

DEVELOPER shall be empowered by the **OWNERS** to execute and register its Allocation to any Third Party in respect of the said property as described in the **SCHEDULE - A** below.

- (iii) The **OWNERS** shall hand over the original Title Deeds, Link Deeds, Deed of Declarations, and other all original papers and paid up Municipal. tax bills. legal heirship Certificate to be collected from Municipality and First Class Magistrate in respect of the property to the **DEVELOPER** at the time execution of the agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS**.
- (iv) The **OWNERS** shall record their names jointly in the record of Municipality and B.L. & L.R.O. through the **DEVELOPER** and the **OWNERS** shall clear up all the previous outstanding taxes and after taking possession of the **OWNERS' ALLOCATION** in the said building, the **OWNERS** shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (v) That during pendency of this Agreement if any one of the Owners leaves this material world, his/her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS' ALLOCATION** shall then remain unchanged. It is pertinent to mention that the Owners shall never claim or demand any extra benefit or allocation from the Developer in respect of the promotion work.
- (vi) The **DEVELOPER** shall sell all the flats etc. of the **DEVELOPER'S ALLOCATION** as described in the **SCHEDULE 'D'** hereunder written together with proportionate undivided share of the said entire amalgamated plot of land and the common portions, roof, of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other portions from the **DEVELOPERS' ALLOCATION**.



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