

Handwritten signature/initials at the top center of the page.

(5)

SHUBHO LAXMI REAL ESTATE

- ① Sabayandi Chithu
- ② Bijuvarat De
- ③ Sowipe mungji

Partner

11) **PROPORTIONATE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the covered area of the total unit in the new building.

12) **OWNER ALLOCATION:**

Owner will get or owners allocation means as follows –

- a) 1 (one) number of the said **BOUTIQUE APARTMENT** (fully furnished) 575 sq.ft of super built-up area approx would be handed over to the owner.
- b) 1 shop space 640 sq.ft. approx (fully furnished) on the ground floor with an attached/detached bathroom having same common wall would be handed over to the owner.
- c) A sum of Rs. **40,00,000/-** (Forty Lac) only would be paid by the developer to the owner which would be paid before final Registration of conveyance in the Apartment/s to ensuing purchasers .

13) **DEVELOPER'S ALLOCATION:**

All that remaining constructed area of the sanctioned F.A.R. which will be obtained from the Illambazar Gram Panchyat in the form of several **BOUTIQUE APARTMENT**, shops, commercial spaces and car parking spaces, etc. of the proposed multistoried building together with undivided impracticable proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building to be constructed after providing the Owners'.

15) **BUILDING :**

i) The Developer shall construct, erect and complete the proposed multi-storied building over the land at the said premises in accordance with the building plan sanctioned by the Illambazar Gram Panchyat at its own costs and the type of construction , specification of materials to be used in good quality and the detailed design of the proposed building to be as per the drawings of the Architect and the Developer ensures that the buildings shall be constructed with good quality of buildings shall be constructed with good quality of building materials.

Handwritten signature/initials at the bottom left corner.