

7.6. **Compensation-** The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the Land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, If the Promoter fails to complete or is unable to give possession of the (Apartment/Plot)( i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1, or (ii) due to discontinuation of his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the ( Apartment/Plot), with interest at the rate prescribed in the rules including compensation in the manner as provided under the Act within forty-five days of it becoming due.

Provided that where if the Allottee does not intend to withdraw from the project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the (Apartment/Plot) which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8. **REPRESENTATIONS AND WARRANTIES THE PROMOTER:** The promoter hereby represents and warrants to the Allottee as follows:

i). The Promoter has absolute, clear marketable title with respect to the said land, the requisite rights to carry out development upon the said land and absolute, actual, physical and legal possession of the said Land for the project;

ii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project;

SHELTERCON  
*Aniruddha Kulkarni*  
Proprietor