

be done and execute any act, deed and thing which would or could create any charge, lien or encumbrances over the property at any time or otherwise affects the rights and interest of the DEVELOPER/BUILDER and that the sale in favour of nominee/s of the DEVELOPER/BUILDER will be free from encumbrances of all kinds whatsoever. The LAND OWNER assures that all his rights in the said property including the full F.S.I subsists. The LAND OWNER shall not do any acts or things which may adversely affect the rights and interest of DEVELOPER/BUILDER in any manner what so ever.

15. THAT, the LAND OWNER shall hand over and furnish certified/true copies of all deed/s and documents relating to his rights, title, authority with respect to the said property and he shall further produce the original deed/s and document/s before any bank, financial institution, department or authority for verification to facilitate loan cases of the prospective buyer/s or for any sanctioning or any other purpose.
16. THAT, breach of any contractual transactions or understanding between the DEVELOPER/BUILDER and the prospective buyers pertaining to the said property or any part thereof shall not be the responsibility or liability of the LAND OWNER.
17. THAT, the building plan will be prepared and finalized by DEVELOPER/BUILDER. The DEVELOPER/BUILDER shall complete the entire project with all the amenities as mentioned in specification and amenities clause written hereunder on his own account. The LAND OWNER shall not be liable to pay or spend any amount for the said project by any means. Likewise all the liability that may be incurred under Workmen Compensation Act or under any other labor act or by relevant provisions of labor law contract act or any other law shall be born and paid by the DEVELOPER/BUILDER. The LAND OWNER shall not be responsible to face the above consequences or pay any amount in that account. The DEVELOPER/BUILDER hereby indemnifies the LAND OWNER against such risk and consequences.
18. THAT, the DEVELOPER/BUILDER will obtain all the necessary certificates from the relevant department which are necessary for the project i.e building construction and execute the construction work with good quality construction material.

RESOLUTION OF DISPUTE

That in case of any dispute being raised by any of the parties pertaining to any issue and a letter to that effect shall construe itself to be a dispute raised and in such circumstances, the matter/dispute shall be referred to the Arbitration as per law to two persons one to be nominated by each and in the event of the said

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