

- (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SRI ANIRBAN BHAUMIK**, son of Late Manabendra Narayan Bhaumik and (2) **SMT. KANIKA BHAUMIK**, wife of Late Manabendra Narayan Bhaumik, (3) **MS. NILANJANA BHAUMIK**, daughter of Late Manabendra Narayan Bhaumik, all are residing at P-44, Dr. Sundari Mohan Avenue, P.O. Entally, P.S. - Beniapukur, Kolkata - 700 014, and their legal heir/heirs, executor/executors, administrator/administrators and legal representative/representatives.
- (b) **DEVELOPER** : shall mean **SRI ANIRUDDHA MUKHERJEE**, son of Sri Asit Kumar Mukherjee, residing at 70, Purbachal Main Road, Flat A/3, 3rd Floor, Jyotsnalay, P.O. Haltu, Police station - Garfa, Kolkata 700078, sole Proprietor of **MESSRS SHELTERCON**, a Proprietorship firm having its registered Office at Jyotsnalay, 70 (23/1), Purbachal Main Road, P.O. Haltu, Police Station - Garfa, Kolkata - 700078. Party of the **SECOND PART** herein for the time being and its respective successors or successors in interest, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **HOLDING** : shall mean the entire amalgamated property measuring land area of 11 (Eleven) Cottahs 9 (Nine) Chittacks 42 (Forty two) Sq.ft. situated in Mouza - Barhans Fartabad, J.L. No.47, Touzi No.109, R.S. No. 7, Pargana- Mednmalla 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, P.S. Sonarpur, Kolkata - 700 084.
- (e) **BUILDING** : shall mean the proposed Ground Plus four storied building with lift facility and to be constructed on the said plot of land as per sanction building plan to be sanctioned by Rajpur Sonarpur Municipality
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, pump room, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities, lift, lift room, Care tacker's room with common toilet on the Ground floor as mentioned in the **SCHEDULE "C"** hereunder


SHELTERCON
 Aniruddha Mukherjee
 Proprietor