The receipt of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only), is hereby acknowledged, confirmed and accepted by the LAND OWNER towards full & final settlement amount, now nothing remains to be paid by the PURCHASER/DEVELOPER/BUILDER to the LAND OWNER on any account what so ever, therefore, separate money receipt shall not be necessary, however, the LAND OWNER shall issue the receipt or acknowledgement confirming the receipt of amount as may be desired by the DEVELOPER/BUILDER at any time.

4. THAT, the LAND OWNER has conferred the Development, Construction and Building rights to the present DEVELOPER/BUILDER and has further authorized and empowered the present DEVELOPER/BUILDER by these presents to develop the said property by constructing a Multi-Storied building thereon consisting Units/Flats/Apartments to be transferred along with appropriate undivided share in land in favour of prospective buyer/s on ownership rights basis or otherwise. The above said land portion admeasuring 11604 Sq.Ft. of the LAND OWNER is undivided part/portion of plot No. 21 having total area of 41671 Sq.Ft., therefore, it is specifically agreed and undertaken by the LAND OWNER that he at his cost shall get his land portion segregated from the concerned departments so that it is mutated/recorded and treated as an individual plot for all purposes including required sanctions, approvals, building plans etc.

5. That it is made absolutely clear that the responsibility of the Construction shall be solely on the DEVELOPER/BUILDER only and he shall be responsible for making the entire construction whatsoever. That the Specifications provided by the DEVELOPER/BUILDER shall be similar and shall be Class A Specifications and the DEVELOPER/BUILDER shall not make any discrimination while making the construction over the flats retained for development and sale and the flats required to be given to the LAND OWNER to be constructed at the cost of the DEVELOPER/BUILDER.

6. The DEVELOPER/BUILDER shall be free to prepare the building Plan, revised/re-revised building plans, construction drawings with the consent of LAND OWNER and to get the same sanctioned/approved from the Nagpur Municipal Corporation, Nagpur Improvement Trust or any other concerned Authority and start the construction work of proposed building/scheme to which the LAND OWNER shall have no objection of any sort whatsoever and the LAND OWNER shall sign all such applications, drawings, plans as may be necessary in that behalf and further to execute such indemnity bonds and affidavits as may be required under the rules and regulations. However, the DEVELOPER/BUILDER shall bear all such expenses on this behalf, and the LAND OWNER shall not be

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