

- (k) **TRANSFER:** with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree:** shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT:** shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute joint Owners of the entire plot of land and seized and possessed of and/or well and sufficiently entitled to their said property as described in the SCHEDULE 'A' below and there are no other co-sharer in the said property except the Owners herein.
- (b) That the entire plot of land as described in the SCHEDULE - 'A' below is free from all encumbrances and the OWNERS have a good marketable title in respect of their said plot of land and property of a registered Deeds as described above..
- (c) That the said plot of land are free from all encumbrances, charges, liens lispens, attachments, trusts, acquisitions, requisitions, documentation such as paid up Municipal tax and Parcha whatsoever or howsoever but B.L. & L.R.O. mutation has not yet been done.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the OWNERS have hereby granted exclusive right to the DEVELOPER to undertake the new construction on the said plot of land to be constructed by the DEVELOPER in accordance with the plan or plans on the property and the building plan shall be sanctioned by Rajpur Sonarpur Municipality at the cost of the DEVELOPER after mutating the names of the OWNERS jointly in the record of B.L. & L.R.O. alongwith conversion at the cost of the OWNERS who shall give full efforts for such mutation by the help of the DEVELOPER.



SHELTERCON
 Aniruddha Kumbhakar
 Proprietor