

be entitled to deal with Developer's allocation in the proposed building.

6. DEVELOPER'S OBLIGATION:

It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows:-

- a) To prepare and finalise the plan of the aforesaid project for submitting the same to Madhyamgram Municipality within a period of one month from the date of execution of this Agreement.
- b) The Developer shall at his cost and on behalf of the Owners, shall apply and obtain a sanctioned plan of the proposed building to be constructed at the aforesaid property and shall submit such sanctioned plan with due approval of the Owners and the entire cost of such sanctioned including the Architect fees, however, shall be borne by the Developer.
- c) In the sanctioned plan, it has been agreed between the parties that both the Owners and the Developer shall duly demarcate their respective allocations if any in the proposed building as mentioned hereto before by demarcating its respective portions with proper colour in the photo copy of the sanctioned plan and to be counter signed by the parties