

- (ii.) To bear and pay the land revenue, municipal and all other rates taxes and other dues and outgoings in respect of the Subject Property (including electricity etc.) if found due till the date hereof at its own costs and expenses. The Owner has already paid all municipal rates and taxes and land revenue upto the date of execution hereof.
 - (iii.) To change nature and character of the Subject Property by converting the same from its existing nature to "Bastu" in the Settlement Record of Rights at his own cost.
 - (iv.) To apply for and obtain any other permissions, clearances and no objection certificates as may be required for making the Subject Property fit for development. The costs and expenses in respect of such permissions, clearances and no objection certificates shall be payable by the Developer.
- 2.3 In case records of the B.L. &L.R.O., Kolkata Municipal Corporation or any other Appropriate Authority contain any error, defect, discrepancy, omission, inconsistency or mis-description in numbering, mutation, area, nature, share etc. or require any correction or rectification or change, the Owner shall also cause the same to be corrected and rectified within **60 days** from the date of execution hereof or within **60 days** of the detection thereof.
- 2.4 All costs and expenses in respect of all the obligations of the Owner shall be borne and paid by the Owner except those agreed to be paid by the Developer.
- 2.5 The Developer agrees to provide necessary co-operation to the Owner upon being desired by them for compliance of the said obligations.

3. SECURITY DEPOSIT:

- 3.1 The Developer has deposited with the Owner, an interest free security deposit in a sum of Rs.1,50,00,000.00 (Rupees one crore fifty lac) only (hereinafter referred to as "the **security deposit**") as

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