

- by the Developer. The Land Owners have also given right to the Developers to sell, transfer and convey constructed saleable area/space in terms of this agreement in favour of the transferees by a separate Registered Power of Attorney signed simultaneously with this Agreement.
- v) **Transfer of Land Owners Allocation:** In as much as the project shall comprise of constructed saleable area/space intended for sale to intended transferees 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 by the Developer in terms of this agreement in favour of the transferees and the Land Owners shall be represented by the Developer by a separate Registered Power of Attorney signed simultaneously with this Agreement
- vi) **Cost of Transfer:** The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

J. MARKETING :

- i) **Marketing Selling or otherwise dealing with saleable constructed space in the said Project to be undertaken by the Develop or through the agency and/or agencies to be appointed by the Developer and the costs of marketing and publicity/advertisement campaigns/brokerage etc. The marketing strategy, budget, selection of publicity material, media etc. shall be solely done by the Developer depending upon the market situation.**

K. CLUB

- i) **The Project shall comprise a Club and /or recreational centre for the Unit Owners any other person/persons authorized and permitted by the Developer however the club facilities shall be in common without any share/ ownership/ title / interest therein by the Unit Purchasers.**
- ii) **Club membership:** The membership of the Club shall be in the name of individual residents of the Project only. However, if the owner of a Unit is other than an individual, it will be required to nominate the occupier of such Unit, who, for all purposes, will be treated as the member of the Club. The Developer