

SHUBHO LAXMI REAL ESTATE

(4)

SHUBHO LAXMI REAL ESTATE

1) Sabaymchi Chakraborty

2) Biswanath De

3) Smt. munejji

NOW THIS AGREEMENT WITNESSETH as follows :-

- 1) **PREMISES** : shall mean all that piece and parcel of the aforesaid plot of land measuring approximately 37 decimal more full and particularly described in the schedule - 1 hereunder written.
- 2) **OWNER** :- Shall mean **PROPERTY OF THE FIRST PARTY** as mentioned in this agreement.
- 3) **DEVELOPER**:- shall mean **SHUBHO LAXMI REAL ESTATE, PAN-ADNFS0774K, A Partnership firm** Having it's Registered Office Malandighi, 3/15 Arrah Green Park, Arrah Kali Nagar, P.O. – Arrah, P.S.- Durgapur, Pin no. 731303, Dist- Paschim Burdwan.
- 4) **PLANS**:- shall mean the plans of the new building to be sanctioned and approved by the Illambazar Gram Panchyat including variations/ modifications therein, if any.
- 5) **NEW BUILDING**:- shall mean the building / buildings to be constructed on the said land /premises by the Developer, in pursuance hereof as per said sanctioned plan.
- 6) **ARCHITECH**:- shall mean such architect or firm of architects the Developer may from time to time engage for preparing drawings, design, and planning of the proposed building.
- 7) **PANCHYAT** :- shall mean the Illambazar Gram Panchyat and shall include other concerned authorities who may recommend, approve and/ or sanction the plans and/ or modified plans, if any.
- 8) **COMMON PORTIONS** :- shall mean all the common portions and installations to comprise in the new building and the premises after the development including pathways, boundary walls, Darwin's room, service areas roof, electric meter room, generator room, tube well, overhead tank, water pump and other facilities and spaces whatsoever required for the use establishment, location, enjoyment, maintenance and management of the building.
- 9) **COMMON EXPENSES**:- Shall mean and including all expenses to be incurred by the unit owners for the management and maintenance of the new building and the premises.
- 10) **PROJECT** : shall mean the work of development undertaken to be done by the developer of the premises to be completed and possession of the completed unit is taken over by the unit owners.

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