and there shall be an implied consent. It is however made clear that the DEVELOPER/BUILDER shall answer all the questions relating to quality raised by the prospective Purchaser(s) and the right of the Purchaser(s). However the DEVELOPER/BUILDER shall entertain any complaint till one year only.

10. THAT, the DEVELOPER/BUILDER shall be free to make publicity of the proposed building and invite the attention of prospective buyer/s by publishing advertisement in news paper or any other manner to which the LAND OWNER shall have no objection of any sort whatsoever. Similarly, the DEVELOPER/BUILDER shall be free to fix or install any sign board on the site indicating or displaying the names of BUILDER, CONTRACTOR, ARCHITECT, LEGAL ADVISER/FINANCIER or other concerns or such other particulars as may be deemed necessary or suitable by the DEVELOPER/BUILDER to which the LAND OWNER shall have no objection.

11. THAT, the DEVELOPER/BUILDER out of his 60% share shall be free and exclusively entitled to book the units/flats/apartments with undivided share in land in favour of any prospective buyer/s or otherwise and further to negotiate, settle and receive the consideration amount for which LAND OWNER will not be responsible from any such prospective buyer/s in any manner against transfer of R.C.C. structure together with undivided share in the said piece of land or otherwise, excluding the 40% share reserved for the LAND OWNER, to which the LAND OWNER shall not have any claim or objection of any sort whatsoever. The LAND OWNER will not be responsible for the amount raised by DEVELOPER/BUILDER by any means. Likewise in case of default by the DEVELOPER/BUILDER, as detailed in Para No. 6 relating to non-completion of construction work timely, the DEVELOPER/BUILDER alone shall be liable to adjust the claims of the prospective buyers of flats out of his 60% share. The DEVELOPER/BUILDER shall indemnify the LAND OWNER against all such risk and consequences.

12. THAT, the LAND OWNER shall execute the required Conveyance/Transfer Deeds relating to the proportionate undivided share in the land together with R.C.C. Superstructure comprising Unit/Flat/Apartment etc. out of 60% share of the DEVELOPER/BUILDER along with the DEVELOPER/BUILDER in favour of prospective buyers/allottees or otherwise as may be nominated or desired and directed by the present DEVELOPER/BUILDER. The LAND OWNER shall also register the said Conveyance/Transfer Deeds, if required, and shall do and execute or cause to be done and executed all acts, deeds and things as may be necessary for the registration of the same. The LAND OWNER has agreed to

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THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.8 सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ८