

and also right to use all common rights and facilities as described in the SCHEDULE "C" for a total consideration price of **Rs...../- (Rupees only** free from all encumbrances, liabilities, whatsoever, which is under **DEVELOPER/CONFIRMING PARTY'S** allocation.

AND WHEREAS the **DEVELOPER** entered into an Agreement for Sale dated, with the **PURCHASER** and the **DEVELOPER** has agreed to sell the **PURCHASER** the said **Flat No.....** situated on the **floor** **side** of the Ground Plus Four Storied building measuring Carpet area of(.....) **Sq.ft. more or less** of the said building togetherwith one Car parking Space No..... on Ground Floor of the building measuring an area of Sq.ft. and the **CONFIRMING PARTY/DEVELOPER** herein has agreed to sell the **PURCHASER ALL THAT Flat No.....** situated on the **floor** **side** of the Ground Plus Four Storied building measuring Carpet area of(.....) **Sq.ft. more or less** consisting of Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet and 1 W.C. togetherwith one Car parking Space No..... on Ground Floor of the building measuring an area of Sq.ft. as described in the **SCHEDULE "B"** hereunder written right to use all common rights and common services as described in the **SCHEDULE "C"** below and undivided proportionate share of land morefully as described in the **SCHEDULE "A"** and the said flat along with the balcony of the building has been built up in accordance with the said sanctioned residential building plan and discuss to acquire and possess the said flat together with Car Parking Space of **Rs...../- (Rupees only** for a total consideration towards the proportionate cost of land and cost of construction of the said flat together with Car Parking Space and the entire cost of the said flat together with Car Parking Space have been taken only by the **DEVELOPER** as the said flat and Car Parking Space is of Developer's Allocation.

AND WHEREAS the **DEVELOPER** is constructing the building. Thereafter the West Bengal Government introduced the **new Promoter and Builder Law** with effect from 01.06.2018 as per The West Bengal Housing Industry Registration Act, 2017 and also The West Bengal Housing Industry Regulation Rules, 2018. The **DEVELOPER** has now taken the registration of this project under this Act and Building Rules vide No..... and the **DEVELOPER** has also taken registration of GST. As per said Act the registration of the flat shall be done on Car parapet area which has been described in this deed accordingly.

SHELTERCON
 Proprietor