

inspected all the documents of title relating to the said property including N.O.C, permission, approval, sanction, order, plans, designs, specifications sanctioned by the MBMC and other concerned authorities as also the relevant City Survey and Revenue records in respect of the said property and all other documents is/are specified under the provisions of Real Estate (Regulation & Development) Act, 2016 (Act No. 16 of 2016 for short "the said Act") and the Rules framed thereunder;

AND WHEREAS the Promoters have agreed to allot to the Purchaser/s herein, and the Purchaser/s herein has agreed to acquire and purchase from the Promoters a premises being Flat No.1704 admeasuring about 426.00 sq. ft. (Carpet area) i.e. 39.58 sq. mtrs. (Carpet area as per the plan, inclusive of enclosed balcony) equivalent to 456.82 sq. ft. i.e. 42.44 sq. mtrs. (RERA Carpet area, inclusive of 3.50 sq. mtrs. of enclosed balcony) on the 17th Floor of Wing "B" in the residential building known as "HARSH RESIDENCY" (for brevity's sake hereinafter referred to as "the said premises") The floor plan in respect of the said flat agreed to be allotted as sanctioned/approved as shown in red colour boundary line is hereto annexed and marked as Annexure "C". On request of the Purchasers, the Promoters have also agreed to provide/allot to the Purchasers 1 car parking space on Ground Floor of the said building. The said flat and the said car parking space unless separately mentioned/described are hereinafter collectively referred to as "the said premises" and more particularly described in Schedule "A" hereto;

AND WHEREAS the carpet area of the said flat as mentioned above means the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said flat, and the exclusive use of the Purchasers, but includes the area covered by the internal partition walls of the flat.

AND WHEREAS the Promoters have now registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 (for short "the said Act") with the Real Estate Regulatory Authority at Mumbai under Serial/Registration No. P51700005806, photocopy of which is annexed hereto and marked as Annexure "E";

AND WHEREAS the Promoters have presently completed 100% construction work of "A" Wing and 55% construction work upto 14th slab level i.e. upto 13th floor of "B" Wing of the building as certified by their Architect vide their Certificate dated 26th February 2018, photocopy of which is separately handed over to the Purchasers and are in process of submitting necessary application for requisite permission for part/full occupation of "A" Wing so far constructed.

AND WHEREAS the Purchaser/s has/have entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, permissions, approvals, schemes, etc.;


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AND WHEREAS the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS relying upon the said application, declaration and agreement, the Promoters have agreed to allot and sell to the Purchaser/s the said Premises in the said building; at or for the price and upon the terms and conditions hereinafter appearing;

AND WHEREAS prior to the execution of these presents, the Purchaser/s has/have paid to the Promoters a sum of Rs.2314815/- (Rupees Twenty Three Lakhs Fourteen Thousand Eight Hundred Fifteen Only) being the part payment of the sale price of the said Premises agreed to be sold and/or allotted to the Purchaser/s by the Promoters as advance payment or deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Promoters the balance consideration in the manner hereinafter appearing;

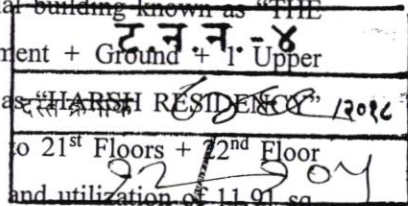
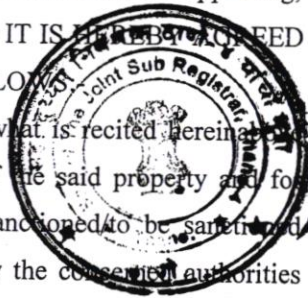
AND WHEREAS under Section 13 of the said Act, the Promoters are required to execute a written agreement for allotment and sale of the said Premises to the Purchaser/s being in fact these presents and also to admit execution of these presents/agreements on being informed by the Purchaser/s in time of having his/their lodged this agreement for registration under the provisions of the Registration Act;

AND WHEREAS the parties hereto have now mutually agreed to record the aforesaid agreement into writing by executing these presents as hereinafter appearing;


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

1. The Promoters hereby declare and confirm that what is recited hereinabove with regard to their right, title and interest in respect of the said property and for development/ thereof under the development Scheme sanctioned to be sanctioned hereafter with such modification as may be permitted by the concerned authorities shall be treated as declaration, representation on their part and shall form integral part of this clause.

2a. The Promoters have commenced construction of the building presently consist of 2 (Two) Wings of which Wing 'A' being commercial building known as "THE CORPORATE LOUNGE" presently consists of Basement + Ground + 1st Upper Floors and Wing 'B; being residential building known as "HARSH RESIDENCE" presently consists of Basement + Stilt + Podium + 2nd to 21st Floors + 22nd Floor (Part) with provisions of additional construction by use and utilization of 11.91 sq mtrs. (built up area) being the remaining development potentiality and also by use and utilization of additional development potentiality of the said property, as per the



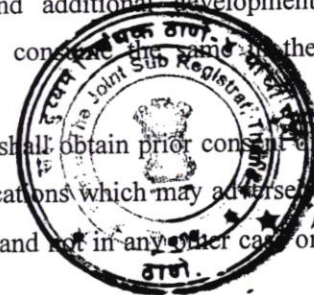

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permission be granted/issued/to be further granted/modified/amended by the Concerned Authorities on the said property more particularly described in the Schedule hereunder written in accordance with the plan, designs and specifications approved to be approved by the Concerned Local Authority viz. MBMC and which have been seen and approved by the Purchaser/s, with such variations and modifications as the Promoters may consider necessary or as may be required by the Concerned Local Authority or the Government to be made in them or any of them and which the Promoters are entitled/permitted by the Concerned Authority, subject however to the provisions of the said Act and the Rules framed thereunder.

2b. The Promoters hereby represent to the Purchasers and Purchasers hereby confirms that as shown in the plans (presently sanctioned), the building presently consists of 2 (Two) Wings i.e. Wing 'A' being commercial building known as 'THE CORPORATE LOUNGE' presently consists of Basement + Ground + 1 Upper Floor and Wing 'B' being residential building known as "HARSH RESIDENCY" presently consists of Basement + Stilt + Podium + 2nd to 21st Floors + 22nd Floor (Part) with a provision of construction of additional area/ floor on Wing "B" on the plans being amended or modified for use of the remaining and also additional development potentiality available to the Promoters as per the present or future policy of the Concerned Development Authority including MBMC. The Promoters have presently obtained sanction of plan by use of the development potentiality of 4806.31 sq. mtrs. (Built-up area) which is less than the total development potentiality of the said Property and are entitled to avail the remaining and additional development potentiality and reserve their right to use, utilize and construct the same on the building to be constructed on the said property.

PROVIDED THAT, if necessary, the Promoters shall obtain prior consent of the Purchaser/s in respect of such variations and modifications which may adversely affect the Purchaser/s as regards the said Premises only and not in any other case or otherwise whatsoever.



3. The Promoters have full right and absolute authority to convert and change location as also user of the building/Wings and/or premises therein from residential to commercial/semi-commercial/shops and/or visa-versa. The Purchaser/s shall not object or dispute to the aforesaid right of the Promoters for change of user.

4. The Promoters hereby represent and the Purchaser/s hereby expressly confirms that the Promoters have irrevocable and unconditional/ unfettered rights authorities entitlements to increase or decrease area of any of the aforesaid buildings/wings, increased or decreased in numbers of floors as also specification/designs as also location by vertical and/or horizontal as also location of recreation ground thereof as may be permitted/approved by the concerned development authority.

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5. The plan annexed as Annexure "C" is tentative and Promoters shall be entitled to make such changes and modifications therein, as they may desire and deem fit and proper. The Purchaser/s hereby confirm having understood the aforesaid facts and rights and entitlements of the Promoters and shall not object dispute or create any hindrance during the course of development of the said project and no further consent, confirmation or otherwise is required to be taken or obtained from the Purchaser/s. The Promoters are entitled to exercise the rights and entitlements under the provisions of Maharashtra Flat Ownership Act, Rules framed thereunder, and other concerned Statutes.

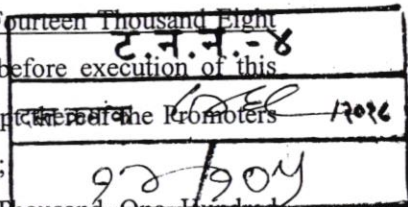
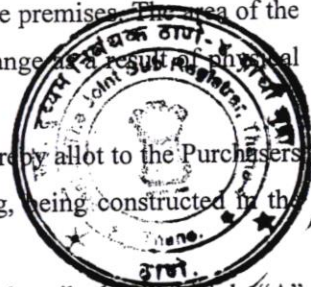
6a. The Purchaser/s hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell and allot to the Purchaser/s a premises being Flat No. 1704 admeasuring about 426.00 sq. ft. (Carpet area) i.e. 39.58 sq. mtrs. (Carpet area as per plan, inclusive of enclosed balcony) equivalent to 456.82 sq. ft. i.e. 42.44 sq. mtrs. (RERA Carpet area, inclusive of 3.50 sq. mtrs. of enclosed balcony) on the 17th Floor of Wing "B" in the residential building known as "HARSH RESIDENCY" as shown in red colour boundary line on the floor plan thereof annexed hereto and marked as Annexure "C" at or for the consideration of Rs.4950000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) as lumpsum consideration amount which is inclusive of the proportionate price of the common areas and the facilities appurtenant to the said flat, the nature extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written, but exclusive of payment of statutory levies, taxes, including GST as applicable from time to time upto the date of handing over possession of the premises. The area of the premises would be as per the approved plans and may change as a result of physical variation due to tiling ledges, plasters and skirting.

6b. On the request of the Purchasers, the Promoters hereby allot to the Purchasers 1 covered parking space on Ground Floor of the building, being constructed in the layout.

6c. The consideration amount of the said premises as described in Schedule "A" hereto is thus Rs.4950000/- (Rupees Forty Nine Lakhs Fifty Thousand Only).

7. The Purchaser/s hereby agrees to pay to the Promoters the aforesaid consideration price in the following manner:

- i) Rs.2314815/- (Rupees Twenty Three Lakhs Fourteen Thousand Eight Hundred Fifteen Only) on or before execution of this Agreement. (payment and receipt of the Promoters hereby admit and acknowledge);
- ii) Rs.1150185/- (Rupees Eleven Lakhs Fifty Thousand One Hundred Eighty Five Only) to be paid on or before 01.10.18.
- iii) Rs.495000/- (Rupees Four Lakhs Ninety Five Thousand Only) to be



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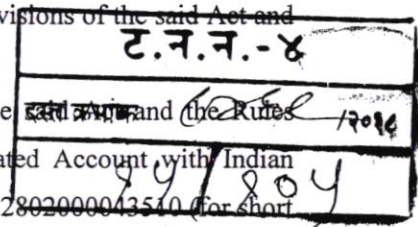
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paid in 5 equal installments of Rs 99000/- Rupees Ninety Nine Thousand Only) on completion of each 5 slabs of the building.

- iv) Rs.198000/- (Rupees One Lakh Ninety Eight Thousand Only) to be paid on completion of brick work.✓
- v) Rs.198000/- (Rupees One Lakh Ninety Eight Thousand Only) to be paid on completion of plastering.✓
- vi) Rs.198000/- (Rupees One Lakh Ninety Eight Thousand Only) to be paid on completion of electric & plumbing.✓
- vii) Rs.198000/- (Rupees One Lakh Ninety Eight Thousand Only) to be paid on completion of flooring.
- viii) Rs.198000/- (Rupees One Lakh Ninety Eight Thousand Only) to be paid on notice being issued to the Purchaser/s that the said premises is ready for occupation, if however the Purchaser/s desire permission to commence furnishing of the said premises, before the said premises is ready for occupation than he/she/they shall pay this installment at the time he/she/they have been permitted to furnish the said premises and/or before taking possession of the said flat/premises or within Seven days from the Promoters offering possession of the premises, whichever is earlier;

8. The Promoters hereby represent to the Purchaser that they have obtained construction finance/loan from Lakshmi Vilas Bank. Before execution of these presents the Promoters have obtained requisite NOC from the said Lakshmi Vilas Bank for sale and allotment of the above premises to the Purchaser and accordingly the Purchaser shall pay the amount of consideration in the manner as set out in the Schedule of payment in the Bank Account No. 0176351000003672 with the Lakshmi Vilas Bank, as undertaken by the Promoters to the said Lakshmi Vilas Bank and as mutually agreed with the bank. The said account has been and shall be operated in such manner as the Promoters require in compliance of provisions of the said Act and the Rules framed thereunder.

9. In view of the application of the provisions of the ~~said Act~~ and the Rules framed thereunder the Promoters have opened a Designated Account with Indian Overseas Bank, Bandra West Branch under Account No. 012802000043510 (for short "the Designated Account"). The Promoters then depending upon the progress of the construction work and as may be certified by the Architect and other personnel shall immediately transfer such amount to the said Designated Account. The Promoters



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shall be entitled to withdraw from the said Designated Account such amount(s) from time to time as may be certified by its personnel in accordance with the provisions of the said Act and the Rules framed thereunder.

The aforesaid payment shall be made alongwith payment of GST and any other similar statutory taxes and levies payable from time to time in connection with the premises and the Project payable upto the date of handing over the possession of the premises so allotted. The Promoters hereby represent and the Purchaser hereby confirm that presently as per the applicable law, the GST payable on the consideration is 12%.

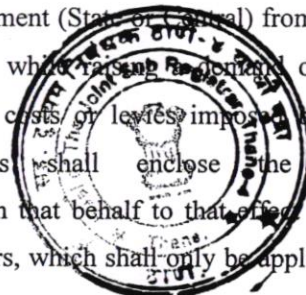
Provided that in case there is any change/modification in the taxes and application of other statutes, the subsequent amounts payable by the Purchaser to the Promoters shall be increased/reduced based on such change/modification.

10. The Purchaser is/are aware that the Purchaser is/are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser shall pay the tax deducted to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents relating to each payment, to the Promoters as per the provisions of Section 194 IA of the Income-tax Act, 1961 and the Rules framed thereunder. Any delay in making the payment and/or taxes as aforesaid, the Purchaser shall be liable to pay the interest and/or any penalty levied by the Concerned Authority/ies in respect thereof.

11. The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority Local Bodies/MBMC/Government (State or Central) from time to time. The Promoters undertake and agree that while raising the demand on the Purchaser/s for increase in development charges, costs or levies imposed by the Competent Authorities, etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

12. The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchasers by discounting such early payments at such rate as the Promoters may desire for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/by the Promoters.

13. It is expressly agreed and understood that if the Promoters carry out and complete the works of construction of brick walls, flooring etc. as contemplated in sub clauses (i to viii) hereinabove in respect of the said premises agreed to be



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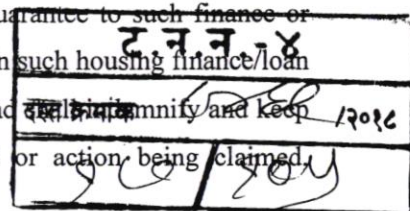
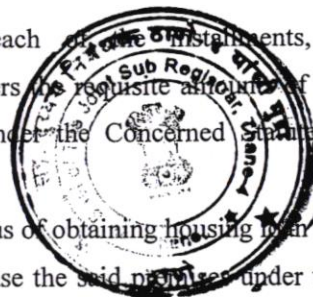
sold/allotted to the Purchaser/s under these presents, while construction of other slabs and other work is in process, the Purchaser/s, immediately on requiring by the Promoters, shall pay the amount of installments under sub clause (i to viii) or such of them depending upon completion of work. Time for making payment of the above amounts shall be the essence of the contract.

14a. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the Occupancy Certificate is granted by the Competent Authority by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The Total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Purchaser within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoters shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in sub-Clause (6a) of this Agreement.

14b. The Purchaser authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

14c. Simultaneously alongwith payment of each of the installments, the Purchaser/s shall also pay/reimburse to the Promoters the requisite amount of GST and other Statutory Levies as may be payable under the Concerned Statutes on allotment of the said Premises.

15a. In the event of the Purchaser/s being desirous of obtaining housing loan from any bankers or financial institutions so as to purchase the said premises under these presents, the Purchaser/s shall be entitled to do so only after obtaining previous written consent from the Promoters and only after he/she/their having complied with, fulfilled, observed and performed her/his/their part of the obligations contained under these presents and further undertake to do so. The Promoters shall be requested to provide Consent Letter, only after the Purchaser has obtained from the Bank pre-approval/eligibility letter. The Promoters do not give guarantee to such finance or housing loan and the Purchaser/s shall apply for and obtain such housing finance/loan solely at his/her/their risk as to costs and consequences and shall indemnify and keep the Promoters indemnified against any claim, demand or action being claimed.



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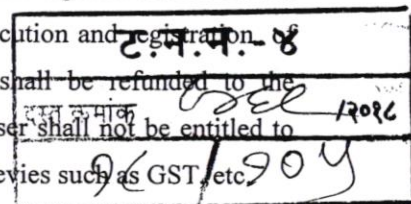
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demanded or initiated by the bankers and/or financial institutions whosoever have sanctioned and/or disbursed such housing finance.

15b. It is further agreed and understood that in the event of the Purchaser/s having obtained sanction of housing finance, Purchaser/s shall inform in writing to the Promoters of having his/her/their obtained sanction of such finance and confirm that the bankers/financial institution shall disburse and pay the housing finance/loan as may have been sanctioned and approved directly to and in the name of the Promoters alone. Such disbursement/payment shall be made by the bankers/financial institution by Cheque (crossed/Account Payee)/Pay order directly in the name of the Promoters and shall be handed over personally to the Promoters. Acknowledgement, if any, by any unauthorized persons and/or the Purchasers herein shall not bind the Promoters as having received such housing finance on behalf of the Purchaser/s.

15c. It is further agreed and understood that the Purchaser/s, subject to what is stated hereinabove, shall be free to offer his/her/their right under these presents only as and by way of security for repayment of such finance. The Promoters shall not be called upon to sign or execute any further or other writings, confirmation, declaration or otherwise nor shall they be called upon to give any security of their right and/or the said property to any bankers/financial institution. It is further agreed and understood that irrespective of the fact whether the Purchaser/s has/have obtained sanction of housing loan/finance from his/her/their financial institution in respect of the said premises, in the event of any delay in disbursement or failure in payment/disbursement of the balance consideration payable by the Purchaser/s to the Promoters under these presents, the Purchaser/s alone shall personally be liable or responsible to pay the amount so payable under these presents and shall not claim any equity or otherwise on the ground of having not obtained disbursement or delay in disbursement of such amount by bankers/financial institution. The Purchaser/s shall pay the amount due and payable to the Promoters from his/her/their own source of income.

15d. It is however clarified that on the Promoters cancelling the allotment of the premises and termination of this Agreement, the Promoters after deducting liquidated damages equal to 10% of the consideration for sale /allotment of said premises (as per clause 31), shall first offer the return of the balance of the refund amount to the bankers/financial institutions who had disbursed the amount from the sanctioned limit and refund the same to such bankers/financial institutions against return of the Original of this Agreement duly cancelled and against execution and registration of necessary writings/documents and the balance, if any, shall be refunded to the Purchaser/s. On termination of the Agreement, the Purchaser shall not be entitled to claim refund of any of the amounts paid towards statutory levies such as GST etc.



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16. As regards the utilization and consumption of the balanced development potentiality of the said property for construction of additional floors on Wing "B", as proposed; the Purchasers agree and undertake not to dispute or challenge such entitlement of the Promoters, on any ground whatsoever.

17. The Purchaser/s is/are satisfied and has/have accepted the Title of the Promoters as disclosed in the Title Certificate issued by the Advocate of the Promoters and which is annexed hereto. The Purchaser/s shall not be entitled to further investigate the title of the said property or of the Promoters and hereby undertakes not to raise any objection or requisitions in respect thereof or dispute the same in any manner.

18. The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Concerned Local Authorities including MBMC at the time of sanctioning the said Plans and issue of Construction Commencement Letter/Certificate or thereafter and shall, before handing over possession of the said premises to the Purchaser/s, obtain from the Concerned Local Authorities, including MBMC, Occupation/Completion Certificate in respect of the said building and the premises/flat.

19. The Purchaser/s hereby expressly declare and confirm that he/she /they have been disclosed by the Promoters various terms, conditions, stipulations, etc. under the permissions, orders, approvals, sanctions/NOC granted by various Concerned Authorities as recited hereinabove. The Purchaser/s independently as also jointly with the purchasers of other premises in the building, on taking possession of their respective premises, shall comply with, fulfill, observe, perform and abide by all the terms, conditions, stipulations, etc. imposed by the Concerned Authorities while giving/ granting various permissions, orders, approvals, sanctions/NOC as aforesaid. The Purchaser/s shall not object, dispute or challenge of all such terms and conditions as aforesaid.

20. The Promoters hereby declare that the Floor Space Index presently permissible in respect of the said property is 4818.22 sq. mtrs. (Built-up area) and the Floor Space Index (FSI) presently/sanctioned in respect of the said property described in the Second Schedule hereunder written is about 4806.31 sq. mtrs. (built-up Area) as per the sanctioned plan and other permissions and hereby reserve their right to consume and avail the benefit of balance/ remaining development potentiality of 11.01 sq. mtrs. (built-up area) and also of other additional development potentiality on the plans being amended and modified and that no part of the said Floor Space Index has been/shall be utilized by the Promoters elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilized by the Promoters elsewhere, then the Promoters shall furnish to the Purchaser/s all the detailed



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particulars in respect of such utilization of said Floor Space Index by them. In case while developing the said property, the Promoters have utilized any further Floor Space Index of any other property by way of floating Floor, Space Index, TDR or Additional Buildable Area then the particulars of such Floor Space Index shall be disclosed by the Promoters to the Purchaser/s in the document for transfer of the said property. It is expressly agreed and understood that in view of the present policy of the concerned authorities and since it is not feasible and practical, though permissible, for the Promoters who are unable to explore and use or utilize the entire potentiality and benefit of Development including by use of TDR in all forms, and therefore all the residual F.A.R. (F.S.I.) in the property and all benefits of Development potentiality by use of TDR not consumed will always belong to and be available to the Promoters till the execution of the vesting documents.

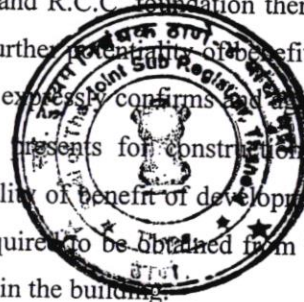
21. In the event of any of the portion of the said property is being subject matter of any reservation, setback etc. the Promoters shall be entitled to comply with such reservations, handover such portion duly constructed or otherwise and claim ask for demand, recover and receive, compensation, benefits, in the form of development right, TDR or otherwise and use, utilize, consume and exploit the same in development of the said property as the Promoters may deem fit and proper.

22. The Promoters hereby represent that presently the concerned Development Authority have permitted and granted potentiality of development as per the prevailing rules and the Promoters are expecting further potential benefit during and/or on virtual completion of the building by use the potentiality of development presently permitted/ granted by the Concerned Authority. The Promoters have prepared the design and specification of the building and R.C.C. foundation thereof on the basis that they shall be permitted and granted further potentiality of benefit of development on the property. The Purchaser/s hereby expressly confirms to the right of the Promoters reserved under these presents for construction of additional floors by use of the balance/further potentiality of benefit of development as above and no consent in writing or otherwise is required to be obtained from the Purchaser/s herein as also Purchasers of other premises in the building.

23. The Promoters hereby represent and declare and the Purchaser/s hereby confirms that:

(i) The Development/re-development of the said property is under a layout scheme/project as sanctioned or to be sanctioned hereafter with such modification, amendments etc. as may be permitted by the concerned development authority including Mira- Bhaindar Municipal Corporation.

(ii) If due to any change in the F.S.I. Rules and more F.S.I. becomes available (including on account of staircase, walls, lifts, balcony, passage, etc.) then in such event the Promoters alone shall be entitled to use, utilize, consume and exploit such



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F.S.I. on the said property by constructing additional structure or additional floor in the said building/wing.

(iii) If due to any change in the Development Rules and Regulations or by introduction of any policy by the Government of Maharashtra or any other concerned authorities any benefit of T.D.R. by whatever named called and in all forms are available in respect of the said property, then in such event, the Promoters alone shall be entitled to avail such benefit for which they are entitled to acquire and purchase such F.S.I. by way of T.D.R. in all forms from any other property as may be permissible and to use, utilize, consume and exploit the same by constructing additional structure or additional floors on the said building/wing.

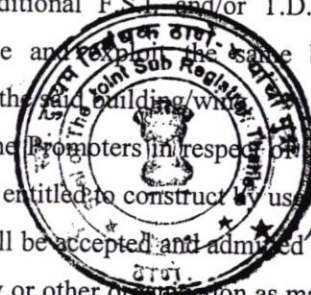
(iv) The Promoters shall be entitled to do and perform all such acts, deeds, things and matters and to sign, execute and admit execution of all such documents, deeds, writings, applications, forms including modifications, changes, alterations etc. in the said sanctioned plan and other permissions, as they may in their absolute discretion so desire.

(v) The Purchaser/s hereby agrees and undertakes that he/she /they shall not obstruct or object or dispute to the right, title and interest of the Promoters in respect of the said additional F.S.I. and/or Additional Buildable Area/T.D.R. benefit available to the Promoters as above and shall do and perform all such acts, deeds, things and matters and to sign and execute all such requisite confirmations, applications, consent, etc. if so required by the Promoters.

(vi) The Purchaser/s hereby irrevocably agrees and undertakes that he/she/they shall not claim or demand any consideration/ amount or compensation or benefit from the Promoters in respect of the said benefit of additional F.S.I. and/or T.D.R. available to the Promoters to use, utilize, consume and exploit the same by constructing additional structure or additional floors on the said building/wing.

(vii) The Purchaser/s of units/flats/shops etc. from the Promoters in respect of the said structure/additional floors which the Promoters are entitled to construct by use of such extra or additional F.S.I. and/or T.D.R. benefit shall be accepted and admitted as member and shareholder of the society and/or Company or other organization as may be formed and registered; Purchasers shall have all the privileges and entitled to avail of the common amenities as may be available to the Purchaser/s herein in the said building/wing and/or the property.

(viii) In the event in compliance of the provisions of the said Act and the Rules framed thereunder if any, consent from the Purchasers herein along with other Purchasers (percentage of which as specified under the said Act/Rules) of premises in the building or any Resolutions of an Organization being required, the Purchasers, on being requested shall give his/her/their consent and extent necessary co-operation without claiming any monetary or other benefits.



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