

- (vii) The OWNERS shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.
- (viii) That the Owner shall be concerned and liable in respect of Income-Tax and/or Fiscal liabilities, including Service Tax and any other taxes levied by the Government to the extent of Owners' allocation and/or the proceeds thereof are concerned and the Developer shall be liable in respect of Income-Tax and/or Fiscal liabilities, including Service Tax and any other taxes levied by the Government to to the extent of Developer's allocation and/or the proceeds thereof are concerned under this Agreement.

8. **ARBITRATION:**

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed jointly by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.
- (ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

9. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

**SCHEDULE - A ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

ALL THAT piece and parcel of land measuring an area 11 (Eleven) Cottahs 9 (Nine) Chittacks 42 (Forty two) Sq.ft. whereon a Ground Plus four storied building with lift facility shall be erected after sanction of the building Plan to be sanctioned by The Rajpur Sonarpur Municipality situated in Mouza - BarhansFartabad, J.L. No.47, Touzi No.109, R.S. No. 7,



SHELTERCON

Anindita Kankhuzi  
Proprietor