

- ii) **Maintenance** The Developer shall frame a scheme for the management and administration of Ushall. The Land Owners /Transferees hereby agree to abide by all the rules and regulations to be framed by representative's body of the Transferees (Association), which shall be in charge of such management of the affairs of the New Building.

M. Land Owners ' Obligation

- i) No obstruction in dealing with Developer's Allocation : The Land Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from selling, transferring, conveying and/or disposing of any part or portion of the constructed saleable area/space as well as the proportionate share in the land.
- ii) No obstruction in Construction: the Land Owners hereby covenant not to cause any interference or hindrance in the construction.
- iii) No dealing with the Premises: the Land Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Premises or any portions thereof without the consent in writing of the Developer.
- iv) Making out Marketable Title: The Land Owners hereby covenant to make out a marketable title to the Premises to the satisfaction for the Developer, by answering requisitions and supplying papers as may be necessary and the Land Owners shall ensure that the interest and entitlement of the Developer is not put to any risks whatsoever at any point of time either prior to commencement of construction, after commencement of construction and upon completion of construction.

N. Land Owners Indemnity:

- i) Title: The Land Owners shall always be responsible for giving goods and marketable title to the Developer and the Transferees in this regard for all points in time.
- ii) Developer's Allocation: The Land Owners do hereby undertake that the Developer shall always be entitled to the Developer's Allocation in terms of this agreement and shall enjoy the same without any interference or disturbances