(i.) The Developer shall at its own cost and expenses cause to be prepared the proposed building plans and send a copy of the same to the Owner. In case there is any point of discussion on the proposed plans between the Owner and the Developer, the same shall be done in the presence of the Architect for the project whose decision shall be final and binding on the parties.

(ii.) The originals of such Building Plans, caused to be sanctioned by the Developer, shall remain in the custody of the Developer and the Owner shall be entitled to take copies thereof.

(iii.) The Developer shall be entitled from time to time to cause modifications and/or alterations to the building plans in such manner and to such extent as the Developer may, in its sole discretion, deem fit and proper.

5.5 **COMMON AREAS AND INSTALLATIONS:** The Developer shall construct the basic common areas and installations as per the specifications contained in the **SECOND SCHEDULE** and to charge Extras and Deposits in respect of any work or provision as the Developer may deem fit and proper. The Developer shall be free to add any other infrastructure or amenity as common area or installation and in such event the Developer shall be entitled to claim or recover such costs, charges or expenses in respect thereof from the Transferees as the Developer may deem fit and proper. The Developer shall also be free to designate, earmark, restrict, limit or otherwise administer and control the use of any common area or installation for all or select Transferees of the Building Complex and/or select Transferees of any portion or portions of the New Building as the Developer may deem fit and proper.

5.6 **CONSTRUCTION OF BUILDING COMPLEX:** The Developer shall construct erect and complete the proposed Building Complex in several phases and in a good and workman like manner with good and standard quality of materials and shall construct and finish the development work in accordance with the specifications mentioned in the **SECOND SCHEDULE** hereunder written save as may be modified or altered by