

other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOPER.
- (ii) Not to do any act or things whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said premises as mentioned herein.
- (iii) The OWNERS positively give vacant possession of the entire premises as mentioned in the SCHEDULE 'A' hereunder to the DEVELOPER for making construction work of the proposed building as per sanctioned building plan to be sanctioned by the concerned Rajpur Sonarpur Municipality at the cost of the DEVELOPER within 36 (Thirty six) months from the date of sanction of the building plan or from the date of taking over possession whichever is later.
- (iv) The DEVELOPER shall sell all the flats, Car Parking Space etc. of the proposed building, as the DEVELOPER'S ALLOCATION (strictly excluding the Owners' Allocation) as described in the SCHEDULE 'D' hereunder written TOGETHER WITH proportionate undivided share of land of the said land and the common portions, roof of the building proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the DEVELOPER'S ALLOCATION as per its terms and conditions and the DEVELOPER shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the DEVELOPER'S ALLOCATION.


 SHELTERCON
 Aniruddha Chakraborty
 Proprietor