

comprising in R.S. Dag Nos.3278, under R.S. Khatian Nos.672, 128 and in R.S. Dag Nos.3284 and 3285 under R.S. Khatian No.672, within the Police Station – Sonarpur, under Rajpur-Sonarpur Municipality Ward No.26, Holding No.411, Dakshin Madhya Fartabad, Kolkata – 700 084 and the entire amalgamated property as described in the SCHEDULE “A” below.

AND WHEREAS being desirous of the Promotion work of their said premises the **OWNERS/VENDORS** entered into a registered Development Agreement dated 03.03.2016, registered at I District Sub-Registrar-IV, Alipore, South 24 Parganas and entered into Book No.1, Volume No.1604-2016, Page No.34191 to 34229, Deed No.1360 for the year 2016 with the **DEVELOPER**, and the **OWNERS/VENDORS** herein given the registered Development Power of Attorney dated 03.03.2016, registered at I District Sub-Registrar-IV, Alipore, South 24 Parganas and entered into Book No.1, Volume No.1604-2016, at Pages 34170 to 34190, Deed No.1366 for the year 2016 to the **DEVELOPER** herein namely **SRI ANIRUDDHA MUKHERJEE**, sole Proprietor of **MESSRS SHELTERCON**, is developing as well as promoting the entire premises as described in the SCHEDULE – ‘A’ below.

AND WHEREAS the **DEVELOPER** herein developing the entire Premises and is being erected a Ground plus four storied building plan with lift facility as per sanctioned building Plan No.122/CB/28/50 dated 03.08.2017 and now the **VENDORS/ DEVELOPER** are developing the entire premises and erecting the building thereon as per aforesaid sanctioned building plan as well as annexed specification in the said Holding No.411, Dakshin Madhya Fartabad.

AND WHEREAS after registration of the said Deed of Declaration of Boundary dated 24.11.2015 it is found that 10th line of 2nd Paragraph of Page No.2 of the Deed of Declaration of Boundary the year of a Sale Deed has been wrongly mentioned as “1985” instead of correct year of the purchased Deed is “1995” and it has been rectified by virtue of a registered Deed of Declaration dated 16.03.2018, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.I, Deed No.1625 for the year 2018.

AND WHEREAS after registration of the said Development Agreement dated 03.03.2016 it is found that 9th line of the 3rd Paragraph of Page No.2 year of the said registered Development Agreement the year of a registered Sale Deed has been wrongly mentioned as “1985” instead of corrected year of the Deed “1995” and the corrected year of the Sale Deed as mentioned in the registered Development Agreement dated 03.03.2016 shall

Aniruddha Mukherjee
SHELTERCON
 Proprietor