

building plan to be sanctioned by the concerned Rajpur Sonarpur Municipality on the said land as mentioned above.

- (g) The DEVELOPER shall make, build, construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by them for such construction of the said proposed building according to the building plan to be sanctioned by the concerned Municipality referred to this Agreement on the said property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said property in terms of this Agreement.
- (h) That the DEVELOPER shall be exclusively entitled to its respective share of their allocation i.e. DEVELOPER'S ALLOCATION in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The DEVELOPER shall apply in the names of the OWNERS and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the OWNERS shall not raise any objections for it on the contrary the OWNERS shall give full co-operations for facilitating the proposed project.
- (j) That the DEVELOPER shall at his own costs construct and complete the proposed building in the said land in accordance with the sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality and as well as hereby annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 36 (Thirty six) months from the date of sanction of building plan or from the date of taking over possession of the SCHEDULE 'A' mentioned property which ever is later.
- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors and flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations

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Proprietor