

AND WHEREAS the present owner the First Part herein having decided to get the aforesaid property developed accordingly approach the developer the second part herein who has agreed to get the aforesaid property developed by constructing a multi storied building thereon on the terms and conditions as contained herein.

AND WHEREAS the party of the second part herein being a developer having experience in construction of building and having sufficient infrastructure and finance, has agreed to undertake the construction of the multistoried building at the aforesaid property as fully and particularly described in the first schedule hereunder written in accordance with the plan and specification to be sanctioned by the Madhyamgram Municipality as such the party of the First part agreed to appoint the party of the Second part as developer and/or its authorized representative to complete the scheme of construction of the proposed Multi-storied building on the following terms and conditions :-

1. Before execution of this agreement the owners have represented and assured to the developer as follows :
 - a) That the said property is free from all sorts of encumbrances, charges, liens, lispensens, attachments whatsoever or howsoever.