

hereto within 15 days from the date of sanction plan and before commencement of construction of the proposed building.

- d) To commence the construction of the proposed building within 30 days from the date of obtaining the vacant possession or obtaining the sanctioned plan from the Madhyamgram Municipality whichever is later, subject to providing alternate accommodation, if require to the owners as state hereinafter and to complete the construction of the proposed building within 30 months from the date of obtaining sanctioned plan or from the date of obtaining vacant possession whichever is later.

It is, however made clear that in case of any financial liability incurred by the Developer either from any financial institution or from the suppliers, which if detected at the time of completion of the building and delivery of possession of the owner's allocation thereof, the same will be cleared of by the Developer and the Owners shall not be held responsible for the same.

- e) Save and except the Developer's allocation in the aforesaid building the Developer shall not be entitled to create any charge or mortgage or encumber the aforesaid property with