

*M. Srinivas, Chakraborty*

(3)

SHUBHO LAXMI REAL ESTATE  
Srinivas  
① Srinivas Chakraborty

② Binayak Das  
③ Samir Das

Partner

**AND WHEREAS** the said land Owners is very much desirous to develop the land at the said premises, described in the Schedule by constructing a Multi- storied building over there, but due to paucity of fund and lack of experience in that matter, he approached the Developer herein, to make construction of the proposed multi-storied building (G+4) to be constructed over the land comprising of 60 number or above of residential units/ Boutique Apartment a club space along with common amenities, commercial space, and car parking area at the said premises as per the building plan, which is to be sanctioned by the Illambazar Gram Panchyat at the said premises by the construction a proposed Multistoried building (G+4) as per the sanctioned plan of the Illambazar Gram Panchyat at the cost of **SECOND PART**.

**AND WHEREAS** the said Developer, having engaged with construction and development of Building agreed to the proposal of the said Owner and is being interested to developed the land at said premises by constructing a proposed Multistoried building (G+4) as per the sanctioned plan of the Illambazar Gram Panchyat at its own cost.

**AND WHREAS** the said Owner and the Developer have mutually agreed to develop the land at said premises on the following terms and condition as mentioned here under.

**AND WHEREAS** it is particularly mentioned herein that the entire constructed portion which will be sanctioned by the Illambazar Gram Panchyat that constructed portion should be sold by the Developer and Owner jointly and the owner will get one number of **BOUTIQUE APARTMENT** (fully furnished), one shop room (furnished) on the ground floor of the entire proposed constructed area and Rs. **40,00,000/-** (Forty Lac) the Developer will get rest portion of the same. More specifically described in point no. 12 of this agreement.

**AND WHEREAS** the Owner herein shall give a Registered Development Power of Attorney to the Developer herein after execution of this agreement.

*[Handwritten signature]*