

Dr. G. S. Chakrabarty

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SHUBHO LAXMI REAL ES

① Subhash Ch

② Brijeshwar

③ Sanjit Kumar

Partners

ii) The Developer shall install and provide in the said building at their own cost standard motor and pump set, deep tube well/underground water reservoir, overhead water tank, electric meter room, electric wirings, fittings and installations, plumbing and other facilities including generator as are required to be provided in a multistoried building.

iii) The entire building shall be of uniform constructions as per the specifications which is mentioned in Annexure hereunder written and the Owners will have authority to inspect the quality of materials, if so desired and if at any time the Owners and intending purchase will require the Developer to provide any other kind of materials or additional facilities in the Owners and the intending Purchaser's allocation all extra costs, charges and expenses incurred by the Developer in that regard shall be paid and borne by the Developer and such payment of reimbursement to be made by the owners and intending purchasers to the developer before the delivery of possession of their allocations, The owners herein may appoint their nominated person to scrutinize the nature of work, quality of materials and job specification of the construction and in that case the developer will not have any objection.

iv) All dealings by the developer in respect of construction of the proposed multi storied building shall be in the name of the owners, but such dealings shall not create in any manner of fosters or create any financial, civil and or criminal liability of the owners.

v) The developer shall be fully responsible and keep the owners indemnified for any deviation or unauthorized construction or accident or omission or mishap during the construction of the said building and all legal and or financial liabilities including damagers to third parties will be borne by the developer without any liability being created unto the owner.

16) **UNIT:** shall mean any individual flat, car parking space, commercial space etc. in the new building which is capable of being exclusively owned, used or enjoyed as individual unit.

17) **UNIT OWNERS:** shall mean any person or persons who acquires, holds and or enjoys any unit in the new building and shall include the owners and the developer for units hold by them form to time.

18) **ADVOCATE:** shall mean SANKHA NATH HAZRA, Advocate Bolpur Court who is appointed by the both parties.

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