

10. That, the Owner hereby undertake/s that he is the absolute Owner and possessor of the above property and there is no defect in his title, if any defect in the title of the Owner or any dispute on account of title, boundaries or area of the property are found, it will be the total responsibility of Owner to remove the same by taking proper steps on his own cost and risk.
11. That, the developer/builder will have to complete the construction of the building within 36 months from today, if the construction work not completed due to any reason beyond the control of developer/builder the period of construction will be automatically extend without any written communication with owner till completion of construction.
12. That the developer/builder shall employ the services of the quality Architect and RCC Consultant for the construction of the building and their fees will be paid by the developer/builder. Similarly, the developer/builder may also obtain the services of legal documents either in between the Owner, developer/builder and purchasers; the expenses of such documents and fees of the Advocate will be paid by the developer/builder.
13. That, the Owner is hereby undertake/s that he has already paid all the taxes of the property under development and as such there are no dues of any taxes of any authority on the same and if any taxes are found due on property under development, up to the date of this agreement, those will be paid by the Owner.
14. That it is distinctly understood by and between the parties thereto that the Owner will not be entitled to any profit or loss arriving out of the construction of the building on the said property or sale of property. Similarly, the Owner shall not liable to pay any taxes arising out of the development and construction of Row-Houses, however Owner shall be liable to pay all the applicable taxes to the extent of his respective units retained by him.
15. That the parties hereto agree that in the event of any accident or damage is caused to the property or to the person such as labours, engineers or to the property and or person of neighbours during the development of the said property the developer/builder shall solely be responsible to pay the

