

Premises No. 1667, Nayabad, assessee no.31-109-08-1667-0, Kolkata- 700 094, vide sale deed no. I 02700 registered purchased deed dated 23/05/2007 as documents in the year 2007 at the office of the District Sub-Registrar-III, Alipur, South 24 Parganas.

B. The said Land is earmarked for the purpose of building a (commercial/residential/any other purpose) project comprising multi storied apartment building and the said project shall be known as ("Project").

C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right title on interest of the Promoter regarding the said land on which Project is to be constructed have been completed.

D. The "THE KOLKATA MUNICIPAL CORPORATION" has granted the commencement certificate to develop the project vide approval dated -----bearing registration no-----

E. the Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the project and also for the apartment, plot or building, as the case may be from THE KOLKATA MUNICIPAL CORPORATION. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

F. The Promoter has registered the project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on-----
Under registration no.-----

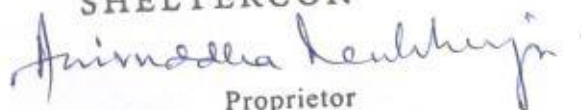
G. The Allottee had applied for an apartment in the project vide application no.----- dated-----and has been allotted apartment no.----- having carpet area of -----square feet, type on floor in (building no).1667,Nayabad, Kolkata- 700 094 along with garage/covered Parking no-----admeasuring-----square feet in the -----(Please insert the location of the garage/covered parking), as permissible under the applicable law and of pro rata share in the common areas(Common areas) as defined under clause of section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in schedule-A and the floor plan or the apartment is annexed hereto and marked as schedule-B.

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein:

I. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc. Applicable to the project.

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SHELTERCON



Proprietor