sit-outs, dry balcony, entrance passage, architectural projections, etc. and Ashwini Condominium and its Members have no complaints of whatsoever nature about the same.
23. That there exists terrace intermediate to Flat No. 5. The Developer has agreed to allot equivalent top terrace to the owner of Flat No. 5 for her exclusive use.
24. Each Member of the Ashwini Condominium will have right to use exclusively one allotted covered car parking space in Stack/mechanized/puzzle parking system in all Six (6) allotted car parking spaces total admeasuring about 75 Sq. Mtrs. in addition to proportionate area of common areas and proportionate undivided share in the said property for their own use and enjoyment as absolute Owner thereof and the Developer has agreed to construct the said Flats at its entire costs for the Said Ashwini Condominium and the Members in lieu of consideration for acquisition of development rights.
25. The total area of the flats as aforesaid to be constructed for the Members by the Developer is 5316.25 sq. ft. = 493.89 sq. mtrs. carpet inclusive of areas of enclosed balconies, entrance passages and arcnitectural projections. and together with Six 6) allotted car parking spaces total admeasuring about 807 sq. ft. = 75 sq. mtrs. and therefore, the total construction cost works out to Rs.1,51,66,874/- (Rupees One Crore Fifty One Lac Sixty Six Thousand Eight Hundred and Seventy Four Only) which is the cost for acquisition of the Developments rights which is adjusted by the Developer towards the consideration payable to the said Ashwini Condominium and its Members and which is deemed to have been received by the said Ashwini Condominium Members / Members.

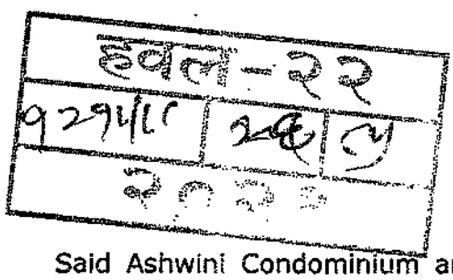


26. In case, any Member desires to have a flat with larger area than the offered area as mentioned in Table-A, hereinabove, he / she / they shall pay to the Developer cost of additional area at Rs. 12,500/- (Rupees Twelve Thousand Five Hundred Only) per sq. ft. Saleable for the additional area. However, the said concessional rate is available only in respect of 200 Sq. ft additional area. In case any member wishes to purchase over and about 200 Sq. ft, he/she/they has to purchase the same at the same rate which is available for intending purchaser of the proposed tenement to be constructed on the said land. The Developer shall execute an Agreement for purchase of additional area in favor of the Member and the stamp duty, registration charges, LBT and GST and other applicable taxes as per Concerned Government; Semi Government Authorities for the said Agreement shall be borne by the respective Members. The consideration for purchase of the additional area shall be paid by the Members as per the progress of construction work. The Developer shall have absolute right to sell the remaining flats along with right to use exclusively covered car parking to the Prospective Purchaser/s.

27. The Flats to be constructed for the Members shall be constructed as per the specifications of construction and conveniences and amenities to be provided therein are mentioned in Annexure annexed hereto as Annexure –A (revised offer released by the Developer on 17/01/2021. The said Annexure shall be read and treated as integral part of this Agreement.

28. The Ashwini Condominium Members, its officials, authorized Representatives shall have liberty to enter / see the said premises without obstructing the construction work.

29. The Said Ashwini Condominium and its Members, agree that, all taxes, relating to the said property, and the respective flats up to the date of execution of these presents shall be borne and paid by the Said Ashwini Condominium and the Members. and if anything is found due and payable the same shall be paid with penalty, if any, by the Said Ashwini Condominium and the Members, The





Said Ashwini Condominium and the Members shall inform the concerned authorities of Pune Municipal Corporation regarding redevelopment of the said property and shall get the Certificate from the Pune Municipal Corporation that the Said Ashwini Condominium and / or the Members, are not required to pay the taxes for their respective flats till the entire construction is completed and their respective new flats are assessed separately.

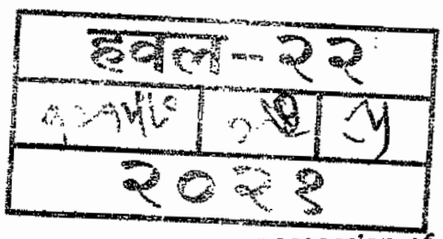
**COMPENSATION TO MEMBERS**

30. The Developer has agreed to give license fee per month to each Member of the Ashwini Condominium for acquisition of alternate accommodation till the entire redevelopment is completed and the Members are put into possession of their respective new Flats. After completion and actual construction of the property and the flats should be fit for residing. The Developer shall pay Monthly License Fees in form of Post-Dated Cheques for 3 months in advance every quarter as shown in the Table-B below, **subject to clause 10 above:**

**Table-B**

| Sr. No. | Name of the Member | License Fees (Rs.) |
|---|---|---|
| 1. | Mr. Jaywant Raghunath Kelkar | 22,000/- |
| 2. | Dr. Chintamani Yashwant Kelkar | 15,000/- |
| 3. | Mrs. Alka Sudhir Datar and Mr. Jitendra Sudhir Datar | 22,000/- |
| 4. | Mrs. Shweta Gopal Korad | 15,000/- |
| 5. | Mrs. Bharti Vinayak Purandare | 22,000/- |
| 6. | Mrs. Yashoda Santosh Gadkary<br>Mr. Santosh Ramchandra Gadkary | 15,000/- |

31. The aforesaid amount of license fee shall be paid by the Developer to the Member from the date of handing over





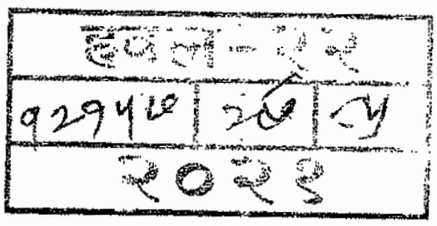


possession of all the flats by the members to the Developer for the re-development of the said property till possession of new premises taken within 30 days after the Completion Certificate is achieved for redeveloped property. The Developer shall give written intimation to the Members and the Ashwini Condominium regarding completion of the construction of the building and respective flats and on receipt of the written intimation the member shall take possession within 30 days from its receipt. In case the any member fails, neglects to take the possession of the newly constructed flat, without any lawful reason the Developer will stop the payment of the license fee. In case of delay in completion of the construction of the new building beyond 24 months, the Developer shall pay penalty of Rs 10,000 per month to each member in addition to the license fees. The possession of each flat will happen only after acquiring proper occupation certificate from the Pune Municipal Corporation. There will be 10% increase in rent on year-to-year basis and Developer has agreed to contribute to refundable deposit (equivalent to 3 months' rent) for alternate accommodation. The Developer has agreed to provide shifting charges (to and from) to the tune of 20,000 and 30,000 for 1 BHK and 2 BHK respectively.

32. The members have waived their right to receive compensation as per Clause No. 12, in view of additional area being given to them.

**TIME FRAME FOR COMPLETION OF THE REDEVELOPMENT / FORCE MAJEURE**

33. The Developer has agreed to complete the entire construction within 24 months from the possession of the last flat /unit i.e., the possession of the entire building is received by the Developer for immediate demolition. The construction of the Flats to be constructed for the Members i.e., will be done according to the Plans, designs approved by Pune Municipal Corporation and specifications attached to this Agreement which are approved by the Said Ashwini Condominium and the Members i.e., The Developer shall





carry out the said construction work in normal workman like manner, by using the best quality material and from qualified employees and skilled and unskilled workers. The period of 24 (Twenty-Four) months for completion of the construction shall be extended mutually by the parties and written intimation with specific reason to individual members on the reasons which are beyond the control of the Developer as listed below

1) Non-availability of steel, cement, other building material, water or electric supply 2) War, Civil Commotion, or act of God 3) Any notice, o der, rule, notification of the Government and / or other public or Competent Authority or any Decree / Order of any Court/tribunal/authority 4) Any stay or injunction order from any Court. 5) Pendency of any litigation 6). Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate 7) Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development and the project. 8) Delay in grant of any NOC/ permission/ license/ connection of any services such as elevators, electricity and water connections and meters to the scheme/ flat/ road etc. or completion certificate from any appropriate authority.

**PERFORMANCE GUARANTEE**

34. To ensure the due performance of this agreement, the developer has agreed to retain 2 (two) flat till casting and curation of sixth/terrace slab. He will not create any third-party interest in respect of two flat until the sixth slab is casted. However, the said restriction shall get automatically lifted once the sixth slab/terrace slab is casted and certificate to that effect is given by the architect of developer. The Developer will inform the president of Ashwini Condominium in writing once the sixth/terrace slab is casted and curated.

**STAMP DUTY / REGISTRATION CHARGES**

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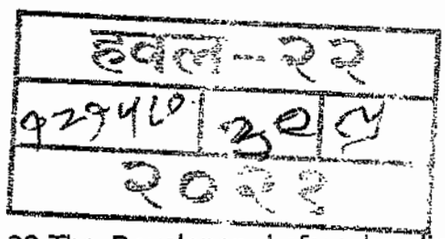
35. The stamp duty and registration charges for execution and registration of the Development Agreement and Power of Attorney as well as GST in respect of the flats to be constructed for the existing members of the Ashwini Condominium shall be borne by the Developer. The Developer will have right to sale the developed premises i.e., residential to the prospective purchaser/s, of its choice except Six (6) flats of Members and to receive the consideration / premium from them. That however in case any member of Ashwini Condominium wishes to purchase additional area, the stamp duty and registration charges in respect of the same shall be borne by respective member alone.

36. The Developer has agreed to execute individual agreement in favor of members of Ashwini Condominium in respect of proposed tenements to be constructed on the said land. The developer has agreed to pay the stamp duty in respect of the offered area (existing area + offered area). However, the members shall pay stamp duty and registration fees in respect of additional area purchase.

**POWER OF ATTORNEY**

37. To facilitate due, smooth, timely and efficacious development of the said property in terms of this Agreement the Said Ashwini Condominium and the its Members shall execute appropriate instrument/s, Power of Attorney, in favor of Developer and/or its nominee/s constituting him / her / them as their duly constituted Attorney. All the costs required to be incurred for execution of such instrument and all works / transactions that would be handled by such duly constituted Attorney in the name of Said Ashwini Condominium and Members, in relation to the proposed development of the said property shall be at the costs and risks of the Developer alone and the Developer shall keep the Said Ashwini Condominium and the Members harmless and indemnified.

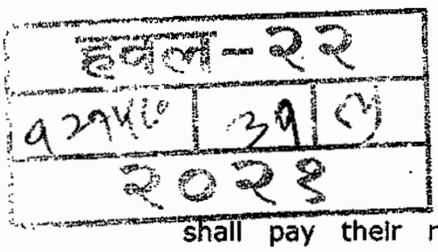
**HANDING OVER POSSESSION / ALLOTMENT OF NEW PREMISES TO THE MEMBERS**



38.The Developer, before handing over the possession of the proposed tenement to the Members herein, shall obtain from the concerned planning local authority/development controlling authority occupation and/or completion certificate in respect of the said tenement. Notwithstanding anything to the contrary contained herein, the Members shall not be entitled to claim possession of the said tenement until the completion certificate is received from the local authority. The Developer will apply for the completion certificate after Ashwini Condominium and Members are satisfied of the redevelopment premises being completed to conditions laid out in this agreement.

Following the Ownership Flat Act, 1963[ Maharashtra Real Estate(Regulation and Development) Act 2016, The prospective purchaser/s will be admitted as the Members of the Ashwini Condominium, upon completion of entire work as defined aforesaid and Ashwini Condominium on payment of Rs.1000/- as membership fees, shall issue five fully paid up shares of Rs.500/- each to the incoming Members and the Said Ashwini Condominium and the Members Developer, undertake to co-operate with the Developer to comply with this condition as per the Law, and the Bye-laws of the Said Ashwini Condominium. The Developer will execute Agreement Deeds in favor of the existing members of the Ashwini Condominium on the request made by the members for the same and the expenses for such Deed shall be borne by the Developer. The Ashwini Condominium and the Members have thus empowered the Developer to carry out and complete the required legal formalities for the same and have agreed to execute Power of Attorney for the same in favor of the Developer.

39.Upon completion of the construction and/or handing over possession of the Flats to the members of Ashwini Condominium, by the Developer, the Government / Semi Government, Cesses, Taxes, Ashwini Condominium Maintenance Charges, Municipal taxes etc. will be paid proportionately by the members of Ashwini Condominium, for their Flats and the prospective purchaser/s of the Flats



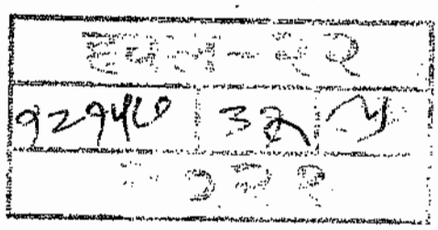
shall pay their respective cesses, taxes, maintenance charges, Municipal taxes proportionately.

40. The Developer has agreed to pay incidental expenses for Electricity Meter and S.L.C. charges for the Flats retained by the Members. The Ashwini Condominium and the Members shall pay the electricity meter deposit as per the demand note of the MSEB Company Ltd. The Said Ashwini Condominium and the Members shall pay proportionate maintenance charges. Electricity Bills, PMC, Government / Semi Government Taxes, for their respective flats from the date of possession and / or completion of work.

41. The areas and facilities which are not specifically allotted to any members and the Prospective Purchaser/s for the exclusive use the same shall be available for common enjoyment of all the existing and incoming members of the Ashwini Condominium. The Developer is entitled to allot for exclusive use car parking to prospective Purchaser/s except the Six (6) allotted car parking spaces in Stack/mechanized/puzzle parking system to be allotted to the Members / Members.

**ENROLLEMENT OF ALLOTEES OF THE PREMISE IN THE DEVELOPER FREE SALE PORTION AS MEMBER OF THE APARTMENT**

42. The Developer shall not transfer / assign the development rights acquired from the said Ashwini Condominium and the Members / members to anybody. The Developer will have right to mortgage the flats / units available for sell to the Prospective Purchaser/s and the beneficial rights, interest acquired by it under the terms of this Development Agreement except the flats to be constructed for the Ashwini Condominium / members to any bank / financial institution for availing project loan. The Developer shall be responsible for the payment of the said project loan with interest and shall keep the said Ashwini Condominium and its members fully indemnified and harmless in that behalf. That in no circumstances the Promoter is entitled to create mortgage/third party interest/encumbrances on the flats to be allotted to the existing members.





43.The intending Purchaser/s, of the flats are entitled to avail housing loan or any other type of loan at his / her / their own risks and with full responsibility of repayment of such loan from any financial institution by mortgaging his / her / their flat / unit in favor of such financial institution and, the Said Ashwini Condominium and the members/ Members will not have any objection for the same, without taking any financial burden thereof but all the responsibility of the repayment of the loans shall be of the prospective Purchaser/s.

44.The Developer will pay estimated and actual share of common expenses, taxes, in respect of the said property, till the entire redevelopment of the said property is completed and thereafter the Members, along with the prospective flats purchasers will pay the same to the said Ashwini Condominium or either to the concerned authority after the Completion of work as defined aforesaid.

**ARBITRATION & JURISDICTION**

45.In case of any dispute due to the non observance of the terms and conditions by the Developer as well as the Ashwini Condominium and the Members, the same shall be referred to the Court of Pune Jurisdiction, Pune.

**MISCELLANEOUS**

46.It is agreed between the said Ashwini Condominium and the Developer, that, the name of the Ashwini Condominium shall remain as Ashwini Condominium and the same will be used only for residential purpose. It is also agreed between the parties to this Agreement that the ownership rights in the land described in the Schedule written hereunder and the construction thereon snall always be vested with the Ashwini Condominium

47.The Said Ashwini Condominium and the Members / Members, have permitted the Developer to use the existing Bore well mounted with submersible motors to lift water from bore well and two electric motors for lifting waters from ground water storage tank in the premises of Ashwini

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Condominium, which will be handed over to Ashwini Condominium in good working condition with a new water pump.

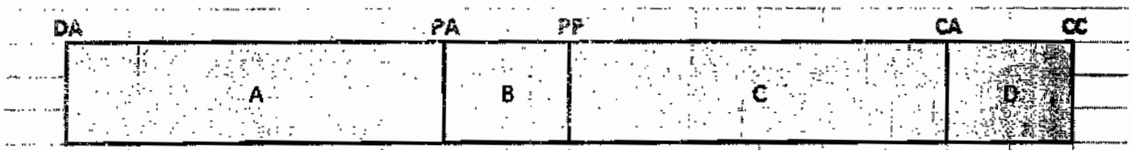
48. To avoid doubts and misinterpretation, the entire correspondence, documentation will be in English only.

That the Developer alone shall be responsible for any mishap that might happen during redevelopment.

There will be a common terrace provided in the constructed building

49. **TIME FRAMES, MILESTONES, RESPOSIBILITES& ENHANCED AMENITIES**

The following table depicts a concise understanding of terms and conditions agreed upon in this redevelopment agreement. In case of any conflict, the table will override other interpretations.

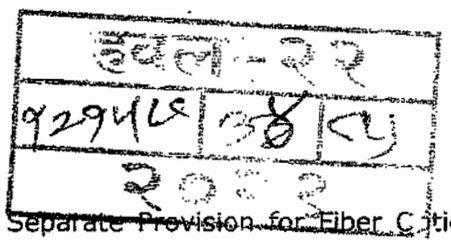



| | |
|---|---|
| DA | Development Agreement sign-off between Developer and Consenting Members |
| PA | Full loaded redevelopment plan approved from PMC by Developer |
| PP | Peaceful possession to Developer from all Consenting Members |
| CA | Ashwini Condominium President clearance to Developer for applying Completion Certificate |
| CC | Developer obtains Completion Certificate from PMC |
| | |
| **Expected Timelines** | |
| A | Upto 3 months |
| B | Upto 45 days |
| C + D | Upto 24 months and extension in mutual consultation only for Force Majeure |
| | |
| **Taxes and Liabilities Responsiblity for Ashwini Condominium** | |
| Period C+D -will be borne by the Developer for entire Ashwini Apartment Condominium | |
| Period A and B will be borne by Consenting Members for their share | |
| After D will be borne by Consenting Members, New Purchasers and Developer (only for unsold flats) | |

Developer will provide rent and shifting charges during C+D period with 10% increase in rent every year. There will be INR 10,000 additional rent per month payable beyond 24 months

The Developer has proviced details offer and the following items enhance the same

- Lift will be of reputed Brand with good after sales service record
- Upto 50 electric points to be provided per flat for Members





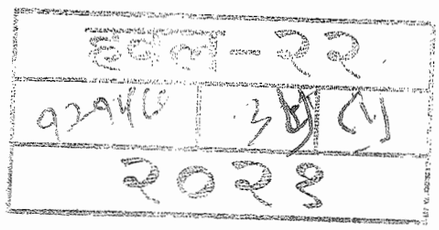
- Separate Provision for Fiber Optic cable and DTH for each flat landing on independent access points at terrace or ground floor
- Provision for inverter in dry balcony with a loft
- Flooring – 24*24 for Vitrified Designer in entire flat and 12*12 anti-skid for toilet
- SS Cylindrical Lock (Godrej or Europa make)
- Good quality water proof internal doors
- Upto 14 Feet kitchen platform/otta with granite platform
- Wall hung commodes
- Health faucet in toilet
- Counter type wash basin
- Water cut-off for each toilet and kitchen water line to enable plumbing work without water closure for entire building
- Minimum 9.5 feet floor to ceiling height

**SCHEDULE (Description of the said plot / property)**

WHEREAS, all that piece and parcel of the property bearing CTS No. 40/34, Plot No. 34, Final Plot No 56 totally admeasuring about 678.86 square meters i.e., 7307.188 sq. fts out of which 3852.53 square feet, i.e., 358.05 sq. mtrs., Ashwini Condominiums, Erandawane, Pune 411 004 within the limits of Pune Municipal Corporation, and within Registration Sub District Taluka - Haveli and Registration District of Pune together with the old structure standing thereon bounded by

| | | |
|---|---|---|
| On or towards East | : | By sub Plot No.26 |
| On or towards South | : | By 9 meter wide road |
| On or towards West | : | By the remaining part of Plot No.34, C.T.S No. 40 Owned by Mrs. Leena Alekar |
| On or towards North | : | By Sub Plot No. 27 |

Together with all the rights and appurtenances thereto and along with right of way for ingress and egress and along with all rights easement and appurtenances thereto and future and present and / or maximum available T.D.R. and additional F.S.I.





Location: This property is situated in Division and Sub Division No. 21/365.

**1. VALUATION**

Valuation of the land as per the ready Reckner @ Rs. 73930/- per sq. mtrs. The Developer has agreed to built at its own cost Six(6) Flats total admeasuring about 5316.25 sq. ft. = 493.98 sq. mtrs. Carpet, together with Six(6) allotted car parking spaces total admeasuring about 807.30 Sq. Ft. = 75 Sq. Mtrs. to be retained by the Said Ashwini Condominium and the Members. The Developer has also agreed to pay Rs.6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) as Corpus Fund to the said Ashwini Condominium, Rs.11,70,000/- (Rupees Eleven Lac Seventy Thousand Only) to the members of the Ashwini Condominium as disturbance alloviance and, to and from shifting charges of Rs. 1,08,000/- (One Lac Eight Thousand to the members. The Developer has also agreed to pay total License fees of Rs. 26,64,000/- (Rupees Twenty Six Lac Sixty Four Thousand Only) for 24 months Therefore, stamp duty of Rs. 12,90,500/- (Rupees Twelve Lac Ninety Thousand Five Hundred Only towards stamp duty and Rs. 30,000/- (Rs. Thirty Thousand Only) towards Registration fee is paid on this Development Agreement by the Developer on the higher amount of consideration.

2. The developer should carry the procedure of removing old Deed of Declaration and immediately new Deed of Declaration has to be done by the Developer

IN WITNESS WHEREOF, the parties have signed below this at Pune on the day and date first mentioned hereinabove.

| ASHWINI CONDOMINIUM | SIGNATURE | PHOTO | THUMB |
|---|---|---|---|
| Ashwini Condominium Through it's President Mr. Santosh Gadkary | |  |  |
| Through it's Secretary Mr. Jaywant Raghunath Kelkar | |  |  |
| **DEVELOPER** | **SIGNATURE** | **PHOTO** | **THUMB** |
| M/S. SURABHI CONSTRUCTION Through its Partner Mr. Sudhir Ashok Mandale | |  |  |
| Mr. Nikhil Chandrashekhar Athavale | |  |  |
| **MEMBERS** | **SIGNATURE** | **PHOTO** | **THUMB** |
| Mr. Jaywant Raghunath Kelkar | |  |  |
| Dr. Chintaman Yashwant Kelkar | |  |  |

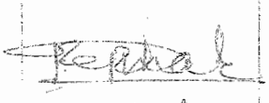
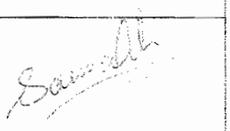
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THE SEAL OF JOINT SUB REGISTBAR (CL-II) HAVELI-22, PUNE

| | | | |
|---|---|---|---|
| Mrs. Alka Sudhir Datar | Mrs. Alka S Dat |  |  |
| Mr. Jitendra Sudhir Datar | J Sudhir |  |  |
| Mrs. Shweta Gopal Korad | |  |  |
| Mrs. Bharti Vinayak Purandare | B. V. Purandare |  |  |
| Mrs. Yashoda Santosh Gadkary<br><br>Mr. Santosh Ramchandra | Gadkary |  |  |

| | | | |
|---|---|---|---|
| Gadkary |  |  |  |
| Mrs. Charusheela Jaywant Kelkar |  |  |  |
| **WITNESS** | **SIGNATURE** | **WITNESS** | **SIGNATURE** |
| Vinayak Narayan Pophale 1335 · Ravivar Peth, Wai |  | Gourabh Talke Wai |  |

