

share in the land attributable thereto and together with the right over common areas and portions.

F. REFUNDABLE ADJUSTABLE SECURITY DEPOSIT:

- i) The Developer as on the signing of this Agreement pay **Rs.1,00,000/- (Rupees One Lakh) only** as interest free adjustable, refundable deposit which amount shall be refunded by the Land Owners upon completion of construction and prior to handing over of the Land Owners's allocation .

G. POWERS AND AUTHORITIES:

- i) General Power of Attorney : The Land Owners shall grant to the Developer and/or its nominees a Registered General Power of Attorney for the purpose of obtaining sanction of the plans and all necessary permission from different authorities in connection with new construction and also for booking, sale, receiving payments on behalf and conveying the constructed space as per this agreement.
- ii) Further Acts : Notwithstanding grant of the aforesaid General Power of Attorney, the Land Owners hereby undertake that they will execute, as and when necessary, all papers documents, plans etc. for the purpose of development of the Premises.

H. SANCTION AND CONSTRUCTION:

- i) Plan: The Developer shall draw Building Plan/Plans with architectural design / plans through Schematic Design by its Architects.
- ii) Sanction: The Developer shall, at its own costs appoint an Architect and through the Architect, the Developer shall have prepared submitted and sanctioned by the Concerned Authority the plans of the Buildings.
- iii) New Construction: The Developer shall, at its own costs construct, erect and complete the construction as may be recommended by the Architect from time to time. All costs charges and expenses for the erection, construction and completion of the building including Architect Fees shall be discharged and paid and borne by the Developer and the Land Owners shall have no responsibility in this context.