prevailing laws and statutes required for development, construction on of the said Property to be developed

ii) The DEVELOPER/BUILDER shall also undertake and Carry out their own cost, for connections of new service lines for water supply, sewage, storm water drainage, electricity, telephone connections, electrical installations on the said property, costs of any sub-station, Transformer, Switch Room, Meter Room, Distribution Systems, cost of MSEB Connection charges, SLC Cost, Costs of obtaining of necessary approvals thereof from respective departments (such as MSEB, Telecom, Municipal corporation etc.). The LAND OWNER shall have a right to obtain onward connection from such utilities required by them, on payment of any applicable statutory charges for which no costs shall be payable to the DEVELOPER/BUILDER and it's nominees. However the DEVELOPER/BUILDER shall have the right to recover the said amount from the prospective purchaser(s) only to the extent of 60% of their share and not from the LAND OWNER or the prospective purchaser(s) nominated by the LAND OWNER.

i) The DEVELOPER/BUILDER and it's nominees shall at his own cost provide and erect internal fences, gates, grids, railings so as to create necessary external boundary for the earmarked Property and facilitate its usage which may be beneficial to it's nominees/Purchasers to have proper ingress and egress to the relevant portion allotted to them.

ii) The DEVELOPER/BUILDER or it's nominees shall throughout the period of development and Construction ensure safety of all persons working on the site at his cost and keep the Property site and the works in an orderly state for the avoidance of danger of any person.

iii) The LAND OWNER shall in no manner be responsible for and be indemnified against all penalties and liability of every kind of any breach of provisions under any such Act or Rules by the DEVELOPER/BUILDER or their nominees.

iv) The DEVELOPER/BUILDER shall be responsible for all the repairs, maintenance and proper upkeep of the proposed Property till the entire scheme is constructed and disposed off.

v) The DEVELOPER/BUILDER or his nominees, shall be totally responsible for and liable to pay from the date of this agreement, all future Municipal Taxes, Property Taxes, all other types of taxes, assessments, dues, duties, impositions, outgoings of every description, gas, electricity, water and any utility consumed in the earmarked Property.

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