

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

C. The Promoter/Developer 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 "RAJPUR SONARPUR MUNICIPALITY" has granted the commencement certificate to develop the project vide approval dated 24.03.2017 bearing registration no-----

E. the Promoter/Developer 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 RAJPUR SONARPUR MUNICIPALITY. 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/developer 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). 665, Ram Krishna Pally, Sonarpur, Kolkata – 700 150 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:

NS CONSTRUCTION  
*Niloy Prubash Ghosh*  
Partner

NS CONSTRUCTION  
*Contra By*  
Partner