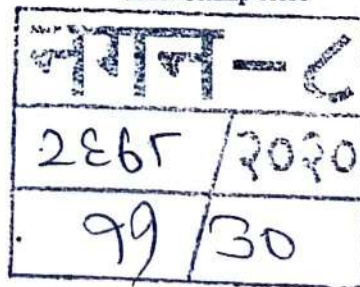


sanction of map. In case of delay beyond 24 months the developer agrees to compensate the Owner Rs. 60,000/- per month or part thereof.

16. THAT, if the FSI in relation to the aforesaid land is increased in future then at the developer and the owner shall have equal right to develop the same.
17. THAT, the OWNER has to execute Irrevocable Power of Attorney in favour of the builder and have agreed to handover the original documents of title to the builders.
18. THAT, the builder may construct the building as per the sanctioned plan working plans and in case of any irregularity or construction in excess the owner will not be responsible for the same. The builder may however, get the said construction regularized at their own cost. The builder\ Party No. 2 shall engage its own Architect, Engineer, Overseers, Watchman etc. and shall pay their salaries, wages, remuneration, fees etc. regularly and promptly.
19. THAT, the deed of conveyances, deed of declaration, apartment deed etc. shall be got prepared by the builder at their costs and the OWNER agree to execute the same.
20. THAT, the builder shall be liable to pay all charges and deposits for obtaining the water connections, electric connections, transformer etc. but the builder is at liberty to recover the same from the prospective buyers in the building.
21. THAT, the Owner/Party No.1 shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer/Party No.2 according to the plans sanctioned/revised from the Nagpur Improvement Trust/ Nagpur Municipal Corporation. The Developer/Party No.2 shall have full right and liberties to purchase T.D.R. and to load the same upon the said property according to sanctioned/working plans/Revise subject to modifications and variations

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as may be subsequently approved by the N.M.C or any concerned authority and deal with transfer by way of sale of apartments of the proposed building to any prospective buyers for price as the builder may fix or agree upon in their absolute discretion.

22. THAT, the Owner/Party No.1 does hereby allow and permit the Developer/Party No.2 to display it's board on Common Passage at any time after execution of this Agreement.

23. THAT, the Developer/ Party No.2 shall have full liberty to advertise for the sale of the proposed built/up spaces together with the Undivided proportionate share and interest in the said plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefore and to retain and appropriate the same in it's absolute discretion. The Owner/PartyNo.1 shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

24. THAT, the Owner/Party No.1 does hereby allow and permit the Developer/ Party No.2 to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be sold it shall have absolute right and full authority and power to develop the said land in accordance with the plans attached hereby or as may be sanctioned by the Nagpur Improvement Trust/ Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various build-up spaces in the proposed building along with the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon it it's absolute discretion. However the OWNER/Party No.1 shall not be held responsible for any disputes arising out of sale of various built up spaces to prospective purchasers.

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