

Parking Spaces, etc. and other purposes in exchange of getting its cost of construction the OWNERS shall jointly get entire First Floor and entire Fourth Floor of the proposed building and also 50% (fifty percent) of the Ground Floor area of the proposed building and the OWNERS shall jointly get non refundable sum of Rs.24,00,000/- (Rupees Twenty four Lac) only from the DEVELOPER out of which the OWNERS already received the sum of Rs.2,00,000/- (Rupees Two lac) only as mentioned in the memo below and balance sum of Rs.22,00,000/- (Rupees Twenty two lac) only shall be paid by three separate installments a) At the time of execution of this agreement Rs.2,00,000/- (Rupees Two Lac) only as mentioned in the memo below; b) after sanction the building plan Rs.8,00,000/- (Rupees Eight Lac) only, c) After completion of the foundation up to tie-beam of the proposed building Rs. 12,00,000/- (Rupees Twelve Lac) only. The OWNERS shall also get the proportionate share of land and shall enjoy all the common amenities/facilities of the building along with proportionate share of common utilities and facilities of the vacant spaces surrounding the building. This is called as the OWNERS' ALLOCATION as mentioned in the SCHEDULE -B below.

AND WHEREAS the DEVELOPER herein shall get the entire sale proceeds of the entire Second Floor and entire Third Floor of the proposed building and also rest 50% (Fifty percent) of the Ground Floor area of the proposed building to be calculated on Municipal sanction floor area. The DEVELOPER shall erect the entire Ground Plus four storied building with lift facility at his cost and his supervision and labour to be erected as per annexed Specification as well as the said sanction building plan to be sanctioned by Rajpur Sonarpur Municipality and to meet up such expenses the DEVELOPER shall collect the entire money from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of land etc. in connection with the said flats etc.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. DEFINITION : Unless there is anything repugnant to the subject or context the term:



SHELTERCON

 Proprietor