

and vice versa and similarly words importing neuter gender shall include masculine and feminine genders.

2. The Developer has represented that he is a prima facie satisfied with regard to the title of the property. The Developer, however, reserves its right to cause all necessary searches at its own costs with regard to the marketability of the title of the aforesaid property. However, the Owners hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertake not to create any encumbrances on the premises or on any part thereof, and that save and except the Owners or their legal heirs no body shall be entitled to deal with or dispose of their share of space in the proposed building after the plan is sanctioned.

3. That the owners do hereby grant the exclusive right of development of the said property being premises situated at Mouza-Chandnagar, J.L. No.44, Re.Su. No.167, Police Station - Madhyamgram [Old Barasat], A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, under Ward No.11 (Old 7), being Holding No.235, Basunagar 3 No. Gate, District - North 24-Parganas comprising in Sabek Dag Nos.76 and 83 corresponding to R.S. Dag Nos.238, 238/573 and 226 under Khatian Nos.134 and 193 with Sub-Khatian Nos.136 and 194 corresponding to R.S. Khatian No.441, corresponding to L.R. Dag No.1647 under L.R.