

THIS CONVEYANCE is made this day of 202_

BETWEEN

1. **MANGALBELA REAL ESTATES PRIVATE LIMITED** (having Income Tax Permanent Account no. AAHCM8777E);
2. **ROSELIFE CONSTRUCTIONS PRIVATE LIMITED** (having Income Tax Permanent Account no. AAGCR3646C) ;
3. **LIVEWIRE INFRABUILD PRIVATE LIMITED** (having Income Tax Permanent Account no. AACCL4627P);
4. **SOUHY PROJECTS PRIVATE LIMITED** (having Income Tax Permanent Account no. AASCS9595B) ;
5. **DAILYVIEW PROJECTS PRIVATE LIMITED** (having Income Tax Permanent Account no. AAECD6160B);
6. **FORWARD INFRABUILD PRIVATE LIMITED** (having Income Tax Permanent Account no. AACCF1716F) ;
7. **PARMARTH PROPERTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AAHCP1202B);

MANGALBELA REAL ESTATES PVT. LTD.


Authorized Signatory / Director

8. **WILLPOWER REALTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AABCW3732H) ;
9. **AANIYA INFRATECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AALCA5339E);
10. **KAILASHDHAM INFRATECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AAFCK1295B) ;
11. **DHANASETH NIRMAN PRIVATE LIMITED** (having Income Tax Permanent Account no. AAECD6159L);
12. **OVERSURE INFRATECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AABCO8229R) ;
13. **GOPIKA INFRATECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AAFCG1523Q);
14. **SAMEEKSHA CONSTRUCTIONS PRIVATE LIMITED** (having Income Tax Permanent Account no. AASCS9593H) ;
15. **LINKLIFE REALTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AACCL4628C);
16. **JHILMIL APPARTMENT PRIVATE LIMITED** (having Income Tax Permanent Account no. AADCJ0805A) ;
17. **MANGALNAYAK REALTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AAICM5607L);
18. **FUTUREGROW PROPERTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AACCF1798B) ;
19. **ANSUYA PROPERTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AALCA5116F);
20. **KAILASHDHAM REALTORS PRIVATE LIMITED** (having Income Tax Permanent Account no. AAFCK1371G) ;
21. **KALASHSIDHI REALCON PRIVATE LIMITED** (having Income Tax Permanent Account no. AAFCK1370H);
22. **DHANKAMAL PROJECTS PRIVATE LIMITED** (having Income Tax Permanent Account no. AAECD6232C) ;
23. **BLUESNOW INFRATECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AAFCB4606F);
24. **AKSHARVANI NIRMAN PRIVATE LIMITED** (having Income Tax Permanent Account no. AALCA5750D) ;
25. **SPLASH PROJECTS PRIVATE LIMITED** (having Income Tax Permanent Account no. AASCS9597D);
26. **MUCHMORE REALTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AAICM5882K) ;

27. **SHIVPARIWAR INFRA TECH PRIVATE LIMITED** (having Income Tax Permanent Account no. AASC9598N);
28. **DAILYVIEW PROPERTIES PRIVATE LIMITED** (having Income Tax Permanent Account no. AAEC6158M);
29. **ANIRON CONSTRUCTION PRIVATE LIMITED** (having Income Tax Permanent Account no. AALCA5628G);
30. **RATANSIDHI PROJECTS PRIVATE LIMITED** (having Income Tax Permanent Account no. AAGCR3645B);
31. **VINAMRA NIRMAN PRIVATE LIMITED** (having Income Tax Permanent Account no. AAECV4185E);
32. **RUDRAKASH INFRABUILD PRIVATE LIMITED** (having Income Tax Permanent Account no. AAGCR3647D);
33. **FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED** (having Income Tax Permanent Account no. AACCF1715G);

all being companies incorporated under the Companies Act, 1956 and all having their respective registered offices at 1447/1, Madurdaha Road, Kolkata- 700107, P.S Anandapur and represented by their common authorized signatory **Sri Jay Prakash Agarwal** (having Income Tax PAN No **ACLPA7187K** and Aadhaar no. **6872 6420 6043**) son of Hari Prasad Agarwal residing at 51/6, Rabindra Sarani, Liluah, Howrah - 711204 P.O. Liluah P.S Liluah hereinafter collectively referred to as "the PROMOTERS" (which expression shall unless repugnant to the context mean and include their respective successors, representatives and assigns) of the **ONE PART**

AND

(1), hereinafter referred to as "the ALLOTTEE" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**

DEFINITIONS:

In this Conveyance the following additional expressions unless repugnant to the context shall have the meaning assigned thereto :

- I. "Association" means the association of all the Allottees of the apartments in the Building Complex and shall mean the Maintenance Agent until formation of such association.
- II. "Apartment" means the residential flat in the Second Phase of the Building Complex purchased and acquired by the Allottee and more fully described in the Part I of the Second Schedule hereunder.
- III. "the Act" means Real Estate (Regulation and Development) Act, 2016.
- IV. "Building Complex" means the Building Complex known as Atri Green Valley comprising of First Phase and Second Phase and containing eight Blocks of Buildings constructed on the First Phase Land and Second Phase containing eleven Blocks of Buildings constructed and/or being constructed on the Second Phase Land or the said Land.
- V. "the Building" means the building block comprised in the Building Complex wherein the Apartment is located.
- VI. "Built up Area" means the covered area measured at the floor level in an apartment taking the external dimensions of the apartment including the covered area of balconies / verandahs. Provided however in case of the walls separating one apartment from the other 50% of such wall area shall be taken into account.
- VII. "Co-owners" or "Co-Allottees" means the Owners or allottees of other flats in the Building Complex.
- VIII. "Carpet Area" means the net usable floor area of the Apartment excluding the area covered by external walls, areas under the service shafts, exclusive balcony or verandah area

and the exclusive open terrace area but includes the area covered by the internal partition walls of the Apartment.

IX. "Common Areas and Installations" means the said Land or the Second Phase Land and more fully described in the First Schedule hereunder as also entrance, passages, driveways, staircase, roof, lift, common lavatory, electric meter room, pump room, reservoir, overhead water tank, water pump, motor, water connection, drainage connection etc. comprised in the Building Complex meant for common use and enjoyment by the Allottee along with the Co-owners or Co-allottees and more fully described in the Part - I of the Third Schedule hereunder.

X. "Common Easements" means the easements, quasi-easements, rights, privileges and appurtenances required for reasonable enjoyment of the Apartment or any other apartments comprised in the Building Complex and includes the reciprocal easements, quasi easements, obligations and duties of the like nature between the Allottee and the Co-allottees and more fully described in the Fourth Schedule hereunder.

XI. "Common Expenses" means all costs, charges and expenses required for upkeep and maintenance of all the Common Areas and Installations, Common Easements and common services of the Building Complex and more fully described in the Sixth Schedule hereunder.

XII. "Driveway" means the road and/or driveway having an average width of 10 meters more or less passing through the said First Phase Land and connecting the Second Phase Land with the municipal road and more fully described in the Easement Agreement.

XIII. "Entire Land" means the said Land described in the First Schedule hereunder together with the First Phase Land.

XIV. "Easement Agreement" means the Agreement dated 2 April 2014 made between the First Phase Promoters and therein referred to as the owners of the one part and the Promoters herein and therein referred to as the grantee of the other part and duly registered in the office of the District Sub Registrar-IV South 24-Parganas, Alipore in Book no. 1, CD Volume no. 14 at

pages from 2820 to 2840 and being Deed no. 2573 for the year 2014 whereby and whereunder the First Phase Promoters in recognition of the right of passage of the Promoters from the said Land to the municipal road through the First Phase Land granted a right to the Promoters to have access to and from the said Land to the municipal road with or without vehicle from the Driveway passing through the First Phase Land and on the terms and conditions therein stated.

XV. "First Phase Promoters" means Jasmine Commotrade Private Limited and its twenty associates who have developed the First Phase Land.

XVI. "First Phase Land" means ALL THAT pieces or parcels of land measuring 279 decimals more or less and comprised in L.R. Dag nos.505, 506, 582, 583, 584, 586, 587, 588, 589 and 590 L.R. Khatian No. 2853/1, 2854/1, 2855/1, 2856/1, 2857/1, 2858 to 2872 and 3031 J.L. No.71, Mouja- Jagaddal, Holding no.456, Dwarir Road, P S Sonarpur South 24-Parganas under Rajpur Sonarpur Municipality.

XVII. "First Phase" means that part of the Building Complex which has been constructed by the First Phase Promoters on the First Phase Land.

XVIII. "Facilities and Amenities" means the facilities and amenities other than the Common Areas and Installations to be in the Building Complex which shall be enjoyed by the Allottee along with the Co-allottees and more fully described in the Part II of the Third Schedule hereunder.

XIX. "the said Land" or the Second Phase Land" means ALL THAT pieces or parcels of land measuring 297 decimals more or less and comprised in L.R. Dag nos. 507, 510, 511, 512, 513, 514, 518, 519, 521, 522, 523, 524, 527, 528, 529, 530, 531, 532 and 585, J.L. No.71, Mouja - Jagaddal, Holding no.1499, Dwarir Road, P S Sonarpur, South 24-Parganas under Rajpur Sonarpur Municipality and more fully described in the First Schedule hereunder.

XX. "Maintenance Agent" means Jasmine Commotrade Private Limited being the lead First Phase Promoter or such other person or agency or association as may be formed or appointed

MANDALELA COMMOTRADE PVT LTD.
S.P. [Signature]
Authorized Signatory / Director

by the Maintenance Agent or the Association for providing maintenance services in the Building Complex.

XXI. "Maintenance Services" means the services to be rendered or provided by the Maintenance Agent or the Association as the case may be for maintenance of the Common Areas and Installations as well as Facilities and Amenities in the Building Complex.

XXII. "Parking Space" means the open/covered space at the ground level of the Building Complex and reserved for the Allottee for parking a car/scooter and more fully described in Part II of the Second Schedule hereunder.

XXIII. "Principal Maintenance Agreement" means the Agreement dated 16 April 2016 entered into by and between the First Phase Promoters and the Promoters herein for maintenance of the Building Complex by the Maintenance Agent.

XXIV. "Proportionate Share" in respect of the undivided interest in the Common Areas means the proportion which the carpet area of the Apartment bears to the total carpet area of all the apartments comprised in the Second Phase of the Building Complex and in respect of the Common Expenses or the maintenance expenses means the proportion which the carpet area of the Apartment bears to the total carpet area of all the apartments in the Building Complex.

XXV. "Proportionate Expenses" means the Proportionate Share of the Common Expenses.

XXVI. "Possession Date" means the date on which the Allottee has taken or is deemed to have or has taken possession of the Apartment as stated in recital S hereunder.

XXVII "Project" means the Housing Project known as Atri Green Valley Second Phase Part-I developed by the Promoters on a portion of the said Land described in the First Schedule hereunder.

WARGALSAHAYAL SERVICES PVT. LTD.


Authorized Signatory / Director

XXVIII. "Rules" means West Bengal Real Estate (Regulation and Development) Rules, 2021 made under the Real Estate (Regulation & Development) Act, 2016.

XXIX. "Regulations" means the Regulations made under the Act.

XXX. "Second Phase" means that part of the Building Complex which has been constructed and/or is being constructed and developed on the Second Phase Land comprising of Second Phase Part-I and Second Phase Part-II.

XXXI. "Second Phase Part-I" means a part of the Second Phase of the Building Complex comprising of six Blocks of Buildings of ground plus four storeys and two Blocks of Buildings of ground plus seven storeys constructed and developed by the Promoters.

XXXII. "Second Phase Part-II" means the remaining portion of the Second Phase of the Building Complex comprising of three Blocks of Buildings being Building Block nos. 9, 10 and 11 constructed and developed by the Promoters.

XXXIII. "Super Built Area of the Apartment" means the Built up Area of the Apartment together with the proportionate share in the areas covered by the Common Areas and Installations.

XXXIV. "Sale Agreement" means the Agreement dated _____ made between the Promoters of the one part and the Allottee of the other part whereby and whereunder the Promoters agreed to sell and the Allottee agreed to purchase the Apartment at the Total Price and on the terms and conditions stated therein.

XXXV. "Sanctioned Plan" means the Plan sanctioned by Rajpur-Sonarapur Municipality vide Plan Sanction no.887/CB/25/86 dated 17 July 2014 as revised by subsequent sanction plan no. 184/REV/CB/25/02 dated 01 November 2017 again revised by subsequent sanction plan no. 244/REV/CB/25/05 dated 26 December 2019 includes any subsequent alteration or modification in such plan as may be sanctioned by the said Municipality or any other competent authority.

XXXVI. "Terrace" means balcony or verandah or open terrace attached to the Apartment and reserved for exclusive use of the Apartment.

AKASHDELA REAL ESTATE PVT LTD.
 Authorized Signatory / Director

XXXVII. "Total Price" means a sum of Rs./- being the price and/or consideration, excluding deposits and extras, paid by the Allottee to the Promoters for purchasing the Unit.

XXXVIII. "Unit" means the Apartment more fully described in the Part-I Second Schedule hereunder together with exclusive balcony/verandah/open terrace if any, attached thereto and exclusive Parking Space if any, described in Part II of the Second Schedule hereunder and also together with indivisible proportionate share in the Common Areas and Installations in the Second Phase of the Building Complex.

XXXIX. Any singular expression used herein shall include plural and vice versa.

XL. Words importing masculine gender includes neutral or feminine gender and vice versa.

XLI. Reference to any statute include all amendments or reenactments of such statute and all rules and regulations framed thereunder.

WHEREAS

A. By a Sale Deed dated 24 July 2013 and duly registered in the office of the Additional District Sub Registrar Sonarpur and being Deed no. 9115 for the year 2013 the Promoters purchased and acquired land measuring 21 decimals comprised in Touji no.15, J L no.71, Landlord L R Khatian no. 72 in Mouja Jagaddal, P S Sonarpur within Rajpur-Sonarpur Municipality in the District of South 24-Parganas and comprised in the undermentioned R S Dag/L R Dag from Sambhu Nath Ghosh and six others :

Sl. no.	R S Dag	L R Dag	Area in decimals
1.	504	518	7
2.	589	585	14
TOTAL			21

MANAGER, S.P.O. LTD.
S.P.O.
Sonarpur, District

B. By another Sale Deed also dated 24 July 2013 and duly registered in the office of the Additional District Sub-Registrar Sonarpur and being Deed no.9116 for the year 2013 the Promoters purchased and acquired land measuring 182 decimals comprised in Touji no. 15, J.L no. 71, Landlord L R Khatian no. 72 in Mouja Jagaddal, P S Sonarpur within Rajpur-Sonarpur Municipality in the District of South 24-Parganas and comprised in the undermentioned R S Dag/L R Dag from Amarendra Nath Ghosh.

Sl. no.	R S Dag	L R Dag	Area in decimals
1	493	507	18
2	497	511	20
3	498	512	8
4	500	514	9
5	504	518	14
6	509	523	4
7	510	524	12
8	512	527	14
9	513	528	29
10	514	529	12
11	516	531	24
12	499	513	2
13	509	523	2.00
14	510	524	6
15	517	532	8
		Total	<u>182</u>

C. By another Sale Deed also dated 24 July 2013 and duly registered in the office of the Additional District Sub Registrar Sonarpur and being Deed no. 9117 for the year 2013 the Promoters purchased and acquired land measuring 47 decimals comprised in Touji no.15, J L no. 71, Landlord L R Khatian no. 72 in Mouja Jagaddal, P S Sonarpur within Rajpur-Sonarpur Municipality in the District of South 24-Parganas and comprised in the undermentioned R S Dag/L R Dag from Ashok Kumar Ghosh.

Sl. no.	R S Dag	L R Dag	Area in decimals
1.	496	510	28
2.	505	519	12
3.	507	521	2
4.	508	522	2
5.	515	530	3
TOTAL			47 decimals

D. By another Sale Deed also dated 24 July 2013 and duly registered in the office of the Additional District Sub Registrar Sonarpur and being Deed no. 9118 for the year 2013 the Promoters purchased and acquired land measuring 47 decimals comprised in Touji no.15, J L no. 71, Landlord L R Khatian no. 72 in Mouja Jagaddal, P S Sonarpur within Rajpur-Sonarpur Municipality in the District of South 24-Parganas and comprised in the undermentioned R S Dag/L R Dag from Swapn Kumar Ghosh.

Sl.no.	R S Dag	L R Dag	Area in decimals
1.	496	510	28
2.	505	519	12

MAHARAJA SONAR ESTATE PVT. LTD.


Authorized Secretary / Director

3.	507	521	2
4.	508	522	2
5.	515	530	3
		TOTAL	<u>47 decimals</u>

E. By reason of abovementioned purchases, the Promoters became joint owners of the said Land measuring 297 decimals in Mouja Jagaddal, South 24-Parganas under Rajpur-Sonarpur Municipality and more fully described in the First Schedule hereunder.

F. The Promoters have got the said Land mutated in their name in the LR Record of Rights and converted the user of the said Land to Bastu (Commercial) under Section 4C of the West Bengal Land Reforms Act, 1955.

G. The remaining Promoters for convenience have duly authorised Mangalbela Real Estates Pvt. Ltd., the first Promoter to represent them in all matters relating to development, construction and marketing of the Second Phase of the Building Complex accordingly the first Promoter shall be the Lead Promoter and the remaining Promoters shall be bound by all acts of the Lead Promoter.

H. Atri Group through its group companies has developed a residential Project known as Atri Green Valley in two phases being First Phase and the Second Phase at Dwarir Road, P. S. Sonarpur, South 24-Parganas. The First Phase comprises of eight Blocks of residential Buildings with some commercial units and the Second Phase comprises of eleven Blocks of residential Buildings.

I. The First Phase Land was purchased and acquired in the names of Jasmine Commotrade Private Limited and its twenty associates and the Second Phase Land or the said Land has been purchased and acquired by the Promoters and the Promoters and their assigns

have a perpetual right to use the Driveway passing through the First Phase and such right is recorded in the registered Easement Agreement.

J. For the purpose of maintenance of the common Driveway as also Facilities and Amenities which are to be shared by the apartment owners of both the phases a Principal Maintenance Agreement dated 16 April 2016 has been executed by and between the First Phase Promoters and the Promoters herein for maintenance of the entire Building Complex by Jasmine Commotrade Private Limited being the lead First Phase Promoter until formation of a common association of both the Phases.

K. By a Sanction Plan no.887/CB/25/86 dated 17 July 2014 as revised by subsequent building plan sanction no.184/REV/CB/25/02 dated 01 November 2017 again revised by subsequent sanction plan no. 244/REV/CB/25/05 dated 26 December 2019 by Rajpur Sonarpur Municipality sanctioned the Plan and the Lead Promoter commenced construction of the Second Phase of the Building Complex on the said Land.

L. The Promoters have registered the Project under the provisions of the Act with the West Bengal Real Estate Regulation Authority at Kolkata on under Registration no.....

M. The Promoters for the purpose of construction of the incomplete Part-I in the Second Phase being Building nos.12 and 13 and the entire Second Phase (Part-II), approached LIC Housing Finance Limited (hereinafter referred to as "LICHFL") for grant of construction loan to the Lead Promoter and pursuant thereto LICHFL by a letter dated 21st March 2022 sanctioned a loan in favour of the Lead Promoter for construction of the incomplete Part-I in the Second Phase and the entire Second Phase (Part-II) subject to the Promoters creating a registered mortgage over the a part of Project Land and structures in favour of the Security Trustee nominated by LICHFL. Moreover LICHFL either by itself or through the Security Trustee at their sole discretion agreed to grant NOC to the Promoters for selling any unit comprised in the said Project subject to the Customer/Allottee making payment of all instalments of the purchase consideration into a Designated Escrow Account during subsistence of such mortgage and upon issuance of such NOC, LICHFL and/or the Security Trustee would have a negative lien over such unit, that is to say, the charge of LICHFL and/or the Security Trustee over such unit would stand released.

MANJESWAR GROUP OF INSTITUTIONS LTD.


Authorised Signatory / Director

N. Thereafter, by an Indenture of Mortgage (without possession) dated 9th day of April 2022 and duly registered in the office of the Additional Registrar of Assurances-IV Kolkata in Book no. 1 and being Deed no. 190406437 for the year 2022 the Promoters created a mortgage over All That pieces or parcels of land measuring 82 (eighty-two) cottahs 11 (eleven) chittacks and 20 (twenty) square feet equivalent to 136.74 decimals comprised in the said Land being that part of the Second Phase Land on which the incomplete Part of Second Phase (Part-I) which includes two block of Buildings and the entire Second Phase (Part-II) of the Project is being constructed in favour of Universal Trusteeship Services Limited being the Security Trustee nominated by LICHFL.

O. The Security Trustee by its NOC letter dated acknowledged negative lien and released charge over the said Unit for the purpose of selling the said Unit to the Allottee subject to the condition that the Allottee should make payment of all the amounts payable by him under the Sale Agreement to the designated Escrow Account.

P. The Allottee vide his application dated applied for an apartment in the Project and the Promoters duly allotted **Apartment no..... having super built area of square feet and carpet area of square feet more or less together with an attached balcony having carpet area square feet more or less on thefloor in the Block/Building no..... as per sanctioned Plan and Block no..... as per Brochure** along with Car Parking Space at the ground level and proportionate share in the Common Areas and the Second Phase Part I and herein collectively referred to as "the apartment" and more fully described in the Second Schedule hereunder.

Q. By a Sale Agreement dated being Deed No....., Registered in the office of, the Promoters agreed to sell to the Allottee and the Allottee agreed to purchase the said Unit more fully described in the Second Schedule hereunder at a Total Price of Rs...../- (**Rupees Only**) payable by the Allottee to the Promoters in the designated Escrow Account and on the terms and conditions stated therein.

R. The Promoters have completed construction of the said Block/Building housing the said Unit and the Allottee has paid and/or caused payment of the entire Total Price for purchasing and/or acquiring the said Unit.

S. The Allottee after being fully satisfied with the workmanship and quality of construction of the said Unit and more particularly the said Apartment has taken possession of the said Unit on.....herein referred to as "the Possession Date" without any demur or

UNIVERSAL TRUSTEESHIP SERVICES PRIVATE LIMITED


Authorised Signatory / Director

protest and has requested the Promoters to complete the transaction by executing and registering the Conveyance of the said Unit in his favour.

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:-

1. In pursuance of the Sale Agreement and in consideration of the said sum of Rs.-/- (Rupees Only) being the entire Total Price or consideration stated in the Sale Agreement paid by and/or on behalf of the Allottee to the Promoters in the designated account (receipt whereof the Promoters do and each of them doth hereby as well as by the Memo of Consideration set forth hereunder admit and acknowledge) the Promoters do and each of them doth hereby grant, sell, transfer, convey, assign and assure unto the Allottee ALL THAT residential Apartment no..... having super built area of square feet and carpet area of square feet more or less together with an attached balcony having carpet areasquare feet more or less on the floor in the Block/Building no..... as per sanctioned Plan and Block no..... as per Brochure in the Second Phase of the Building Complex known as Atri Green Valley constructed on the Second Phase Land lying and situated in Mouja Jagaddai P S Sonarpur being Holding no.1499, Dwarir Road, Police Station Sonarpur, Kolkata-700 151, South 24 Parganas in Ward no. 25 of Rajpur-Sonarpur Municipality in the District of South 24-Parganas and more fully described in Part I of the Second Schedule hereunder TOGETHER WITH the Parking Space more fully described in Part II of the Second Schedule hereunder and ALSO TOGETHER with indivisible undivided proportionate share in the Common Areas and Installations including the said Land comprised in the Second Phase of the Building Complex and herein collectively referred to as "the said Unit" OR HOWSOEVER OTHERWISE the said Unit or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular and other rights liberties privileges easements appendages and appurtenances whatsoever to the said Unit belonging or in anyway appertaining thereto or usually held occupied or enjoyed therewith or

MANOJ K. REAL ESTATE PRIVATE LTD.


Authorized Signatory / Director

known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Promoters unto and upon the said Unit and every part thereof TO HAVE AND TO HOLD the said Unit hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the right to use and enjoy the Common Areas and Installations as also the Facilities and Amenities described in the Third Schedule hereunder and Common Easements described in the Fourth Schedule hereunder along with the Co-owners or Co-Allottees EXCEPTING AND RESERVING unto the Co-owners or Co-Allottees the easements, rights and privileges mentioned in the Fifth Schedule hereunder free from all encumbrances, charges liens, lispendens, claims and demands whatsoever absolutely and forever but subject to making payment of proportionate share of the Common Expenses mentioned in the Sixth Schedule hereunder and also subject to restrictions and the covenants contained herein and in the Seventh Schedule hereunder and also subject to the stipulations and covenants contained in the Easement Agreement and the Principal Maintenance Agreement.

2. The Promoters do and each of them doth hereby covenant with the Allottee as follows :

(a). That notwithstanding any act deed matter or thing by the Promoters done committed or knowingly permitted or suffered to the contrary the Promoters are now absolutely seized or otherwise well and sufficiently entitled to the said Unit hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Promoters have now a good rightful power and lawful and absolute authority by these presents to grant transfer convey sell assign and assure unto the Allottee the said Unit absolutely in the manner aforesaid free from all encumbrances and

liabilities whatsoever.

(b). That the Promoters have delivered vacant possession of the said Unit to the Allottee and the Allottee shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Unit and receive all rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Promoters or any person or persons lawfully or equitably claiming through under or in trust for them.

(c). That the Allottee shall be freely clearly and absolutely acquitted exonerated and discharged from or by the Promoters or their predecessors-in-title and well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner or former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Promoters or any of their predecessors-in-title or any person or persons rightfully claiming from under or in trust for the Promoters.

(d). That the Promoters and all persons having lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever of into or upon the said Unit under or in trust for them shall and will from time to time and at all times hereinafter upon every reasonable request and cost of the Allottee make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Unit unto and to the benefit of the Allottee forever in the manner aforesaid as the Allottee shall or may reasonably require.

3. The Allottee hereby covenants with the Promoters as follows:-

a) The sale of the Unit by the Promoters to the Allottee is subject to the restrictions and covenants contained in this Conveyance including the Seventh Schedule hereunder as also the stipulations and covenants contained in the Easement Agreement and the Principal


 Authorized Signatory / Director

Maintenance Agreement and the Allottee hereby declares that he shall own, possess, use and enjoy the Unit subject to the covenants and restrictions contained in this Conveyance including the Seventh Schedule hereunder as also the stipulations and covenants contained in the Easement Agreement and in the Principal Maintenance Agreement.

- b) The Allottee shall observe and perform all the restrictions, terms, conditions, covenants, stipulations contained in this Conveyance including those stated in the Seventh Schedule hereunder written and also the Easement Agreement and the Principal Maintenance Agreement.
- c) The Allottee shall make proportionate contribution for the purpose of forming and registration of the Association for management and maintenance of the Common areas and Installations as also Facilities and Amenities in the Project and/or Building Complex and shall also observe and comply with all rules, regulations and bye-laws that shall be framed by the Maintenance Agent or the Association.
- d) The Allottee shall make payment of the proportionate share of Common Expenses including proportionate share of municipal rates and taxes and other outgoings in respect of the Common Areas and Installations as well as Facilities and Amenities and shall also make payment of the entire maintenance charges and taxes including municipal taxes, multi storeyed building tax GST and all other outgoings in respect of the said Unit and keep the Promoters and the Co-owners or Co-Allottees saved, indemnified and harmless.
- e) The Allottee shall make payment of maintenance charges to the Maintenance Agent or the Association within the due date and, in default, the Maintenance Agent or the Association shall be at liberty to disconnect or discontinue all common services, amenities including supply of water to the said Unit and the right of user of the lift by the Allottee or his relatives, servants, agents, guests or visitors. Provided however the Allottee shall be forthwith entitled to restoration of all such common services and amenities upon payment of the arrears of maintenance

EMERALD ESTATES PVT LTD.

S.P. [Signature]
Authorized Signatory / Director

charges together with interest at the rate specified in the Rules.

f) The Allottee shall not make any structural change in the design and specification of the said Unit without obtaining prior permission of Municipality and the Maintenance Agent / Association.

4. **It is mutually agreed by and between the Promoters and the Allottee as follows :**

(a) The undivided proportionate share in the Common Areas and Installations appertaining to the Apartment sold transferred conveyed granted assured unto and in favour of the Allottee shall always remain indivisible and impartible.

(b) The Allottee shall not claim any ownership right or interest in any other unit in the Building Complex or in the Common Areas and Installations except the right to use and enjoy of the Common Areas and Installations as also Facilities and Amenities along with the Co-Allottees and/or Co-owners of other units in the Building Complex.

(c) The Allottee as the Allottee of the Parking Space shall have a perpetual right to use and enjoy the Parking Space for parking of one motor car of standard size or motor cycle or scooter but shall have no undivided or impartible share in the said Land appertaining to the Parking Space. It is clearly agreed and understood that basis of computation of the undivided share of the Allottee in the Common Areas and Installations including the said Land shall be with reference to the covered area of the Apartment.

(d) The Apartment along with the Parking Space shall be treated as a single indivisible unit for all purposes and consequently the Allottee shall enjoy the Apartment along with the Parking Space as a single indivisible unit and shall have no right to transfer only the Apartment or only the Parking Space to any third party.

(e) The Allottee agrees that it shall be lawful for the Maintenance Agent or the Association to levy or impose maintenance charges in respect of the Parking Space.

MANGALAKA REAL ESTATES PVT. LTD.

 J.P.D.
 Authorized Signatory / Director

- (f) In pursuance of the Act and the Rules the association of the allottees shall be deemed to be in possession of the Common Areas and Installations as well as the Facilities and Amenities and the Allottee shall have a right to enjoy the same alongwith Co-allottees subject to payment of the proportionate share of the Common Expenses.
- (g) The Lead Promoter shall keep all documents of title of the said Land, sanctioned plans original occupation/completion certificate etc., of the Project as an agent on behalf of the association of allottees and shall hand over the same the Association as and when formed and registered. The Allottee at all reasonable times shall be at liberty to inspect and take copies of all such documents from the Lead Promoter or Association as the case may be.
- (h) The Building Complex is comprised of First Phase as well as the Second Phase. It is clearly agreed and understood that until formation and registration of the Association, the Maintenance Agent shall maintain the entire Building Complex including the Second Phase as agent of the association of the allottees of the First Phase as also the Second Phase.
- (i) There shall be no discrimination between the Co-owners and/or Co-Allottees of the First Phase and the Second Phase of the Building Complex and the Allottee along with the Co-owners and/or Co-Allottees of the First Phase as well as the Second Phase of the Building Complex shall be at liberty to use and enjoy the Common Areas and Installations as also Facilities and Amenities of the entire Building Complex including the First Phase and similarly the allottees and/or purchasers of the First Phase shall be at liberty to use and enjoy the Common Areas and Installations of the Second Phase.
- (j) The Promoters shall also be at liberty to make further constructions on the roof and the terraces of the Buildings in the Building Complex in accordance with law and the Allottee shall not cause any objection or hindrance to such construction.

- (k) The Promoters after obtaining requisite statutory approvals shall have a right to make any modification or alteration in any part of the Project which shall remain unsold or in the building elevation of the Buildings in the Project Complex.
- (l) The Maintenance Agent and/or the Association shall have right to frame and lay down all Rules and Regulations for proper enjoyment of the Building Complex by the Allottees thereof including the Allottee herein. In exercise of such power the Association shall be at liberty to fix the entry and exit time to and from the Building Complex, opening and closing of the main gate, duration of running of the lifts, time for switching on and switching off of the common lighting, duration of running of the water pump and generator etc.
- (m) The Maintenance Agent / Association shall have right to inspect the condition of the said Unit at all reasonable hours after giving at least twenty-four hours' prior notice in this regard to the Allottee.
- (n) The Building Complex shall always be known as Atri Green Valley and such name shall not be changed without prior written permission of the Promoters.
- (o) The Maintenance Agent and/or the Association shall have a right to nominate or appoint suitable agencies for cable T.V., telecom facilities etc. and the Allottee shall be obliged to obtain all such facilities through such agencies nominated or appointed by the Maintenance Agent and not through any other agency. It is clarified that the Allottee alone shall be liable to make all payments to the agency concerned for the services and the Maintenance Agent shall have no liability for the same.
- (p) It is expressly agreed and understood that the restrictive covenants and stipulations and the terms and conditions contained in this Conveyance Deed shall attach and run with the Apartment and/or said Unit and it shall be lawful for the Promoters or the Maintenance Agent or the Association to take action against the Allottee, its nominee and assigns for any breach,

violation or threatened breach or violation of such restrictive covenants and stipulations and the terms and conditions.

(q) Both the parties agree to observe, perform and abide by all of their respective covenants and obligations contained in the Sale Agreement.

(r) Save as specifically provided in this Conveyance, the Allottee shall have no right or claim over any other area, part or portion of the Project and/or Building Complex.

(s) The Promoters shall have right to display advertisements and put hoardings in the Building Complex for sale of the unsold apartments, parking spaces and units in the Building Complex.

MANAGEMENT & ESTATE SERVICES LTD

 Director

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of "the said Land")

ALL THAT pieces and parcels of land containing by measurement an area of about 297 decimals be the same little more or less lying and situate at and being Holding No. 1499 Dwarir Road, Police Station - Sonarpur, Kolkata 700151, District South 24-Parganas, in Ward no. 25 of Rajpur - Sonarpur Municipality and comprised in L.R. Dag nos. 507, 510, 511, 512, 513, 514, 518, 519, 521, 522, 523, 524, 527, 528, 529, 530, 531, 532 and 585, J.L No.71, Mouja - Jagaddal, and butted and bounded as under :

On the North	:	By R S Dag No. 493(part) & 494
On the South	:	By R S Dag No.527
On the East	:	By 456, Dwarir Road
On the West	:	By R S Dag No. 466, 467 & 489

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the Unit)

PART - I

(Description of the Apartment)

ALL THAT Apartment no. being a residential apartment having **super built area of..... square feet and carpet area of square feet** more or less together with an **attached balcony having carpet area square feet** more or less on the floor in the **Block/Building no..... as per sanctioned Plan and Block no..... as per Brochure)** in the Second Phase of the Building Complex named and known as **Atri Green Valley** and constructed on the said Land at the Holding number 1499 Dwarir Road, P.S. Sonarpur Kolkata-700151 and more fully described in the First Schedule hereinabove and delineated in Plan A attached hereto and bordered in red colour therein.



WINDMILL REAL ESTATE PRIVATE LIMITED

(Authorized Signatory / Director)

PART - II
(Description of the Parking Space)

.....

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

PART - I

(Description of the Common Areas & Installations)

- 1) Lobbies on the ground floor
- 2) Driveway, Pathway, entrance and exit pathways, roads, footpaths of the Building Complex
- 3) Main gate and other gates of the said premises and building and extensions of the said premises
- 4) Boundary walls of the premises including outer side of the walls of the buildings/blocks at the said premises and extensions thereto
- 5) Other common parts and areas covered or open in or about the premises or its extension as necessary for passage to or construction, use and occupancy of the said premises and extension thereof.
- 6) Staircases and Staircase landings on all the floors
- 7) Lift lobbies and lift wells on all the floors
- 8) Lift installations and Machine Room
- 9) Tube well with pump and machine room
- 10) Water pump, water tank and reservoir (overhead and underground), water pipes and other common pumping installations and spaces required thereto
- 11) Firefighting Equipments
- 12) Electrical rooms, electrical sub – stations, common electrical wiring, Meter room, Transformers, Generator and its accessories meant for common use
- 13) Drainage and sewerage evacuation pipes from the unit to drains and sewers common to the said premises

MANJALAYALAN ESTATES PVT. LTD.

 Director / Director

- 14) Toilet in the ground floor for use in common of the Durwans, security guards, caretaker and unit holder's drivers and servants

PART – II

FACILITIES AND AMENITIES

- 1) Children Playground
- 2) Swimming pool With Deck
- 3) Senior Citizen Park
- 4) Tennis Court
- 5) Badminton Court
- 6) Toddler's Zone
- 7) Landscape Garden
- 8) Maintenance Office
- 9) AC Indoor Games Room
- 10) AC Gym
- 11) Yoga Deck
- 12) AC Multipurpose Community Hall
- 13) Jogging & Walking Space
- 14) Lily / Lotus Pond
- 15) TV Satellite Connection
- 16) Flowers Corner
- 17) Individual Blocks Having Workers Sitting Area
- 18) Intercom
- 19) Water Filtration Plant
- 20) CCTV In Lobbies

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(Common Easements)

1. The Allottee shall be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining to the Apartment and the common areas of the Project or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto EXCEPTING AND RESERVING unto the other allottees the rights, easements, quasi-easements privileges and appurtenances hereinafter more particularly set forth in the Fifth Schedule hereunder.

2. The right of way in common as aforesaid into and upon all common passages, entrances at all times and for all purpose connected with the reasonable use and enjoyment of the said Apartment subject to such restrictions as are contained herein and as may be lawfully imposed by the Association.

WANDRACE & CO. REALTIES PVT. LTD.

Authorized Signatory / Director

3. The right of protection of the said Apartment by or from all other parts of the Project so far as they now protect the same.
4. The right of flow in common as aforesaid of gas, if any, electricity, water and waste or soil from and/or to the said Apartment through pipes drains, wires and conduits lying or being in under or over the other parts of the Project so far as may be reasonably necessary for the beneficial use occupation and enjoyment of the said Apartment.
5. The right of the Association with or without workmen to enter from time to time upon the other parts of the Project for the purpose of re-building repairing replacing or cleaning so far as may be necessary such pipes, drains, wires and conduits aforesaid and for the purpose of re-building, repairing, replacing or cleaning any part or parts of the said Apartment in so far as such re-building, repairing, replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases-excepting in emergent situations upon giving forty eight hours previous notice in writing of the intention of the Allottee to the person entitled to the same.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO
(Exceptions & Reservations to the Common Easements)

The under mentioned rights, easements, quasi-easements and privileges appertaining to the said Apartment shall be excepted and be reserved unto the Co-allottees, owners and/or occupiers of other apartments in the Project;

1. The right of flow in common with the Allottee and the allottee of the other apartments in the Project of gas, if any, electricity, water and soil or waste from and to any part (other than such allocation) to the other part or parts of the Project through pipes, drains, wires, conduits lying or being in under through or over the said Apartment and as far as may be reasonably necessary for the beneficial use occupation and enjoyment of the other part or parts of the Project.
2. The right or protection of other part or parts of the Project by all parts of said Apartment as far as the same can be or does normally protect.
3. The right as would otherwise become vested in the Allottee by means of any structural


 J.P.A.
 Authorized Signatory / Director

alterations to the said Apartment or otherwise in any manner to lessen or diminish the normally enjoyed by other part or parts of the Project.

4. The right with or without workmen and necessary materials enter from time to time upon the said Apartment for the purpose of re-building, repairing, replacing, cleaning or clearing so far may be necessary such pipes, drains, wires and conduits as aforesaid PROVIDED ALWAYS THAT save in case of emergency the Allottees of the other apartments of the Project shall give to the Allottee prior forty eight hours written notice of their intention for such entry as aforesaid.

THE SIXTH SCHEDULE HEREINABOVE REFERRED TO
(COMMON EXPENSES)

1. All costs and expenses of maintenance, operating, replacing white washing, painting, rebuilding, reconstructing, decorating, redecorating and lighting the Common Areas and also the outer walls of the Building Complex.
2. All costs and expenses for providing all common services and facilities in the Building Complex.
3. The salaries, perquisites and all other benefits payable to caretaker, security staff, liftman, plumber, electrician, sweepers, clerks and other maintenance office staff.
4. All charges and deposits for supply and maintenance of all common services, facilities and amenities including lifts, water pump, generator etc.
5. Municipal taxes and other outgoings on the Common Areas.
6. Costs and charges of establishment for maintenance of the Building Complex and for watch and ward staff.
7. All litigation expenses for protecting the rights, title or interest in respect of the Entire Land and the Building Complex.
8. All expenses incurred for formation of the Association.
9. All expenses incurred for maintaining the office of the Association for common purposes.
10. Contributions payable for creation of a reasonable building reserve fund.
11. All other expenses and outgoings as are deemed by the Association to be necessary or

MANGALBELA REAL ESTATES PVT. LTD.


Authorized Signatory / Director

incidental for proper management of the Common Areas and supply of common services and amenities in the Building Complex.

THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO

(Restrictions and covenants to be observed and performed by the Allottee and the Co-allottees)

In connection with the use and enjoyment of the said Apartment, the Allottee shall observe the following negative covenants: -

- (i) Not to throw any rubbish or store any article or combustibles goods in the Common Areas save to such extent and at such place or places if any as may be specified and/or permitted.
- (ii) Not to carry on any obnoxious noisy offensive illegal or immoral activity in the said Apartment.
- (iii) Not to damage or demolish any part or portion of the said Apartment.
- (iv) Not to claim any right over and in respect of any open space not forming part of the Common Areas.
- (v) Not to hang any article in the open space outside the said Apartment.
- (vi) Not to install any machinery which may cause or likely to cause any vibration in the said Building.
- (vii) Not to install any air-conditioning machine having projection over any part or portion of the Common Passage.
- (viii) Not to do anything in the said Unit which may lead to increase in insurance premium of the Building.
- (ix) Not to cause any nuisance or annoyance to the co-purchasers and/or lawful occupants of other portions of the Building.
- (x) Not to install any private generator for the purpose of obtaining supply of electricity to the said Apartment.
- (xi) Not to make any addition or alteration in the said Apartment including opening or closing of any window or wall without prior consent of the Lead Vendor or the Association.
- (xii) Not to close the verandah or staircase landings or make any alteration in the building elevation of the Building.
- (xiii) Not to decorate or paint or otherwise alter the exterior of the Building or Common Areas of the Building including elevation of the Building in any manner save in accordance with the general scheme thereof as specified by the Lead Promoter or the Association.

- (xiv) Not to do anything whereby the other co-allottees are obstructed or prevented from enjoyment of their respective units.
- (xv) Not to claim any right in any other part of the Building or the Building Complex save as may be necessary for ingress and egress of men, materials, utilities, pipes, cables and lines to be installed in the said Apartment and in particular not to claim any right to any space or store-room or terrace save as is expressly granted.
- (xvi) Not to display or affix any neon sign or sign-board on any outer wall of the Building or the common areas.
- (xvii) Not to claim any partition or sub-division of the Entire Land or the Plinth area or the Common areas and not to partition the said Unit by metes and bounds.
- (xviii) Not to erect any building or structures on the Common Areas.
- (xix) Not to store any goods of hazardous or combustible nature or goods which are too heavy and which may affect the construction or structure of the Building;
- (xx) Not to demolish, puncture, cut, groove, tamper with or reduce the width of any RCC structure, namely, columns, beams or slabs or the load bearing walls in any manner
- (xxi) Not to construct or raise any mezzanine or additional floor in the Apartment.
- (xxii) Not to take any wire or cable from outside the building/apartment to any part or portion of the apartment for any purpose.
- (xxiii) Not to paint the balcony with any colour other than white colour.

2 The Allottee shall also observe, comply with and perform the following covenants and stipulations:

- (i) To use the Apartment only for residential purpose and not for any commercial purpose ;
- (ii) To keep the said Apartment in a good state of repairs and condition.
- (iii) To permit the office bearers and agents of the Maintenance Agent or the Association with or without workmen at all reasonable time and upon twenty four hours previous notice in writing, save in case of emergency, to enter upon the said Apartment and any every part thereof to view and inspect the state and condition thereof and to take notice of all defects decay and want of repairs that may be found.
- (iv) To repair and make good all such defects decays and want of repair to the said Apartment at its costs within 15 days from the date of receipt of such notice.
- (v) To allow the allottees of other units in the Building or the Building Complex the rights easements and/or quasi-easements.

MANJESHA REAL ESTATE PVT. LTD.

Signature / Director

- (vi) To observe the rules and regulations framed by the Lead Promoter or the Association of the Building Complex regarding the manner of the use of the said Apartment and the Common Areas.
- (vii) To sign all papers and documents and give his consent as and when required by the Promoters for obtaining sanction of plan for making any addition or alteration in the Common Areas.

SHARDA REAL ESTATES PVT. LTD.

A handwritten signature in blue ink, consisting of stylized initials and a surname, is written over the printed name. An arrow points from the signature towards the top right of the page.
Authorized Signatory / Director

IN WITNESS WHEREOF this Conveyance Deed has been executed by the parties hereto on the day, month and year first above written.

SIGNED AND DELIVERED on behalf of the withinnamed PROMOTERS at Kolkata

MANGALAM REAL ESTATES PVT. LTD.
Jay Prakash Jha
Authorized Signatory / Director

SIGNED AND DELIVERED by the withinnamed ALLOTTEE at Kolkata

Witnesses to Both :-

1. Signature _____
Name _____
Address _____

2. Signature _____
Name _____
Address _____

Drafted by:

P K JHUNJHUNWALA, Advocate
Calcutta, High Court
Enrollment No. WB/102/77 of the
West Bengal Bar Council, Kolkata

RECEIVED of and from the withinnamed Allottee the entire purchase consideration of Rs. as per the following :

Rs./-

MEMO OF CONSIDERATION

By Several Cheques/ Electronic Bank Transfer

Rs./-

TOTAL

Rs./-

(Rupees Only)

Jayprakash...
Signature of the Promoters

Witnesses

1.

2.

=====

DATED THIS DAY OF 2023

=====

BETWEEN

MANGALBELA REAL ESTATES PVT. LTD. & ORS.
VENDOR

AND

PURCHASER

**SALE DEED OF APARTMENT NO. ON
..... FLOOR IN THE BUILDING NO.....
IN ATRI GREEN VALLEY**

P K JHUNJHUNWALA
ADVOCATE
7C, K.S.ROY ROAD
KOLKATA-1