

- iv) Temporary Connection: The Developer shall be authorized to apply for and obtain temporary connection of water, electric and drainage sewerage.
  - v) Modification : Any amendment or modification to the Plans may be made or caused to be made by the Developer.
  - vi) No obstruction: The Land Owners shall not do any act deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new constructions.
- I. Dealings with Units in the new constructions:**
- i) The Developer shall be exclusively entitled to the Developer's Allocation in terms of this agreement with exclusive right to sell, transfer and convey or otherwise with the same without any right, claim or interest therein whatsoever of the Land Owners and the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation in terms of this agreement.
  - ii) The Land Owners have given right to the Developers to sell, transfer and convey the constructed saleable area/space in terms of this agreement in the new constructions as well as the proportionate share in the land, in favour of any transferee through Registered Power of Attorney signed simultaneously with this Agreement Provided however the Developer shall make over 40 % of the sale proceeds realized by the Developer to the Land Owners as the Land Owners' Allocation under this agreement.
  - iii) The allocation shall be in terms of this Agreement and the in the event the Land Owners fail to refund the security deposit amount upon completion of the Project and the Developer shall be free to take the necessary steps to realize the security deposit and till such time the security deposit is not refunded the Land Owners shall not be permitted to enter into any contract and/or understanding with any third party.
  - iv) Transfer of Developer's Allocation: In consideration of the Developer constructing the new building/buildings on the demised premises the Land Owners shall execute deeds of conveyances of the undivided share in the land in favour of the Transferees, in such part or parts as shall or may be required