

SRI SUBHROJIT PAL, having PAN - , son of Sri Pradip Kumar Pal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-123/124, Udayan, Basunagar, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, hereinafter referred to as the "**OWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators representatives, nominees and/or assigns) of the **ONE PART**.

AND

RAJ CONSTRUCTION, a Sole Proprietorship Firm, represented by its Proprietor **SRI BISWAJIT BISWAS**, son of Sri Baidyanath Biswas, by faith - Hindu, by occupation - Business, residing at No.2, Debigarh (Manasha Mandir Gali), P.O. Madhyamgram, Police Station - Madhyamgram, District 24-Parganas (North), Kolkata - 700129, hereinafter referred to as the "**DEVELOPER/ CONFIRMING PARTY**" (which term or expression shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean include his heirs, legal representatives, successors, administrators and assigns) of the **SECOND PART**.

WHEREAS the Housing & Property (India) Limited, a Company incorporated under the Indian Companies Act and having its registered office at 56, Bentinck Street, Calcutta, being the sole and absolute owner of the below schedule land alongwith other properties, established a residential area under the name and style as 'Basunagar' and out of which they permanently leased out with Mourasi Mokarari right a portion of land i.e. ALL THAT piece and parcel of land measuring an area of 11 Cottahs 14 Chittacks 05