

Alternate Accommodation") as per the MCGM approved plans as under:

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Each of the members of the Building "A" and "B" shall be provided, free of cost, with a flat admeasuring not less than the Carpet area of the existing flat of the respective Member plus additional 53% (Fifty Three Percentage) of existing Carpet area (hereinafter referred to as the "Eligible Carpet Area for Members of Building A & B") as per the offers annexed hereto as "ANNEXURE - C (Colly)"; as offered by the Developers to the Members in the Building A & B free of cost. A List of the particulars of the Members of the Building A & B and Eligible Carpet Area for Members of Building A & B are as specified in the **THIRD SCHEDULE** appended hereto.



7.1.2 Each of the members of the Building "C" shall be provided, free of cost, with a flat admeasuring not less than the Carpet area of the existing flat of the respective Member of the Building C plus additional 10% (Ten Percentage) of existing Carpet area (hereinafter referred to as the "Eligible Carpet Area for Members of Building C") as per the offers annexed hereto as "ANNEXURE - I & J"; as offered by the Developers to the Members in the Building C free of cost. A List of the particulars of the Members of the Building C and Eligible Carpet Area for Members of Building-C are as specified in the **FOURTH SCHEDULE** appended hereto. For sake of brevity hereinafter Eligible Carpet Area for Members of "Building - A & B" and Eligible Carpet Area for Members of "Building-C" shall be collectively referred to as "Members' Eligible Area".



For the SOCIETY				For the DEVELOPERS			
The MEMBERS							
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7.1.3 The Permanent Alternate Accommodations to be allotted to each of the Members of Building A, B & C, inclusive of the Purchased Areas and the Additional Purchased Areas (as hereunder described), wherever applicable, are hereinafter collectively referred to as "the New Flats",

7.1.4 The Developers further had agreed to permit each Member he/she so desires, to purchase/acquire under a "Discount Scheme", Residential Carpet Area up to a maximum of 100 (Hundred) Square Feet (hereinafter referred to as "Purchased Area") over and above the Members' Eligible Area being allotted free of costs to the Members occupying Existing Flats as per the **THIRD SCHEDULE** and **FOURTH SCHEDULE** mentioned hereunder, the area so to be purchased being purchased at concessional value Rs.25,000/- per Square feet carpet area basis. The Members hereby agree and confirm that in case there is an Additional FSI available over and above as mentioned herein above for any reason whatsoever and it is spared as per clause 11 hereunder, the Members shall not be entitled to the benefit of the Discount Scheme as mentioned herein above.

7.1.5 The Developers further had agreed that if any Member/s desire/s to acquire/purchase additional area over and above the purchased area of 100 square feet (hereinafter referred to as "Additional Purchased Area"), the Developers shall sell such Additional Purchased Area to the concerned Member/s at prevalent booking rate applicable for outside purchasers on RERA carpet area basis. Hereinafter the Purchased Area and Additional Purchased Area are collectively referred to as the said "Additional Area". Provided that such Members' Eligible Area

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9. <i>JD</i>	10. <i>JD</i>	11. <i>Ed/21 VS</i>	12. <i>JD</i>	13. <i>JD</i>	14. <i>JD</i>	15. <i>JD</i>	16. <i>JD</i>
17. <i>JD</i>	18. <i>JD</i>	19. <i>Annamma</i>	20. <i>JD</i>	21. <i>JD</i>	22. <i>JD</i>	23. <i>N</i>	24. <i>JD</i>
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33. <i>Ed/21 VS</i>	34. <i>JD</i>	35. <i>Annamma</i>	36. <i>AN</i>	37. <i>JD</i>	38. <i>JD</i>	39. <i>Manj</i>	40. <i>JD</i>

the Purchased Area and the Additional Purchased Area shall be comprised in the single flat to be allotted to the respective Member/s as and by way of the Permanent Alternate Accommodation. This Discount Scheme is non-transferable and is restricted to each Member only for his/her own Permanent Alternate Accommodation and is subject to the Developers being able to construct the additional purchased area within the RCC Grid of the New Building subject to feasibility, approvals and permissions from the concerned statutory authorities. The parties hereto do hereby agree that the schedule of payment by the concerned members to the Developers for such Additional Area shall mutually be finalised by and between the concerned member/s and the Developers before execution of the individual agreements.

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7.1.6 The Members acknowledge that the calculation of carpet area in respect of the New Flats may undergo minor variation at the time of completion of construction of the New Building/s. The parties hereto agree and confirm that the variation maximum up to $\pm 3\%$ in the Members Eligible Carpet area, as it is mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** written hereinunder, shall be permissible PROVIDED THAT if the actual area is lesser than the area herein stipulated, the Developers shall compensate the concerned Member/s @ Rs.25,000/- per sq. feet (carpet area) so reduced while the Developers acknowledges that if the actual area is more than the area herein stipulated, the concerned Member/s shall compensate the Developers @ Rs.25,000/- per sq. foot (carpet area) so increased.



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The MEMBERS							
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7.1.7 Of the total car parking spaces, 46 (Forty-Six) car parking spaces in the Podium and/or the basement and/or Stilt which shall consist of combination of parking consisting of dependant and independent parking in the New Building/s to be constructed (hereinafter referred to as "the said Members' Parking Spaces") shall be provided free of costs to the Society for being allotted to the Members of the Society.

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7.1.8 The New Flats and the said Members' Parking Spaces, unless referred to separately, are hereinafter collectively referred to as "Members' Premises".

7.2 MONETARY BENEFITS

7.2.1 CORPUS/ HARDSHIP COMPENSATION FOR THE MEMEBRS OF THE BUILDING A & B:



Over and above the New Flats agreed to be allotted to the Members mentioned herein above, the Developers agree and undertake to pay to each of the Members of the Building A & B an amount specified in **FIFTH SCHEDULE** written herein, calculated at Rs.1500/- per sq.ft. of the carpet area of their respective Existing Flats towards Hardship Compensation in the manner appearing herein below:



7.2.1.1 10% of the Hardship Compensation amount i.e. Rs.150/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building A & B will, on or before execution and registration of the Development Agreement, be paid to each of the Members of the Building A & B by way of cheques in the names of each of the Members of the Building A & B.



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The MEMBERS							
1. [Signature]	2. [Signature]	3. Vinayak	4. [Signature]	5. Linda	6. [Signature]	7. [Signature]	8. [Signature]
9. [Signature]	10. [Signature]	11. VE	12. [Signature]	13. RADHAKRISHNAN	14. [Signature]	15. [Signature]	16. [Signature]
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7.2.1.2 50% of the Hardship Compensation amount i.e.

Rs.750/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building A & B will be paid by way of cheques in the names of each of the said Members in the Building A & B, which cheques will be deposited with the Society simultaneously with the Society handing over quiet, vacant and peaceful possession of the said Property to the Developers pursuant to IOD Intimation.

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The Balance 40% of the Hardship Compensation amount i.e. Rs.600/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building A & B will be paid by way of cheques in the names of each of the said Members in the Building A & B along with the Possession Notice for handing over the possession of the New Flats to the respective Members in the Building A & B.

CORPUS/ HARDSHIP COMPENSATION FOR THE MEMEBRS OF BUILDING - C:



Over and above the New Flats agreed to be allotted to the Members as mentioned herein above, the Developers agree and undertake to pay to each of the Members of the Building C, an amount specified in **SIXTH SCHEDULE** written herein, calculated at Rs.700/- per sq. ft. of the carpet area of their respective Existing Flats towards Hardship Compensation in the manner appearing herein below:

7.2.2.1 10% of the Hardship Compensation amount i.e.

Rs.70/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building C will, on or before



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The MEMBERS							
1. <i>[Signature]</i>	2. <i>[Signature]</i>	3. Vinakar	4. <i>[Signature]</i>	5. <i>[Signature]</i>	6. <i>[Signature]</i>	7. <i>[Signature]</i>	8. <i>[Signature]</i>
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17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. Anamika	20. <i>[Signature]</i>	21. <i>[Signature]</i>	22. <i>[Signature]</i>	23. M	24. <i>[Signature]</i>
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execution and registration of the Development Agreement, be paid to each of the Members of the Building C by way of cheques in the names of each of the Members of the Building C.

7.2.2.2 50% of the Hardship Compensation amount:

Rs.350/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building C will be paid by way of cheques in the names of each of the said Members in the "Building C", which cheques will be deposited with the Society simultaneously with the Society handing over quiet, vacant and peaceful possession for the said Property to the Developers pursuant to IOD Intimation;

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7.2.2.3 The Balance 40% of the Hardship Compensation amount:

i.e. Rs.280/- per sq. ft. of carpet area of the Existing Flats to be paid to each of the Members of the Building C be paid by way of cheques in the names of each of the said Members in the Building C along with the Possession letter for handing over the possession of the New Flats to the respective Members in the Building C.



7.2.3 MONTHLY COMPENSATION FOR AVAILING TEMPORARY ALTERNATE ACCOMMODATION:

The Developers agree and undertake to pay to each of the Members monthly compensation for availing temporary alternate accommodation, vide monthly Post-Dated Cheques (PDCs), as specified in SEVENTH SCHEDULE written hereinafter and, in the manner, provided herein after: -

7.2.3.1 12 PDCs for the initial period of 12 months from the date of the respective Member/s handing over vacant and peaceful possession of their respective Existing Flat/s (hereinafter



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referred to as the "Initial Period", the amount of such monthly compensation being calculated @ Rs. 65/- per square foot of the carpet area of the Existing Flats occupied by respective Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto. The said PDCs shall be handed over by the Developers to the Society along with the IOD Intimation with the first of such cheques dated 60 days from the date of IOD intimation.

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12 PDCs for the 2nd Term of 12 months from the 13th month from the date of the respective Member/s handing over vacant and peaceful possession of their respective Existing Flat/s till the 24th month (hereinafter referred to as the "Subsequent Period"), the amount of such monthly compensation being calculated @ Rs.70/- per sq. foot of the carpet area of the Existing Flats occupied by respective Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto. The said PDCs shall be handed over by the Developers to the respective Members one month prior to the expiry of the Initial Period.



12 PDCs for the 3rd Term of 12 months from the 25th month from the date of the respective Member/s handing over vacant and peaceful possession of their respective Existing Flat/s till the 36th month (hereinafter referred to as the "Second Subsequent Period"), the amount of such monthly compensation being calculated @ Rs.75/- per sq. foot of the carpet area of the Existing Flats occupied by respective Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto. The said PDCs shall be handed over by the



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Developers to the respective Members one month prior to the expiry of the Subsequent Period.

7.2.3.4 For the Grace Period of 6 (six) months, the Developers shall pay to each Member an amount calculated @ Rs.75/- per sq. foot of the carpet area of the Existing Flats occupied by respective Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto towards compensation for temporary alternate accommodation from the date of expiry of the Completion Period till the expiry of the Grace Period. 6 (Six) PDCs in respect of which amount shall be deposited by the Developers with each of the Members, one month prior to expiry of the Second Subsequent Period with the express understanding that in the event of the Developers handing over to all the Members vacant physical possession of the New Flats OR in the event of a period of 30 days from the Developers having given to the Members Possession Bonds expiring before expiry of the Grace Period, the respective Member/s will be liable to refund to the Developers balance PDCs received by the respective Member/s from the Developers before taking from the Developers possession of the New Flats.

7.2.3.5 In case the construction of the New Building/s is not completed within the Redevelopment Period, the Members shall be entitled to a further increase of 10% (on the last paid rate of monthly compensation) after every 12 months from the expiry of the Redevelopment Period till the expiry of the Possession Notice Period; 6 (six) PDCs in respect of first such delayed period of 6 (six) months shall be deposited by the Developers with each of the Members, one month prior to expiry of Redevelopment



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The MEMBERS							
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Period and thereafter 6 (six) PDCs in respect of each such delayed period of 6 (six) months shall be deposited by the Developers with each of the Members, one month prior to expiry of each such delayed period of 6 (six) months. This is in addition to paying to the Society Liquidated Damages as are herein above stipulated.

7.2.3.6 Agreed and declared that the Members shall return to the Developers any/all PDCs which have remained unused with the Members, immediately upon expiry of the Possession Notice Period.

7.2.4 **BROKERAGE AND SHIFTING CHARGES:** The Developers agree to pay to each of the Members towards Brokerage and Shifting Charges as specified in **EIGHTH SCHEDULE** written hereinafter and, in the manners, as mentioned herein: -



7.2.4.1 An amount equivalent to one month's compensation for temporary transit accommodation payable as per clause 7.2.3.1, as and by way of one-time re-imbursment of brokerage charges payable for availing Temporary Alternate Accommodation, irrespective of whether any of the Member/s has/have expended such amount or any other amount on the brokerage or not. The cheques in respect of such brokerage in the names of each of the Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto, all dated 60th day from the date of IOD Intimation, shall be handed over by the Developers to the Society along with the IOD Intimation.

7.2.4.2 An amount equivalent to one month's compensation for temporary transit accommodation payable as per clause



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7.2.3.1, as and by way of one time towards shifting charges for shifting the Members belongings from the Existing Flats to the Temporary Alternate Accommodation and from the Temporary Alternate Accommodation to the respective Members' New Flats irrespective of whether any of the Member/s has/have expended such amount or any other amount on the shifting charges or not. The cheques in respect of such shifting charges in the names of each of the Members as mentioned in **THIRD & FOURTH SCHEDULES** appended hereto, all dated 60th day from the date of IOD Intimation, shall be handed over by the Developers to the Society along with the IOD Intimation.

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7.2.5 SECURITY DEPOSIT:

The Developers agree to pay to each of the Members towards onetime, interest Free & refundable Security Deposit, as specified in, **EIGHTH SCHEDULE** written hereinafter and, in the manner as mentioned herein: -



7.2.5.1 FOR THE MEMEBRS OF "BUILDNG - A & B" An amount equivalent to **4 (Four)** months' compensation for temporary transit accommodation payable as per clause 7.2.3.1 to each of the Members of the "Building A & B" as and by way of interest free, onetime refundable Security deposit and each of the Members of Building A & B shall refund the said amount to the Developers on or before the expiry of the Possession Notice Period.



7.2.5.2 FOR THE MEMEBRS OF "BUILDNG - C": An amount equivalent to **6 (Six)** month's compensation for temporary transit accommodation payable as per clause 7.2.3.1 to each of the Members of the "Building C as and by way of interest free, onetime refundable Security deposit and each of the Members of Building C shall refund



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The MEMBERS							
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9. <i>JD</i>	10. <i>FRon</i>	11. <i>EdiPai</i>	12. <i>ON</i>	13. <i>ADKendy</i>	14. <i>Blante</i>	15. <i>JD</i>	16. <i>ah</i>
17. <i>JD</i>	18. <i>AD</i>	19. <i>Annamma</i>	20. <i>JD</i>	21. <i>W</i>	22. <i>JD</i>	23. <i>M</i>	24. <i>Melma</i>
25. <i>SJK</i>	26. <i>AD</i>	27. <i>Shakti</i>	28. <i>grupe</i>	29. <i>JD</i>	30. <i>StA</i>	31. <i>K.D.Pi</i>	32. <i>Cher</i>
33. <i>EdiPai</i>	34. <i>AD</i>	35. <i>Annamma</i>	36. <i>AN</i>	37. <i>Blante</i>	38. <i>StA</i>	39. <i>JD</i>	40. <i>ah</i>

