

4. That if the Purchaser fails and / or neglects to pay the balance consideration money as on called for, the Purchaser will not be entitled to get Ownership and / or possession of the said **Unit** in any manner whatsoever and in that case the Owner / Developer shall have exclusive right to sale the said Bungalow to any Third Party after giving **1 (One) month** notice to the Purchaser herein.

5. That if the Owner / Developer fails and / or neglects to hand over the peaceful vacant possession of the said **Unit** to be completed in all respects within the said stipulated period upon receiving the full and final consideration money then and on that event the Purchaser shall have every right to sue the Owner / Developer before the competent Court of Law for appropriate relief.

6. In the event of cancellation of this MOU/Booking of Unit, the Developer will refund the earnest money and/or payment so far made by the Purchaser, after deducting **25%** of the total consideration money towards damages and any Govt. duties or Taxes, if accrued thereon. The refund shall be made after expiry of **6(six)** months from the date of such cancellation.

Be it pertinent to mention here, if the owner/ developer fails to Handover the flat within the stipulated period of time mentioned above, The owner/developer shall pay the entire earnest money to the Purchaser along with the interest @ **15%** per annum.

All the Legal fees and charges in respect of this MOU are to be borne by the Purchaser.

All disputes and differences in respect of this MOU between the Parties herein shall be referred for Arbitration as per Arbitration & Conciliation Act 1996 and the Award passed by the Arbitrator is final & binding upon both the parties.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of one self contained a Bungalow (containing **2** Cottah of land) more or less together with the undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities to be appended thereto in the said Building

