

according to the said plans and specifications. Under no circumstances, the Developer will erect the building with inferior quality materials thereby endangering the safety and lives of the respective flat owners.

- iv) The Developer, however, shall construct the aforesaid building strictly in terms of the sanctioned plan obtained from the Madhyamgram Municipality and shall not make any unauthorized construction, whatsoever, deviating from the said sanctioned plan.
- v) Advocate fees to be realized from the prospective purchasers of the Developer and the Owners for their respective allocated flats and the Agreements/Deeds thereof to be prepared by the Advocate of the Developer.
- vi) The buyers /occupiers of the proposed building shall cause the formation of the Association/ Company/ organization for maintenance of the said building and the owners or their nominee or nominees shall become members of the said Association and shall be abide by the Rules and Regulations framed thereof and shall also pay proportionate cost of formation of such association.

16. **GUARANTEE:**