

ARTICLE 12**ARBITRATION**

- a) THAT ALL disputes or differences arising out of this Agreement shall be mutually discussed and settled between the Parties.
- b) HOWEVER, disputes or differences arising out of and / or in connection with the transaction / Agreement, which cannot be amicably settled, shall be finally decided and resolved by Arbitration as per the provisions of Arbitration and Conciliation Act, 1996.
- c) That the venue of Arbitration shall be at Kolkata and the Award of the Arbitrator(s) shall be rendered in English.

ARTICLE 13**REGISTRATION OF ADDRESS**

THAT in the event of joint PURCHASER(S), all communication, demand, notice(s) etc. shall be served by SIMOCO SYSTEMS on the PURCHASER(S) whose name appears first and at the address furnished by him /her which shall for all purposes be considered as service on all the PURCHASER(S) and no separate communication shall be sent to the other named PURCHASER(S). It shall be the responsibility of the PURCHASER(S) to inform SIMOCO SYSTEMS by Registered with A.D. / Speed Post with A.D. about all subsequent change in his / her address, if any, failing which demand notices and letters posted at the earlier registered address will be deemed to have been received by him / her at the time when those should ordinarily reach such address.

ARTICLE 14**REGISTRATION OF Flat(S)/Unit(s)**

- a) It will be SIMOCO SYSTEM's endeavour to execute and register the Deed(s) of Conveyance / Transfer of the said Flat(s) / Unit(s) after completion of the Project and handing over the same to the PURCHASER(S). The Deed(s) of Conveyance / Transfer will be drafted by the Advocate of SIMOCO SYSTEM and shall be in such form and contain such particulars as will be approved by SIMOCO SYSTEMS. No request for any changes, whatsoever, in the Deed(s) of Conveyance / Transfer will be entertained. SIMOCO SYSTEMS will serve notice on the PURCHASER(S) mentioning a date to execute and register the Deed(s) of Conveyance / Transfer after the project completion and if the PURCHASER(S) fails or neglects to get the Deed(s) of Conveyance / Transfer registered on the date notified, a penalty of Rs.1000/- per month will be recovered by SIMOCO SYSTEMS from the PURCHASER(S) till the month in which the registration of the Deed(s) of Conveyance / Transfer is completed. SIMOCO SYSTEMS shall have the right to cancel the allotment in case the PURCHASER(S) fails to have

Sumil Seal
22.6.2015

