

.....(.....) Sq.ft. more or less and one adjacent balcony of the said Flat measuring Carpet area of(.....) Sq.ft. more or less corresponding to super built up area of(.....) Sq.ft. more or less togetherwith one Car parking Space No..... on Ground Floor of the building measuring an area of Sq.ft. and the **VENDOR/DEVELOPER** herein has agreed to sell the **PURCHASER ALL THAT Flat No.....** situated on the floor side of the Ground Plus Four Storied building measuring Carpet area of(.....) Sq.ft. more or less consisting of Bed rooms, 1 Drawing-cum-Dining room, 1 Kitchen, 1 Toilet and 1 W.C. and one adjacent balcony of the said Flat measuring Carpet area of(.....) Sq.ft. more or less corresponding to super built up area of(.....) Sq.ft. more or less togetherwith one Car parking Space No..... on Ground Floor of the building measuring an area of Sq.ft. as described in the **SCHEDULE "B"** hereunder written right to use all common rights and common services as described in the **SCHEDULE "C"** below and undivided proportionate share of land morefully as described in the **SCHEDULE "A"** and the said flat alongwith the balcony of the building has been built up in accordance with the said sanctioned residential building plan and discuss to acquire and possess the said flat togetherwith Car Parking Space of **Rs...../- (Rupees only** for a total consideration towards the proportionate cost of land and cost of construction of the said flat togetherwith Car Parking Space and the entire cost of the said flat togetherwith Car Parking Space have been taken by the **VENDOR/DEVELOPER** herein.

AND WHEREAS the **VENDOR/DEVELOPER** is constructing the building. Thereafter the West Bengal Government introduced the **new Promoter and Builder Law** with effect from 01.06.2018 as per The West Bengal Housing Industry Registration Act, 2017 and also The West Bengal Housing Industry Regulation Rules, 2018. The **VENDOR/DEVELOPER** has now taken the registration of this project under this Act and Building Rules vide No..... and the **VENDOR/DEVELOPER** has also taken registration of GST. As per said Act the registration of the flat shall be done on Carpet area which have been described in this deed accordingly.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated, in consideration of the sum of **Rs...../- (Rupees only** of which the entire consideration of **Rs...../- (Rupees only** paid by the **PURCHASER** to the **VENDOR/DEVELOPER** on or before execution of this Deed only on different dates as

SHELTERCON

Arindama Debbarma