

which the Developer may need authority of the Land Owners Further, various applications and other documents may be required to be signed or made by the Land Owners relating to which specific provisions may not have been mentioned herein. The Land Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Land Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer PROVIDED THAT all such acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and/or go against the spirit of this Agreement.

- iv) Further Acts: The Parties do all further acts deeds and thing as may be necessary to give complete and meaningful effect to this Agreement.
- v) Taxation: The Land Owners shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Land Owners' Allocation and the Land Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- vi) Ground Rent and Wealth Tax: As and from the date of completion of the construction of New Building, the Transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective Units.
- vii) The Land Owners agrees that the scheduled land together with lands belonging to other Land Owners which shall form a part of Ushall shall have in common with each other all open spaces, corridors, hallways, Premises, stairways, internal and external passages, passage-ways, lobbies, entrance, exits/gates, garden, watch towers, shafts/ducts, drains, sewers, pits, pump house, overhead water tank, water pump and motor, drive-ways, pathways, walkways, common lavatories, Generator for common services, transformer, sewerage