

- (v) The OWNERS hereby empower and authorize the DEVELOPER to do this project in connection with the said property as described in the SCHEDULE-'A' hereunder written such as to sell or any kind of transfer of the DEVELOPER'S ALLOCATION through registered deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the DEVELOPER'S ALLOCATION, to negotiate any matter for the said property etc. and for the same the OWNERS shall execute and register a separate Development Power of Attorney in favour of the DEVELOPER and this power shall use for registration only in respect of the Developer's Allocation in favour of the intending Purchasers.
6. THE DEVELOPER HEREBY AGREE AND COVENANT WITH THE OWNERS as follows :-
- (i) To get maximum sanction area from Rajpur Sonarpur Municipality the DEVELOPER will take all the necessary steps and such sanction of modification or alteration is required shall be done at the DEVELOPER'S cost but the OWNERS have to record their names in the record of B.L. & L.R.O. and also required conversion of the nature of the land for the construction of the proposed building. After Mutation of B.L. & L.R.O. and Rajpur Sonarpur Municipality, the proposed building shall be submitted before the Municipal Authority. After completion of the Mutation of B.L. & L.R.O. and also the concerned Municipality along with the completion of conversion process the Principal Development Agreement and also the Developer Power shall be executed and registered and the Owners shall give full co-operation for the same.
- (ii) To complete the construction of the building within 36 (Thirty six) months from the date of sanctioning the building plan in the said two plot of lands as well as from the date of taking over vacant possession on the land whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any


 SHELTERCON
 Aniruddha Debnath
 Proprietor