

**THIS INDENTURE** made this        day of        Two Thousand  
Thirteen

**BETWEEN**

**WEST BENGAL HOUSING BOARD (PAN AAJW0019K)**, a statutory body constituted under the West Bengal Housing Board Act, 1972 (W.B Act XXXII of 1972) having its registered office at 105, Surendra Nath Banerjee Road, Kolkata- 700014 hereinafter referred to as the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies their respective successor or successors-in-interest and assigns and in respect of the individuals their respective heirs, legal representatives and assigns) of the **FIRST PART**

**AND**

**BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED**, a Company duly incorporated under the Companies Act, 1956 having its Registered office at Hi-Tech Chambers, 84/1B, Topsia Road (South) Kolkata- 700046, PAN NO- AABC9549D, represented by its authorised person **Mr.** \_\_\_\_\_, Son of \_\_\_\_\_ and residing at \_\_\_\_\_-- and **GREENFIELD CITY PROJECTS LLP**, a limited liability partnership duly registered under the Limited Liability Partnership Act, 2008 having its registered office at Jote Shibrampore Road, Holding No.E-3/398, Ward No.14, Kolkata – 700 141 PAN NO-AAIFG9310R hereinafter for the sake of brevity jointly referred to as the **PROMOTER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partners and their respective successor and/or successors in interest and assigns) of the **SECOND PART**

**AND**

....., Wife of .....,  
 by faith Hindu , by Occupation – **Service** , by Nationality Indian by birth, PAN No-....., residing at ....., hereinafter referred to as the **ALLOTTEE** (which term or expression unless repugnant to the context shall be deemed to mean and include in case of an individual his/her heirs, legal representatives, executors, administrators and permitted assigns; in case of a minor the natural guardian of such minor, in case of a HUF its Karta for the time being and his heirs, legal representatives, executors, administrators and assigns; in case of a Company its successor and/or successors in interest and permitted

assigns; in case of a Partnership its partner and/or partners for the time being and their respective heirs, legal representatives, executors administrators and permitted assigns; in case of a Trust the Trustees of the Trust for the time being and their respective successor and /or successors in office and assigns ) of the **THIRD PART**

**WHEREAS :**

- A) The State of West Bengal by virtue of acquisition became seized and possessed of the land admeasuring about 45.69 Acres at Mouzas Parui and Chakjotshibrampur, District South 24 Parganas more fully described in PART-I of the **FIRST SCHEDULE** hereunder and hereinafter referred to as the 'ACQUIRED LAND'.
- B) By a notification dated 9<sup>th</sup> September 2002, vide Memo No. 700-111/MCL/12/02 the State of West Bengal transferred the Acquired land to the Vendor herein.
- C) The Owner/Vendor after obtaining possession of the Acquired Land executed a Development Agreement dated 21<sup>st</sup> February, 2007 along with a Power of Attorney of even date appointing Bengal Greenfield Housing Development Company Limited, as the Developer of the Housing Project granting necessary powers inter alia to do all lawful works required for the implementation of the scheme of development by itself and/or by other

contractor/partner appointed by it and/or in any manner it deemed fit and proper.

- D) Subsequently the Vendor purchased various plots of land from different vendors in different Dags from time to time aggregating to an area of 3.756 acres more or less in Mouzas Chakjotshibrampur, J.L No. 25, P. S Maheshtala, District South 24 Parganas more fully described in PART – II of the FIRST SCHEDULE hereunder written and herein after referred to as the ‘PASSAGE LAND’.
- E) The Vendor thus became seized and possessed of and/or sufficiently entitled to all that the land measuring 49.446 acres in Mouza Parui, J.L No. 3 and Mouza Chakjotshibrampur J.L No.24 P. S Maheshtala, District South 24 Parganas more fully described in PART –III of the FIRST SCHEDULE hereinafter referred to as the ‘SAID LAND.’
- F) The Vendor entered into another Development Agreement dated 29th December, 2009 with Bengal Greenfield Housing Development Company Limited for development of the Passage land and also granted a Power of Attorney dated 30th December, 2009 in favour of the said Developer and pursuant thereto permissive possession of the said Passage land was progressively handed over to the said Developer for development of the Housing Project.

- G) For the purpose of developing the said land a Limited Liability Partnership under the name and style of GREENFIELD CITY PROJECT LLP was formed(hereinafter referred to as the Said LLP).
- H) The Vendor caused to be obtained various permissions approvals and/or consents for undertaking a Housing Project on the entirety of the said land and also caused a map or plan being No. No. IIIB/MM/2/134/07/SP/BP dated 15.6.2009 which was subsequently revised by Plan No. III-B/MM/2/185/10-11/SP/BP dated **01.06.2016** (hereinafter referred to as the said PLAN) sanctioned by the authorities concerned for undertaking the construction of the said Housing Project.
- I) The Promoter has registered the Real Estate Project/Phase-IV with the Regulatory Authority appointed under the West Bengal Housing Industry Regulation Act 2017 having registration No.\_\_\_\_\_ dated \_\_\_\_\_ .
- J) The entire complex comprises of Apartments of different categories in different portions namely HIG portion (ELITE), MIG portion (CLASSIC) and LIG portion (COMFORT) and the entirety of the said Housing Project is known as 'GREENFIELD CITY'.
- K) The said LLP by a registered Deed of Declaration dated 15th February, 2010 and registered in the office of the DSR – II, South 24 Parganas, West Bengal in Book No. I, CD Volume No. 5, Pages 4738 to 4796 Being No.01360 for the

year 2010 declared the General Terms and Conditions of Sale of Apartments (GTC) in the HIG (ELITE) portion to be constructed on land measuring 45.69 Acres acquired by the Government of West Bengal in Mouzas Parui and Chak Jotshibrampur P.S Maheshtala, District South 24 Parganas morefully described in PART-I of the FIRST SCHEDULE and further 3.756 Acres of land in Mouza Chak Jotshibrampur purchased by the West Bengal Housing Board more fully described in PART – II of the FIRST SCHEDULE hereunder written.

- L) Pursuant to Expression of Interest by the Allottee dated --- ---- the Promoter granted allotment by a Provisional Booking Letter dated \_\_\_\_\_ was issued to the allottee. Thereafter by an Agreement dated \_\_\_\_\_ and recorded in Book No.I , Volume No.\_\_\_\_ , Pages \_\_\_\_ to \_\_\_\_\_ , Being No.\_\_\_\_ for the year \_\_\_\_\_ the Promoter agreed to sell and the Allottee agreed to purchase ALL THAT the Apartment Unit No..... on the .... floor of Type - ..... Elite Block No.29 the situation whereof is shown in the master plan annexed hereto and bordered in 'BLUE', defined as Phase – IV containing by admeasurement ..... Sq. Ft. carpet area/ chargeable area corresponding to \_\_\_\_\_ Sq.Ft Built Up area TOGETHER WITH the pro-rata share in the common parts, portions, areas, facilities, and amenities working out to ..... Sq. Ft. Super Built-up area TOGETHER WITH the Right to Park ..... car(s) Space more fully and particularly described in the SECOND SCHEDULE hereunder written

(hereinafter referred to as the **SAID APARTMENT AND THE PROPERTIES APPURTENANT THERETO**) at or for a consideration of Rs. ....-(Rupees ..... only).

- L) HIG Block Number-29 has since been completed and the Maheshtala Municipality has granted completion certificate/partial completion No- .....
- M) Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act..
- N) The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the entire Housing Complex including future phases.
- O) Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common

pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.

- P) The occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
- Q) It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Housing Project with further future extensions.
- R) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 2997 Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on



payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion.

- S) The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Apartment Owners of this Housing Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended

development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

**T) RESERVED RIGHTS OF THE PROMOTER:**

Since the entire Housing Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/ phase.

- (i) The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.
- (ii) The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Building/Block.

(iii) The Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Apartment.

U) The Allottee has : -

- i) fully satisfied himself/herself/ itself as to the title of the Vendor and the right of the Builders in respect of the said land.
- ii) inspected the said Development Agreements entered into between the Vendor and the Builder no.1.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Block constructed by the LLP and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Apartment including the egress and ingress hereof, specifications of the Apartment and of the complex and also the area of the Apartment and agreed not to dispute the same.

- v) confirmed that the right of the Allottee shall remain restricted to the said Apartment and the Properties Appurtenant Thereto.
- vi) Examined and satisfied himself/herself/itself about the General Terms and Conditions as contained earlier in the GTC for Elite portion of the Housing Project and later in the Agreement dated \_\_\_\_\_ and agrees to abide by it.
- vii) confirmed that the Vendor shall be entitled to change and/or alter and/or modify the said Plan including change of use of any part or portion of the various blocks and/or buildings to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to various extensions of the Project.
- viii) satisfied himself/herself/ itself as to the carpet/built-up area to comprise in the said Apartment and also the common parts/portions which would be common for all the residents /occupants of the various Apartments comprised in the said block and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
- ix) Structural stability of the Block ....
- x) Construction of the Block ..... and the Apartment.
- xi) The fittings and fixtures installed at the said Apartment, Block and the Complex.
- xii) Completion and finishing of the Apartment and the Block.
- xiii) The situation of car parking space.
- xiv) The supply of water and electricity to the Apartment and the Block.
- xv) The common facilities and amenities of the Block.

- V) The words defined in the GTC and Agreement shall have the same meaning in these presents and unless there is anything in the subject or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them. :-

**NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement and in consideration of the sum of Rs. ..../- (Rupees .....only). of the lawful money of the Union of India well and truly paid by the Allottee to the Builder no.2 (the receipt whereof the Builder no.2 doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said Apartment and properties appurtenant thereto) the Vendor doth hereby grant, transfer, convey, assign and assure and the Builders do and each of them doth hereby confirm and assure unto and in favour of the Allottee All that the said Apartment No ..... on the .... Floor of Block No.....in Type -. in the Elite portion of the Housing Project containing carpet area/ chargeable area of \_\_\_\_\_ Sq.Ft corresponding to a built-up area of ..... Sq. Ft. be the same a little more or less corresponding to \_\_\_\_\_ Sq.Ft. Super Built-Up area more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in the Application Form, Provisional Allotment letter and GTC (all of which are here to fore as well as hereinafter collectively referred to as the **SAID APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**),

absolutely and forever free from all encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Second Schedule to the GTC in common with the Co-Allottees and the other lawful occupants of the Block **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said Apartment and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

**II. AND THE VENDOR AND THE BUILDERS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE** as follows :

a) Notwithstanding any act deed matter or thing whatsoever by the Vendor or the Builders done or executed or knowingly suffered to the contrary the Vendor is or the Builders are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Apartment And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor and the Builders now have good right full power and absolute authority to grant convey transfer sell and assign all and

singular the Said Apartment And The Rights And Properties Appurtenant thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

c) The said Apartment And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Vendor or the Builders or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Vendor or the Builders.

d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Apartment And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendor or the Builders or any person or persons having or lawfully or equitably claiming as aforesaid.

e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Vendor or the Builders or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Vendor or the Builders and all persons having or lawfully or equitably claiming any estate or interest in the Said Apartment And the Rights And Properties Appurtenant

thereto or any part thereof through under or in trust for the Vendors or the Builders shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Apartment And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

g) The Vendor and the Builders have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and the Said Apartment And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Builder no. 2 doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Apartment and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.



**III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE VENDOR AND THE BUILDERS as follows :-**

a) To observe, perform, comply with and fulfil the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the GTC, Application Form and the Provisional Allotment Letter as part and parcel of these presents.

b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organisation to be formed as be deemed necessary and expedient by the Builders and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Builders and/or the holding Organisation for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organisation and to do all the necessary acts deed and things.

c) Not to hold the Builder no. 2 liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organisation shall remain liable to indemnify and keep indemnified the Builders

and/or any person or persons nominated, appointed and/or authorized by the Builders for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organisation.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**PART - I**  
**(THE SAID ACQUIRED LAND)**

**ALL THAT** the piece and parcel of land containing an area of 45.69 Acres (more or less) situate lying at Mouzas Parui, JL No.103 and Chokjotshibrampur, J.L. No.25, Holding No – E3-398, Ward No. 14(New) under P.S. Maheshtala, Maheshtala Municipality, District 24 Parganas(South) )in the following R.S Dag Nos:

Mouza Parui: J.L. No. 103 :R.S. Plots acquired by West Bengal Housing Board in full : Nos 382, 383, 384,384/994, 385, 385/995, 386, 386/1129, 387, 388, 391, 395, 403, 407, 426, 427, 430, 431, 432, 433, 434, 434/1149, 435, 436, 436/1026, 436/1151, 437, 438, 439, 440, 441, 442, 444, 445, 446, 448, 449, 450, 451, 453, 454, 455, 456, 457, 458, 459, 459/1152, 460, 460/1153, 460/1154, 460/1155, 461, 461/999, 462, 463, 464, 465, 465/1156, 465/1157, 465/1158, 465/1159, 466, 466/996, 466/997, 467, 468, 469, 467/1124, 479, 480, 481, 482, 483, 483/1160, 483/1161, 484, 485, 486, 487, 529 and 590.

(ii) Mouza Parui : R.S.Plots acquired by West Bengal Housing Board in part:

Plot Nos	Specific Portion of the Plot	ACRE	HECTOR
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381	Towards North South	0.13	0.0526
404	Middle	0.12	0.0486
404/998	South East	0.23	0.3480

(iii) Mouza Chakjyotshibrampur, J.L. No. 25: 409, R.S Plots acquired by West Bengal Housing Board in full : Nos : 409, 410, 411, 412 ,413, 414, 415, 420, 421, 422, 428, 429, 430, 431, 432, 435, 438, 439, 440, 441, 447, 450, 451, 459, 452, 453, 454, 455, 456, 457, 458, 473, 474, 515, 516, 517, 518, 520, 521, 522, 523, 524, 536, 538, 539, 540, 541, 542, 543, 428/773, 430/838, 431/822, 453/840, 453/841, 453/842, 453/843, 453/844, 458/797 and 544.

## **PART - II**

### **(THE SAID PASSAGE LAND)**

**ALL THAT** the piece and parcel of Land measuring about 3.756 acre in the following R.S. Dag Nos as mentioned in the table below under Mouza Chak Jotshibrampur, J.L. No.25, Police Station Maheshtala, District 24 Parganas (South)

R.S.Dag	Specific Portion	Land Area
Nos	Of Dag	In Acre
315/784	Full	0.192
316	Middle-North part	0.034
324	Middle part	0.033
325	Eastern part	0.042
326/836	Eastern part	0.199

327	Eastern part	0.030
327/821	Full	0.060
328	Eastern part	0.071
329	Western part	0.104
330/846	Part in North East Corner	0.015
361	Part in North East Corner	0.408
362	Eastern part	0.215
364	Eastern part	0.137
365	Western part	0.050
368	Western part	0.043
370	Western part	0.008
380	South West Corner	0.117
381	Eastern part	0.100
382	Full - except North East and South West Corner	0.230
384	Full - except North East and South West Corner	0.248
408	Full - except South West Corner	0.200

416	Middle part	0.230
417	Eastern part	0.160
418	Part in North East Corner	0.222
424	Part in South West Corner	0.046
587/756	Eastern part	0.110
588	Eastern part	0.169
589	Eastern part	0.151
590	Part in middle	0.132
		3.756

**PART-III**

**SAID LAND**

**ALL THAT** the piece and parcel of Land measuring about 49.446 acres in the Mouzas Parui (J.L.No.103) and Chak Jotshibrampur (J.L. No.25), Police Station Maheshtala, District 24 Parganas (South).

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(THE SAID APARTMENT AND THE  
PROPERTIES APPURTENANT THERETO)**

**ALL THAT** the Apartment No. .... on the .....floor of the Block No.....of **Type - ELITE (HIG)** portion of the Housing Project constructed on the land described in the First Schedule hereinabove written being the complex known as '**GREENFIELD CITY**' containing by admeasurements ..... Sq. ft. of built up area (be the same a little

more or less) **TOGETHER WITH** the pro-rata share in the common parts, portions, areas, facilities, and amenities which works to be ..... Sq. Ft. Super Built Up area and also the Right to Park ..... number of Car(s) in the open/covered Car Parking space demarcated in the Unit Plan annexed hereto.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED and DELIVERED** by the  
**VENDOR** at Kolkata in the  
presence of :

- 1.
  
  
  
  
  
  
  
  
  
  
- 2.

**SIGNED and DELIVERED** by the  
**BUILDERS** at Kolkata in the  
presence of :

- 1.
  
  
  
  
  
  
  
  
  
  
- 2.

**SIGNED and DELIVERED** by the

**ALLOTTEE** at Kolkata in the

presence of :

1.