

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE (“Conveyance”)** executed on this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

**By and Between**

**1. Owners:**

- 1.1 **SRI DHIRENDRA NATH SAMADDER (PAN AJJPS8002J)**, son of Late Bilash Chandra Samadder, by Religion Hindu, by Nationality Indian, by Profession Advocate, Shibtala, Nabapally Circular Road, Post Office Barasat, Police Station – Barasat, Kolkata – 700126, District North 24 Parganas
- 1.2 **SMT. LAKSHMI RANI SAMADDER (PAN AJJPS8063M)**, wife of Sri Dhirendra Nath Samadder, by Religion Hindu, by Nationality Indian, by Profession Housewife, Shibtala, Nabapally Circular Road, Post Office Barasat, Police Station – Barasat, Kolkata – 700126, District North 24 Parganas
- 1.3 **SMT. SARMISTHA DEY (PAN CEGPD4984J)**, wife of Sri Prabir Dey, by Religion Hindu, by Nationality Indian, by Profession Housewife, Village and Post Office Akrapur, Post Office Habra, Police Station Habra, PIN – 743263, District North 24 Parganas
- 1.4 **SRI RAJIB SAMADDAR (PAN: AVZPS3738D)** son of Sri Dhirendra Nath Samadder, by Nationality Indian, by faith Hindu, by occupation Service, residing at Shibtala, Nabapally Circular Road, Kolkata-700126, P.O. Barasat, P.S. Barasat, District North 24 Parganas, State West Bengal,
- 1.5 **SRI SANJIB SAMADDER, (PAN: DIJPS4058A)**, son of Sri Dhirendra Nath Samadder, by Nationality Indian, by faith Hindu, by occupation Service, residing at Shibtala, Nabapally Circular Road, Kolkata-700126, P.O. Barasat, P.S. Barasat, District North 24 Parganas, State West Bengal
- 1.6 **SRI PRABIR DEY, (PAN-AFDPD1164L)**, son of Sri Abani Prasad Dey, by Nationality Indian, by faith Hindu, by occupation Service, residing at Village- Akrapur, PIN – 743263, P.O. Akrapur, P.S. Habra, District North 24 Parganas, State West Bengal

all are represented by their Constituted Attorney, **SRI VIVEK PODDAR, (PAN: APJPP9042B)**, son of Sri Milan Poddar, by nationality Indian, by faith Hindu, by occupation Business, residing at BE-111, Sector-I, Salt Lake, Kolkata-700064, Post Office AE Market (Salt Lake City), Police Station Bidhannagar (North), District North 24 Parganas, and being one of the Directors of **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, (CIN: [U70200WB2010PLC152199](#))**, (PAN-AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas vide **(1)** Development Power of Attorney after registration of Development Agreement dated 12<sup>th</sup> September 2015 registered in the Office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2015, at Pages 18496 to 18541, being No. 151901639 for the year 2015 and **(2)** Development Power of Attorney after registration of Development Agreement dated 19<sup>th</sup> November 2018 registered in the Office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2015, at Pages 80220 to 80243, being No. 151903193 for the year 2018.

(collectively **Owners**, include successors-in-interest and/or assigns)

**And**

2. **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED** a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, , Kolkata - 700 010, Post Office Beliaghata, Police Station - Beliaghata, District South 24 Parganas, State West Bengal, being represented by its' Director namely, **SRI VIVEK PODDAR (PAN - APJPP9042B)**, Son of Sri Milan Poddar, by faith Hindu, by occupation Business, by Nationality Indian, residing at BE-111 Salt Lake, Kolkata-700064, Post Office CC Block, Police Station Bidhannagar (North), District North 24 Parganas, State West Bengal.  
(**Developer**, includes successors-in-interest and/or assigns)

**And**

- (1) \_\_\_\_\_, (Aadhar no. \_\_\_\_\_), \_\_\_\_\_ of \_\_\_\_\_, residing at \_\_\_\_\_, Post Office - \_\_\_\_\_, Police Station - \_\_\_\_\_, PIN- \_\_\_\_\_, District - \_\_\_\_\_, State \_\_\_\_\_, (**PAN - \_\_\_\_\_**),  
(2) \_\_\_\_\_, (Aadhar no. \_\_\_\_\_), \_\_\_\_\_ of \_\_\_\_\_, residing at \_\_\_\_\_, Post Office - \_\_\_\_\_, Police Station - \_\_\_\_\_, PIN -- \_\_\_\_\_, District - \_\_\_\_\_, State \_\_\_\_\_, (**PAN - \_\_\_\_\_**),

(collectively **Buyers**, include successors-in-interest).

Owners and the Developer hereinafter collectively referred to as the Sellers

Owners, Developer and Buyers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**DEFINITIONS:**

For the purpose of this Conveyance, unless the context otherwise requires-

- (a) "**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);
- (b) "**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- (c) "**Regulations**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- (d) "**Section**" means a section of the Act.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

1. **BACKGROUND:**

- 1.1 **WHEREAS** the Owners are the absolute and lawful owners and/or otherwise well and sufficiently entitled to all that the land more fully described in **FIRST SCHEDULE** hereto, (the **"SAID LAND"**) purchased by the Owners as per the particulars of title deed of the Said Land more fully described in the **SECOND SCHEDULE** hereto.
- 1.2 Whereas The Developers have entered into two agreements with the Owners dated Development Agreement executed on (i) 1st July, 2015 and registered on 6th July, 2015 before the Additional Registrar of Assurance, Office of the A.D.S.R. Kadambagachi, West Bengal, dated 13th July, 2015 in Book I, Volume No. 1519-2015, Page from 9764 to 9836, being no. 151901153 for the year 2015 and (ii) 19th November, 2018 and registered on 19th November, 2018 before the Additional Registrar of Assurance, Office of the A.D.S.R. Kadambagachi, West Bengal, dated 19th November, 2018 in Book I, Volume No. 1519-2018, Page from 80116 to 80163, being no. 151903189 for the year 2018 (the **"DEVELOPMENT AGREEMENT"**) for developing and/or constructing a project consisting of several residential and other building(s), on the Said Land for the consideration and subject to the terms and conditions contained therein;
- 1.3 In terms of the provisions of the Development Agreements, the Owners granted a general power of attorney, (i) dated 21st September, 2015 being no. 151901639 for the year 2015, duly registered in the Office of the Additional Registrar of Assurance (Office of the A.D.S.R. Kadambagachi, West Bengal) in Book I, Volume No. 1519 - 2015, Pages 18496 to 18541 and (ii) dated 19th November, 2018 being no. 151903193 for the year 2018, duly registered in the Office of the Additional Registrar of Assurance (Office of the A.D.S.R. Kadambagachi, West Bengal) in Book I, Volume No. 1519 - 2018, Pages 80220 to 80243 in favour of the Developer for the purpose of carrying out various works in connection with the development of the Said Land in terms of the Development Agreement (the **"POWER OF ATTORNEY"**).
- 1.4 The Said Land (as also Added Area as and when purchased), are earmarked for the purpose of building an integrated building complex known as **"MAGNOLIA NAKSHATRA (PHASE-II)"** to be constructed in several phases (the **"PROJECT"**) The buildings being part of the Project being constructed/has been constructed, on the existing quantum of the Said Land, as of now, (excluding any Added Area) is comprised of residential apartments as also commercial units and also other spaces and common areas, are having a total super built up area of 166808 sq.ft. square feet, more or less, comprised in 6 numbers of building/blocks being constructed/to be constructed in several phases,(the **COMPLEX"**) .
- 1.5 **WHEREAS** the Promoters has applied for conversion of the Said Land to Housing Complex before the District Land and Land Reforms Office, 24 Parganas(n) , Barasat, and the said application for conversion was allowed by the said office vide several Certificates of Conversion dated 28.04.2016, 03.01.2018, 27.09.2018.
- 1.3 **WHEREAS** the common areas of the Complex, inter alia, have amenities and facilities, some of which are situated within Said Land (as defined below) being constructed and the others are to be situated in other parts of the Complex and/or the Project to be built in the different phases of the Complex/Project on the Said Land and/or on the Added Areas, all of which, however,

(irrespective of the location thereof and the phase(s) in which they will be constructed) are/would be earmarked and/or meant to be used in common by all the purchasers of the said Project/Complex and/or the purchasers of the Project/Complex, in due course, as and when they are available for use and enjoyment, depending upon the progress of the construction and development of the Project/Complex on the Said Land and/ /or the Added Areas, as the case may be. The details of the common areas available for use in common by all the purchasers of the Complex and/or the Project are given in **PART - I** of the **THIRD SCHEDULE** hereunder written (collectively the "**COMMON AREAS**").

- 1.4** **WHEREAS** the Developer caused a plan of the Complex prepared by the architects so appointed by them presently for the construction only of the Complex and got the said plan sanctioned by the competent authority, being Sanction Plan No. 1346 dated 12.10.2018. (the "**SAID PLAN**").
- 1.5** **WHEREAS** under the Development Agreement, Said Land, morefully described in the **FIRST SCHEDULE** hereto (the "**SAID LAND**") is being/has been developed by construction of nos. of buildings (blocks 1 to 6), all comprised within the Complex comprising 184 number of flats.
- 1.6** **WHEREAS** the Developer has completed the construction of the said Building and obtained the Completion Certificate from the competent authority vide Completion Certificate No. \_\_\_\_\_, dated \_\_\_\_\_.
- 1.7** **WHEREAS** the Purchasers have applied for allotment of an apartment in the Project vide application no. \_\_\_\_\_ dated \_\_\_\_\_ and have been allotted Apartment No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, on the \_\_\_\_\_ floor in the Block no. \_\_\_\_\_ (the "**BUILDING**") within the Complex named "**MAGNOLIA NAKSHATRA (PHASE-II)**" measuring approximately \_\_\_\_\_ square feet, super built-up area, also along with \_\_\_\_\_ number of \_\_\_\_\_ car parking admeasuring about \_\_\_\_\_ square feet, more or less, as permissible under applicable law and of/together with pro rata share in the Common Areas of the entire Project, which Common Areas is defined in **PART-I** of the **THIRD SCHEDULE** hereunder written and/or as defined under clause (m) of Section 2 of the Act to the extent applicable to the Project (morefully collectively described in the **FOURTH SCHEDULE** hereunder written and collectively the said "**APARTMENT**") and a floor plan showing the Apartment in "**RED**" border thereon is annexed hereto and marked as "**ANNEXURE-A**" and the Parties have entered into an Agreement for Sale dated \_\_\_\_\_, registered in the Office of the \_\_\_\_\_, recorded in Book No. I, Volume No. \_\_\_\_\_, at Pages \_\_\_\_\_ to \_\_\_\_\_, being Deed No. \_\_\_\_\_ for the year \_\_\_\_\_ (**Said Agreement**) in this regard.

- 1.8 **WHEREAS** the Parties have gone through all the terms and conditions set out in the Said Agreement as well as in this Conveyance and have understood the mutual rights and obligations.
- 1.9 **WHEREAS** the Parties hereby confirm that they are signing this Conveyance with full knowledge of all laws, rules, regulations, notifications, etc., applicable to the Project/Complex including the Phase(s) of the Complex and/or Project to which this Conveyance relates.
- 1.10 **WHEREAS** the Purchasers have been made aware and have unconditionally agreed that the purchasers of apartments in other phases of the entire Complex/Project shall also have complete and unhindered access to all Common Areas, as morefully described in **Part-I** of the **THIRD SCHEDULE** hereunder written as also to all amenities and facilities of the Project/Complex which are meant or allowed by the Promoters for use and enjoyment by such other co-owners and/or third parties, as the case may be.
- 1.11 **WHEREAS** the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Conveyance as well as in the Said Agreement and all applicable laws, are now willing to enter into this Conveyance on the terms and conditions appearing hereinafter.
- 1.12 **WHEREAS** in accordance with the terms and conditions set out in the Said Agreement and in this Conveyance and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Purchasers hereby agrees to purchase the said Apartment, as specified in the manner mentioned below.
- 2 **Transfer Hereby Made** the Promoters hereby sell, convey and transfer to and unto the Purchasers, absolutely and forever, free from encumbrances, the said Apartment described in **FOURTH SCHEDULE** below subject to covenants mentioned in this Conveyance, being:
- 2.1 Apartment No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, on the \_\_\_\_\_ floor in the said Building bearing Block no. \_\_\_\_\_, within the Complex named "**MAGNOLIA SPORTS CITY**" measuring approximately \_\_\_\_\_ square feet, super built-up area, also along with \_\_\_\_\_ number of \_\_\_\_\_ car Parking admeasuring about about \_\_\_\_\_ square feet, more or less, as permissible under applicable law and of/together with pro rata share in the Common Areas of the entire Project, which Common Areas is defined in **PART-I** of the **THIRD SCHEDULE** hereunder written and/or as defined under clause (m) of Section 2 of the Act to the extent applicable to the Project and a floor plan showing the Apartment in "**RED**" border thereon is annexed hereto and marked as "**ANNEXURE-A**"

3 **Consideration and Payment:** The aforesaid transfer of the said Apartment is being made by the Promoters in consideration of the Total Price (defined below), i.e. Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) paid by the Purchasers to the Developer, receipt of which the Developer hereby and by the Receipt of Consideration below, admits and acknowledges.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

4 **TERMS**

4.1 Subject to the terms and conditions as detailed in this Conveyance, the Promoters hereby sell to the Purchasers the said Apartment as more fully described in the **FOURTH SCHEDULE** herein below in consideration of the Total Price for the Apartment based on the carpet area of the Apartment, i.e. **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)** (the "**TOTAL PRICE**").

4.2 The Total Price has been arrived at in the following manner:

Sl. No.	Description	Rate Per Square Feet (In INR)	Amount (In INR)
A.	<b>Unit Price:</b> a) Cost of Apartment/unit b) Cost of exclusive balcony or verandah areas c) Cost of Open Terrace areas d) Proportionate cost of Common Areas. with external wall thickness etc.	[Please specify square feet rate]	[Please specify total]
	e) covered independent/covered dependent parking/open independent/open dependent parking/basement independent/ basement dependent/ Mechanical car parking/ Two wheeler Parking		
	<b>Sub-Total</b>		
B.	<b>Other Charges:</b> (a) Proportionate share of costs, charges and expenses of Power Backup / Generator Rs. 15/- per sq.ft. (b) Proportionate share of installation of Transformer and electricity charges calculated @ Rs. 35/- per sq. ft. (c) Club Membership / Infrastructure Charge @ Rs. 26/- per sq.ft. (d) Legal/documentation Charges per	(a) Rs. _____/- (Rupees _____) only (b) Rs. _____/- (Rupees _____) only (c) Rs. _____/- (Rupees _____) only (d) Rs. _____/- (Rupees _____) only	

	Apartment @ Rs. 10/- per sq.ft. Documentation charges exclude registration/commissioning charges, stamp duty and registration fees, which shall be paid extra by the Allottees at actual.	( ) only
	(e) Sinking Fund @ Rs. 12/- per sq.ft.	(e) Rs _____/- (Rupees _____) only
	(f) Municipal Property Tax (advance) @ Rs. 10/- per sq.ft.	(f) Rs _____/- (Rupees _____) only
	(g) Society Formation Charges @ Rs. 2/- per sq.ft.	(g) Rs _____/- (Rupees _____) only
	<b>Sub-Total</b>	<b>_____</b>
C	Total GST (Goods and Service Tax)	_____
	<b>Total Price (A + B+C)</b>	<b>_____</b>

4.2.1 In addition to the aforesaid Total Price, the following charges has been paid at actuals/or as mentioned by the Promoters:

- (a) Cost of Electric Meter;
- (b) Stamp Duty/Registration Charges/Commissioning charges and other Incidental Expenses;
- (c) Charges for mutation and separate assessment of the Apartment mutation fee, if any, and other miscellaneous charges and incidental charges in relation to the mutation;
- (d) Costs charges and expenses for providing satellite cable TV connection per such connection as per actuals;
- (e) Costs for providing MS Grill for the Windows, plus applicable taxes, if required; and;
- (f) Interest Free Sinking Fund @ Rs.12/- per sq. ft. of Unit super built up area amounting to Rs \_\_\_\_\_.

4.2.2 The Interest Free advance common area maintenance charges have been calculated on a proposed estimated cost and may vary as per actuals at the time of possession.

4.2.3 The above-mentioned Advance common area maintenance and Sinking Fund may, if so decided, be taken by the Developer in the name of such body as may be so constituted by the Developer.

4.2.4 The Total Price is subject to the following explanations:



- (i) The Total Price above includes the booking amount paid by the Purchasers to the Developer towards the Apartment.
- (ii) The Total Price above includes taxes (consisting of tax paid or payable by the Promoters, as applicable, by way of Goods and Services Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoters, (by whatever name called) up to the date of handing over the possession of the Apartment to the Purchasers and the Project/Complex to the association of the flat owners or the Possession Date (as mentioned in the Said Agreement) whichever is earlier.
- (iii) The Total Price of Apartment includes recovery of price of land, cost of construction of not only the Apartment but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the Apartment, lift, water line and plumbing, tiles, doors, windows, fire detection and fire-fighting equipment in the Common Areas, maintenance deposits and other charges as mentioned hereinabove and includes cost for providing all other facilities, amenities and specifications provided within the Apartment and the Project.

4.3 The Promoters have not made any additions and/or alterations in the sanctioned plan of the Project and/or Complex, lay-out plans and specifications and the nature of fixtures, fittings and amenities described herein in **Part -II of THIRD SCHEDULE** herein (which is in conformity with the advertisement, prospects etc. on the basis of which sale is effected) in respect of the Apartment without the previous written consent of the Purchasers, as per the provisions of the Act, provided a few minor changes or alteration are as per the provisions of the Act.

4.4 The Developer has confirmed to the Purchasers the final carpet area of the Apartment that has been allotted to the Purchasers after the construction of the Building in which the Apartment is situated is complete and the occupancy certificate (or such other certificate by whatever name called is issued by the competent authority) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The Total Price paid for the carpet area has been calculated upon confirmation by the Developer. the Purchasers are acquainted with, fully aware of and are thoroughly satisfied about the title of the Owners, right and entitlement of the Developer in the Said Property, the Sanctioned Plan, all background papers, the right of the Promoters to grant this Conveyance, the scheme of development described above and the extent of the rights being granted in favour of the Purchasers and the covenants mentioned above and/or the Said Agreement and/or elsewhere in this Conveyance and the Purchasers hereby accept the same and shall not raise any objection with regard thereto.

4.5 The Promoters agrees and acknowledges, that the Purchasers shall have the right to the Apartment as mentioned below:

- 4.5.1 The Purchasers shall have exclusive ownership of the Apartment;
- 4.5.2 The Purchasers shall also have undivided proportionate share in the Common Areas. Since the share/interest of the Purchasers in the Common Areas is undivided and cannot be divided or separated, the Purchasers shall use all Common Areas along with other purchasers, maintenance staff etc. of the Project/Complex, without causing any inconvenience or hindrance to them. It is clarified that the Promoters shall hand over the Common Areas to the association of all the flat owners as provided in the Act.
- 4.5.3 The rights of the Purchasers are limited to ownership of the said Apartment and the Purchasers hereby accept the same and the Purchasers shall not, under any circumstances, raise any claim, of ownership, contrary to the above.
- 4.5.4 The Common Areas shall always be and remain subject to change and modification, as may be deemed fit and necessary by the Promoters (without affecting the rights of the Purchasers, prejudicially) to accommodate its future plans regarding the Said Land and/or the Project/Complex and the Purchasers hereby accept the same and shall not, under any circumstances, raise any objection, or hindrances thereto and/or shall be deemed to have granted an unconditional approval to such change in Common Areas.
- 4.5.5 The Purchasers shall only have user rights in the Common Areas of the Project/Complex to the extent required for beneficial use and enjoyment of the said Apartment and the Purchasers hereby accept the same and the Purchasers shall not, under any circumstances, raise any claim of ownership of any component or constituent of the Common Area of the Project/Complex.
- 4.5.6 The computation of the price of the Apartment also includes the cost of the covered independent/covered dependent parking/open independent/ dependent parking/basement independent/ basement dependent/ Mechanical car parking/ Two wheeler Parking, as the case may be, if any, allotted to the Purchasers by the Developer and as so mentioned in the **FOURTH SCHEDULE** hereto.
- 4.6 It is made clear by the Promoters and the Purchasers agree that the Apartment (along with the covered independent/covered dependent parking/open independent/ dependent parking/basement independent/ basement dependent/ Mechanical car parking/ Two wheeler Parking, as the case may be, if any, allotted to the Purchasers by the Promoter and as so mentioned in the **FOURTH SCHEDULE** hereto) shall be treated as a single indivisible unit for all purposes. It is agreed that the Project/Complex is an independent self-contained Project covering the Said Land and/or the additions made thereto and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Purchasers. It is clarified that the Project's facilities and amenities shall be available only for use and enjoyment of the Purchasers (including the Purchasers herein) of the Project/Complex.

- 4.7 The Promoters have paid all outgoing before transferring the physical possession of the apartments to the Purchasers, which the Developer has collected from the all the flat/unit owners (including the Purchasers herein) for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks(s) and financial institutions which are related to the Project). If any payment of such outgoings remains pending before transferring the said Apartment to the Purchasers, then, and in such event, the Developer agrees to be liable, even after the transfer of the Apartment, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceeding which may be taken therefore by such authority or person.
- 4.8 The transfer of the said Apartment being effected by this Conveyance is:
- 4.8.1 a sale within the meaning of the Transfer of Property Act, 1882.
- 4.8.2 absolute, irreversible and in perpetuity.
- 4.8.3 free from encumbrances including but not limited to *lis pendens*, attachments, liens, charges, mortgages, trusts, *debutters*, *wakfs*, reversionary rights, residuary rights, claims and statutory prohibitions.
- 4.8.4 subject to the terms and conditions of this Conveyance, together with proportionate benefit of user and enjoyment of the Common Areas described in the **PART-I** of the **THIRD SCHEDULE** below, in common with the other co-owners of the said Building, the Said Complex and flat owners of the Added Area, including the Owner and the Developer (if the Owner and/or the Developer retain any Unit in the Said Project).
- 4.9 The transfer of the Said Flat And Appurtenances being effected by this Conveyance is subject to:
- 4.9.1 Purchasers regularly and punctually paying costs, expenses, deposits and charges for Panchayet Tax, Land Revenue (*khazna*), surcharge, levies, cess, etc. (collectively **Rates & Taxes**), as be assessed for the Said Flat And Appurtenances.
- 4.9.2 the Purchasers regularly and punctually paying proportionate share (**Maintenance Charge**) in the common expenses for maintenance and upkeep of the Common Areas, indicatively described hereunder (collectively **Common Expenses/Maintenance Charge**).
- 4.9.3 observance, performance and acceptance of the easements, quasi-easements and other stipulations (collectively **Stipulations**), described in the **FIFTH SCHEDULE** below.

4.9.4 the Purchasers observing, performing and accepting the stipulations, regulations and covenants (collectively **Covenants**) as mentioned hereunder in this conveyance.

4.9.5 indemnification by the Purchasers about the Purchasers faithfully and punctually observing and performing all covenants, stipulations and obligations required to be performed by the Purchasers hereunder as well as under the Said Agreement. The Purchasers agree to keep indemnified the Promoters and/or their successors-in-interest, of, from and against any losses, damages, costs, charges and expenses which may be suffered by the Promoters and/or their successors-in-interest by reason of any default of the Purchasers.

**5 CONSTRUCTION OF THE PROJECT/APARTMENT:**

The Purchasers have seen, inspected and accepted the said Apartment, the completion certificate/ occupancy certificate and also the floor plan as also shown in **Annexure-A** and also the specifications, amenities and facilities of the Apartment/Project as mentioned in the **Part II** of the **THIRD SCHEDULE** hereto and have accepted the same which has been approved by the competent authority.

**6 POSSESSION OF THE APARTMENT:**

6.2 **Delivery of Possession:** Khas, vacant, peaceful, satisfactory, acceptable and physical possession of the said Apartment has been handed over by the Promoter to the Purchasers on \_\_\_\_\_, which the Purchasers admit, acknowledge and accept.

6.3 **Possession by the Purchasers-** The Promoters covenants with the Purchasers to hand over the necessary documents and plans, including Common Areas, to the association of Purchasers (upon formation) or the competent authority, as the case may be, as per the local laws i.e, the West Bengal Apartment Ownership Act, 1972, as amended up to date which provides for submission of the property comprised within the Project within three years from the date of completion certificate issued by the competent authority and to have the association of Purchasers formed in the manner provided in the said Act.

7 **Compensation:** The Promoter shall compensate the Purchasers in case of any loss caused to him/them due to defective title of the Said Land, on which the Project/Complex is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

8 **REPRESENTATION AND WARRANTIES OF THE PROMOTER:** The Promoters hereby represents and warrants to the Purchasers as follows:

- (i) The Owners have absolute, clear and marketable title with respect to the Said Land; and the Developer has the requisite rights to carry out development upon the Said Land and the Owner is having absolute, actual, physical and legal possession of the Said Land and the Developer is having permissive possession of the Said Land for construction and development of the Said Project/Complex;
- (ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of different phases of the Complex;
- (iii) There are no encumbrances upon the Said Land or the Complex and the Purchasers will get the title of the Apartment free from all encumbrances.
- (iv) There are no litigations pending before any Court of law or Authority with respect to the Said Land and/or Complex and/or the Apartment save and except as specifically mentioned, if any, in this Conveyance.
- (v) All approvals, licenses, permits and completion certificate issued by the competent authorities with respect to the Complex and/or the Said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Said Complex and/or the Complex, Said Land, building, Apartment and Common Areas;
- (vi) The Promoters have the right to execute this Conveyance and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;
- (vii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement/ conveyance with any person or party with respect to the Said Land, including the Project/Complex and the said Apartment which will, in any manner, affect the right, title and interest of Purchasers under this Conveyance;
- (viii) The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the Apartment to the Purchasers in the manner contemplated in this Conveyance;
- (ix) the Developer shall handover lawful, vacant, peaceful, physical possession of the Common Areas to the association of Purchasers or the competent authority, as the case may be at the time of completion of entire Complex/Project.
- (x) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Land;
- (xi) The Developer has duly paid and discharged all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings,

whatsoever, payable with respect to Project/Complex to the competent Authorities till the date of completion certificate has been issued and possession of Apartment or Building, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities as mentioned in the **Part - I** and **Part - II** of the **THIRD SCHEDULE** hereto) have been handed over to the Purchasers and the association of Purchasers or the competent authority, as the case may be or till the Possession Date (as mentioned in the Said Agreement) whichever is earlier.

- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoters in respect of the Said Land and/or the Complex.

## **9 COVENANTS & RIGHTS OF THE PURCHASERS**

9.2 The Purchasers hereby covenant and agree with the Promoters as follows:

- 9.2.1 that, on and from the Possession Date (as mentioned in the Said Agreement), the Purchasers shall at all times make timely payment of the proportionate Common Charges and Expenses to the Developer or the Association, as the case may be, in the manner and at such intervals and at such rates as may be decided by the Developer or the Association, as the case may be, failing which the Developer or the Association, as the case may be, shall be entitled to take such action as it may deem fit;
- 9.2.2 that the Common Charges and Expenses shall be proportionately divided amongst the Co-Buyers and/or Co-Occupiers of the Complex, in such manner as may be decided by the Developer or the Association, as the case be, from time to time in this regard;
- 9.2.3 that the right of the Purchasers to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges, including but not limited to the Common Charges and Expenses as determined and thereafter billed by the Developer or the Association, as the case maybe, and performance by the Purchasers of all his/her/its obligations in respect of the terms and conditions specified by the Developer or the Association, as the case maybe, from time to time;
- 9.2.4 that the Purchasers shall bear and pay all the municipal taxes, rates, levies, surcharge, deposits including security deposits, assessments, together with interest thereon and all other outgoings (hereinafter referred to as "**OUTGOINGS**") related to the Apartment on and from the Possession Date (as mentioned in the Said Agreement). However, so long as the Apartment is not separately assessed for municipal taxes, rates, levies surcharges and other outgoings, the Purchasers shall be liable to and will pay his/her/its proportionate Outgoings attributable to the Apartment and/or Developer and/or the Association, as the case may be. Further, on and from the Possession Date

(as mentioned in the Said Agreement), the Purchasers shall be liable to pay proportionately all Outgoings for the Common Areas on the basis of bills to be raised by the Developer or the Association, as the case may be, such bills being conclusive proof of the liability of the Purchasers in respect thereof;

- 9.2.5 that the Purchasers shall be liable and responsible at its own cost and expenses to apply for and obtain the mutation of the Apartment in the records of the concerned authorities within a period of three (3) months and shall keep the Owners and the Developer indemnified against any loss, claims and/or demand that may be incurred by or may arise against the Owners and/or the Promoter due to non-fulfilment and/or non-observance of this obligation by the Purchasers;
- 9.2.6 that the Purchasers shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer or the Association;
- 9.2.7 that wherever in this Conveyance it is stipulated that the Purchasers have to make any payment, in common with other Co-buyers in the Complex, the same shall be in the proportion which the Carpet Area of the Apartment bears to the total Carpet Area of all the apartments in the Complex;
- 9.2.8 that the Purchasers shall use the Apartment or any part thereof or permit the same to be used only for residential purposes. Further, the Purchasers shall use the garage or parking space allotted to them only for the purpose of keeping or parking vehicles;
- 9.2.9 that the Purchasers agree that the Developer and/or the Association, shall have the right of unrestricted access to all Common Areas, garages/parking spaces and other areas of the Complex, for providing necessary maintenance services and/or carrying out electrical, plumbing and other works either over-ground or under-ground, as may be required for the Complex, and the Purchasers agree to permit the Developer and/or the Association to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.
- 9.2.10 that the Purchasers hereby accept not to alter, modify or in any manner change
- (1) the elevation and exterior colour scheme of the Apartment and the Building;
  - (2) design and/or the colour scheme of the windows, grills and the main door of the Apartment;
  - and/or (3) the common lobby; and the Purchasers shall not block the common lobby by installing/fixing shoe racks and/or install/fix tiles in the balcony; also the Purchasers shall not change or caused to be changed the location designated for the outdoor units of AC other than specified locations.
- 9.2.11 that the Purchasers hereby accept not to alter, modify or in any manner change the structure or any civil construction in the Apartment and the Building. The Purchasers shall not install any

dish-antenna on the balcony and/or windows of the Building and/or on any external part of the Building and/or the roof thereof;

- 9.2.12 that the Purchasers hereby also accepts not to sub-divide the Apartment and the Common Areas, under any circumstances;
- 9.2.13 that the Purchasers hereby also accepts not install any collapsible gate outside the main door / entrance of the Apartment and also not to install any grill on the balcony or verandah;
- 9.2.14 that the Purchasers hereby also accepts not to change/alter/modify the name of the Building from that mentioned in this Conveyance; and
- 9.2.15 that the Purchasers hereby accept, confirm and declare that the covenants of the Purchasers as contained in this Conveyance shall (A) run perpetually; and (B) bind the Purchasers and his/its successors-in-title or interest and that the Purchasers shall be responsible for any loss or damages arising out of breach of any of the conditions contained in this Conveyance.

## **10 MAINTENANCE OF THE APARTMENT/ PROJECT:**

- 10.1 The Developer has provided and shall maintain essential services in the Complex till the taking over of the maintenance of the Complex by the association of Purchasers (upon formation).
- 10.2 The cost of such maintenance from the date of the Purchasers taking over physical possession and/or from the Possession Date, (as mentioned in the Said Agreement) whichever is earlier, is payable by the Purchasers for the Apartment proportionately as per the rates to be calculated on per square feet basis (of the carpet area of the Apartment) and/or in the manner as provided in this Conveyance and/or as may be so decided by the Developer and/or the association of all the flat owners, as the case may be.

## **11 INTERIM MAINTENANCE PERIOD**

- 11.1 During the interim maintenance period between obtaining of the completion certificate of Project and formation of the Association the Developer shall through itself or through a facility management company constitute a committee to run, operate, manage and maintain the Common Areas.
- 11.2 The Developer shall endeavour that the committee responsible for the maintenance and operation of the Common Areas will be required to provide manpower for maintaining the Common Areas, wherever required, and to collect maintenance charges and the user charges for the utilities being provided on "pay by use" basis, if any.
- 11.3 The Developer shall be responsible to provide and maintain essential services in the Complex till the taking over of the maintenance of the Project/Complex by the Association as provided in this



Conveyance. The cost of such maintenance shall be borne and paid by the Purchasers proportionately for the Apartment.

- 11.4 The maintenance and management of Common Areas by the committee will primarily include but not limited to maintenance of water works, common electrical installations, DG Sets, landscaping, driveways, parking areas, lobbies, lifts and staircases, AMC's etc. It will also include safety and security of the Complex such as fire detection and protection and management of general security control of the Complex.
- 11.5 The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas shall during the interim maintenance period shall be framed by the Developer with such restrictions as may be necessary for proper maintenance and all the Purchasers are bound to follow the same.
- 11.6 After the Common Areas of the Complex are handed over to the Association, the Association may adopt the Rules and the Bye laws framed by the Promoter, with or without amendments, as may be deemed necessary by the Association.

## **12 FORMATION OF ASSOCIATION**

- 12.1 The Developer shall, in accordance with Applicable Laws, call upon the respective apartment owners to form an association ("ASSOCIATION"), and it shall be incumbent upon the Purchasers to join the Association as a member and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the same. The Purchasers shall pay the necessary subscription and/or membership amounts, together with the proportionate costs and expenses for (i) formation of the Association, and (ii) transfer of the Common Areas to the Association, including but not limited to stamp duty and registration costs, if any. The Purchasers hereby authorize the Developer to take all necessary steps in this connection on his/her/their/its behalf, and further the Purchasers shall comply with and/or adhere to all the Applicable Laws and all the rules, regulations, guidelines, etc. formulated from time to time by the Association.
- 12.2 Each Apartment/unit in the Complex and/or the Project shall represent one share, irrespective of the number of persons owning such Apartment/unit. Further, in the event an Apartment/unit is owned by more than one person, then the person whose name first appears in the nomenclature of this Conveyance as the Purchasers shall only be entitled to become a member of the Association. In the event that the purchaser/s is/are minor, the local guardian of such minor/s shall become a member of the Association. A tenant or licensee of the Purchasers shall not be entitled to become a member of the Association.
- 12.3 Upon formation of the Association, the Developer shall handover the Common Areas, together with the relevant documents and plans pertaining thereto, to the Association within such time period and in such manner as prescribed under Applicable Laws (hereinafter referred to as the

“Handover Date”). Save as provided herein, on and from the Handover Date, the Association shall, inter alia, become liable and responsible for the compliance, subsistence and renewal of all licenses, insurances, annual maintenance contracts and other contracts, guarantees, warranties, obligations etc., as may from time to time have been procured/ obtained/ entered into by the Developer and the Association shall take the responsibility for proper safety and maintenance of the Complex and of upkeep of all fixtures, equipment and machinery provided by the Developer, and the Developer shall immediately stand discharged of any liability and/or responsibility in respect thereof and the Purchasers and the Association shall keep the Promoters fully safe, harmless and indemnified in respect thereof.

12.5 The Purchasers agree and undertake to deposit a non-interest bearing security deposit (as specified in the Payment Plan) with the Developer, which deposit shall be pooled into a Sinking Fund may, if so decided, be taken by the Owners/Developer (“**Sinking Fund**”). The Purchasers further agree and acknowledge that such Sinking Fund may, if so decided, be taken by the Owners/Developer, shall be handed over to the Association by the Developer, without any interest, after adjusting/deducting therefrom all amounts then remaining due and payable by the Purchasers and the several Co-Buyers of the Complex to the Developer, together with interest thereon. Such amount(s), if any, thus transferred shall be held by the Association on behalf of and on account of the Purchasers and the several Co-Buyers and/or co-owners of the Project, inter alia, as a sinking fund. The Purchasers undertake to make good and pay to the Association all such amounts that may be deducted/adjusted as aforesaid by the Developer as due and payable by the Purchasers and/or to replenish any shortfalls caused on account of the Purchasers. Further, it is hereby agreed that the Purchasers shall not be held liable, in any manner whatsoever, for any shortfall in the Sinking Fund may, if so decided, be taken by the Owners/Developer, due to the above adjustments or otherwise after the handover of the Sinking Fund may, if so decided, be taken by the Owners/Developer, to the Association and the Purchasers and the Association shall jointly and severally keep the Developer indemnified for the same.

12.6 The Purchasers acknowledge and agree to allow the Developer to adjust any receivables and/ or dues towards Common Charges and Expenses from the Sinking Fund may, if so decided, be taken by the Owners/Developer, before the same is handed over to the Association. The Purchasers hereby agree and undertake to bear all taxes that may be levied on the Developer on account of making such adjustments and/or on account of the Developer transferring/handing over the Sinking Fund may, if so decided, be taken by the Owners/Developer, to the Association. On any such adjustments being made from the Sinking Fund may, if so decided, be taken by the Owners/Developer, the Purchasers hereby undertake to make good the resultant shortfall in the

Sinking Fund may, if so decided, be taken by the Owners/Developer, within 15 (fifteen) days of a demand made by the Association with respect thereto.

- 12.7 The Developer and/or the Association, as the case may be, shall be entitled to invest the Sinking Fund may, if so decided, be taken by the Owners/Developer, in such securities and in such manner as the Developer and/or Association, as the case may be, may think fit and apply the income for the purpose of repairs, maintenance, security and upkeep of the Complex. Such payment towards the Sinking Fund may, if so decided, be taken by the Owners/Developer, shall not absolve the Purchasers of its obligation to pay the applicable maintenance charges in terms of this Conveyance.
- 12.8 The Purchasers acknowledge that they shall be bound by the rules and regulations which may be framed in relation to maintenance and management of the Building and/or the Complex by the Developer or the Association, as the case may be, and in any event, by way of negative covenants, agrees not to act contrary to such rules and regulations which may be framed and/or be made applicable to all the apartment owners or occupiers of the Building and/or the Complex.
- 12.9 The Purchasers expressly agree and acknowledge that it is obligatory on the part of the Purchasers to regularly and punctually make payment of the proportionate share of the Common Charges and Expenses and further acknowledges that non-payment of the same is likely to affect the maintenance and rendition of the common services, thus affecting the right of the Co-Buyers and/or Co-Occupiers in the Complex.
- 12.10 Further, the Purchasers agree and undertake to pay all necessary deposits/charges to the Developer or the Association, as the case may be, including the interest free security deposit(s) payable to the concerned statutory bodies/ authorities or other entities, each as may be determined by the Promoter or the Association, as the case may be, each within such timelines as may be prescribed by the Promoters.
- 12.11 Without prejudice to the rights available under this Conveyance, in the event that any amount payable to the Developer or the Association is not paid within 2 (two) months from the date of the notice in this regard, the Developer or the Association, as the case may be, shall also be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.
- 12.12 It has been agreed by the parties that the Association (s) of all the Purchasers of all the buildings in the Complex as and when the Complex is completed in its entirety shall own in common all common areas, amenities and facilities of the Complex together with all easement rights and appurtenances belonging thereto.

**13 DEFECT LIABILITY:**

- 13.1 It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developer as per the agreement for sale relating to such development is brought to the notice of the Developer within a period of 5 (five) years by the Purchasers from the date of handing over possession, it shall be the duty of the Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developer's failure to rectify such defects within such time, the Purchasers shall be entitled to receive appropriate compensation in the manner as provided under the Act.

**14 RIGHT TO ENTER THE APARTMENT FOR REPAIRS:**

- 14.1 The Developer/ maintenance agency/Association (upon formation) shall have rights of unrestricted access of all Common Areas, garages/covered parking and open parking spaces for providing necessary maintenance services and the Purchasers agree to permit the Association and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**15 USAGE:**

- 15.1 **Use of Basement and Service Area:** The basement(s) and service areas, if any, as located within the Complex is earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per the Said Plan and/or the sanctioned plan. The Purchasers shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the Association formed by the Purchasers or caused to be formed for the Purchasers for rendering maintenance services.

**16 COMPLIANCE WITH RESPECT TO THE APARTMENT:**

- 16.1 The Purchasers shall be solely responsible to maintain the Apartment at the Purchasers' own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances there to or belonging thereto, in good and tenantable repair and

maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

16.2 The Purchasers further undertake, assure and guarantee that the Purchasers would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Complex, buildings therein or Common Areas. The Purchasers shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Purchasers shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Purchasers shall also not remove any wall, including the outer and load bearing wall of the Apartment.

16.3 The Purchasers shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter, the Association of the flat owners and/or maintenance agency appointed by the Association. The Purchasers shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

**17 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are executing this Conveyance with the full knowledge of all laws, rules, regulations, notifications applicable to the Complex.

**18 ADDITIONAL CONSTRUCTION:**

The Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Complex/Project after the Said Plan has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

**19 APARTMENT OWNERSHIP ACT**

The Promoters have assured the Purchasers that the Project in its entirety is in accordance with the provisions of The West Bengal Apartment Ownership Act, 1972 as amended up to date and/or other applicable local laws in the state of West Bengal and the Promoters have duly complied with and/or will comply with all such laws/regulations as applicable.

**20 SEVERABILITY:**

If any provision of this Conveyance shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of this Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance and to the extent necessary to conform to Act or

the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Conveyance shall remain valid and enforceable as applicable at the time of execution of this Conveyance.

**21 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE CONVEYANCE:**

Wherever in this Conveyance it is stipulated that the Purchasers have to make any payment, in common with other Purchasers in the Complex, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Complex.

**22 FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Conveyance or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**23 PLACE OF EXECUTION:**

The execution of this Conveyance shall be complete only upon its execution by the Promoters through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developer and the Purchasers in Kolkata after the Conveyance is duly executed by the Purchasers and the Developer simultaneously with the execution the said Conveyance shall be registered at the office of the concerned Sub-Registrar at Kolkata. Hence this Conveyance shall be deemed to have been executed at Kolkata.

**24 SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the Purchasers, in respect of the Apartment, prior to the execution and registration of this Conveyance for the Apartment, shall not be construed to limit the rights and interests of the Purchasers under this Conveyance or under the Act or the rules or the regulations made there under.

**25 GOVERNING LAW:**

That the rights and obligations of the Parties under or arising out of this Conveyance shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

26 DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Conveyance, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(SAID LAND)**

**ALL THAT (1)** piece and parcel of Sali (agricultural) land measuring 306 (three hundred and six) decimal, more or less, equivalent to 9 (nine) bighas 05 (five) cottahs 07 (seven) chittack and 12.24 (twelve point two four) square feet, more or less, comprised in R.S./L.R. Dag Nos. 98, 99, 102, 101, 100, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80, 81, 80/845, recorded in L.R. Khatian Nos. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030, 5032 and 4000 and **(2)** piece and parcel of Sali (agricultural) land measuring 97.6398 (ninety-seven point six three nine eight) decimal, more or less, equivalent to 2 (two) bighas 19 (nineteen) cottahs 2 (two) chittack and 36.43 (thirty-six point four three) square feet, more or less, comprised in R.S./L.R. Dag Nos. 129, 112, 97, 105, 101 and 102, recorded in R.S. Khatian Nos. 984, 183, 541 and 542, corresponding to L.R. Khatian Nos. 4780, 4779, 343, 1513, 291, 684, 247, 1696, 300, 1981, 175, 277, 1294, 1383, 1453, 773, 454, 1453, 2450, 6834, 6328, 6327, 6330, 6329, 7065, 6848, both aggregating to land measuring **403.6398 (four hundred and three point six three nine eight) decimal**, more or less, [equivalent to 12 (twelve) bighas 4 (four) cottahs 10 (ten) chittacks and 3.74 (three point seven four) square feet, more or less], Mouza Paschim Ichapur, J.L. No. 29, Re.Sa. No. 202, now known and numbered as Municipal Holding No. N/68 Sastrijee Road (previously Municipal Holding Nos. N/67, N/68, N/69, N/72, N/71 and N/70 Sastrijee Road), Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas and in the district of North 24 Parganas and the said premise is butted and bounded as follows:-

ON THE NORTH : Baluria Mouza

ON THE SOUTH : Part of Paschim Ichapur & Mochpole Mouza

ON THE EAST : Part of Paschim Ichapur Mouza

ON THE WEST : Part of Mochpole Mouza

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(DEVOLUTION OF TITLE)**

**I. Ownership of First Property:**

1. By way of the below mentioned sale and partition deeds as tabulated hereunder, the Vendors have become the joint and absolute Vendors in respect of the First Property (defined hereinafter):

<u>Sl. No.</u>	<u>Date</u>	<u>Deed No./Year</u>	<u>Vendor/s</u>	<u>Purchaser/s</u>	<u>R.S./L.R. Dag No.</u>	<u>Land Area (in Decimal)</u>	<u>Classification of Land</u>	<u>Registration Details of Deed</u>	<u>Office of Registration</u>
1.	07/01/1999	853/2003	Jamshed Ali and Parul Bala Ghosh	Dhirendra Nath Samadder	113	16.00	Sali	Book-I, Volume No. 14, at Pages 191-198	Sub-Registrar, Kadambagachi
2.		853/2003	Jamshed Ali and Parul Bala Ghosh	Dhirendra Nath Samadder	116	09.00	Sali	Book-I, Volume No. 14, at Pages 191-198	Sub-Registrar, Kadambagachi
3.		1871/2011	Narayani Mondal	Dhirendra Nath Samadder	103	20.50	Sali	Book-I, Volume No. 07, at Pages 1235-1248	Additional District Sub-Registrar, Kadambagachi
4.		2130/2014	Ananda Mondal, Maya Kole, Sachi Gayen, Ujjwala Biswas	Dhirendra Nath Samadder	103	20.50	Sali	Book-I, Volume No. 08, at Pages 1140-1154	Additional District Sub-Registrar, Kadambagachi
5.		82/2008	Pradyut Bhattacharya	Dhirendra Nath Samadder	81	1.162	Sali	Book-I, Volume No. 01, at Pages 1077-1094	Additional District Sub-Registrar, Kadambagachi
6.		5492/1996	Bhanu Chandra Das	Dhirendra Nath Samadder	109	07.00	Sali	Book-I, Volume No. 99, at Pages 164-173	District Registrar, Barasat
7.		5492/1996	Bhanu Chandra Das	Dhirendra Nath Samadder	110	08.00	Sali	Book-I, Volume No. 99, at	District Registrar, Barasat



								Pages 164-173	
8.		5492/19 96	Bhanu Chandra Das	Dhirendra Nath Samadder	111	10.00	Sali	Book-I, Volume No. 99, at Pages 164- 173	District Registrar, Barasat
9.		1292/19 98	Nanda Dulal Ghosh & Others	Dhirendra Nath Samadder	108	25.00	Sali	Book-I, Volume No. 20, at Pages 299- 310	Additional District Sub- Registrar, Kadambag achi
10.		1292/19 98	Nanda Dulal Ghosh & Others	Dhirendra Nath Samadder	114	11.00	Sali	Book-I, Volume No. 20, at Pages 299- 310	Additional District Sub- Registrar, Kadambag achi
11.		14094/2 011	Ashraf Ali Mondal	Dhirendra Nath Samadder And Lakshmi Rani Samaddar	98	16.00	Sali	Book-I, Volume No. 47, at Pages 1513- 1525	District Sub- Registrar- II, North 24 Parganas
12.		14094/2 011	Ashraf Ali Mondal	Dhirendra Nath Samadder And Lakshmi Rani Samaddar	99	17.00	Sali	Book-I, Volume No. 47, at Pages 1513- 1525	District Sub- Registrar- II, North 24 Parganas
13.		2278/20 13	Tarulata Ghosh & Others	Lakshmi Rani Samaddar	100	4.50	Sali	Book-I, Volume No. 08, at Pages 3105- 3122	Additional District Sub- Registrar, Kadambag achi
14.		2278/20 13	Tarulata Ghosh & Others	Lakshmi Rani Samaddar	115	2.571	Sali	Book-I, Volume No. 08, at Pages 3105- 3122	Additional District Sub- Registrar, Kadambag achi
15.		2168/20 11	Sk. Akher Ali & Others	Lakshmi Rani Samaddar	100	7.50	Sali	Book-I, Volume No. 08, at Pages 1322- 1349	Additional District Sub- Registrar, Kadambag achi
16.		2168/20 11	Sk. Akher Ali &	Lakshmi Rani	101	6.00	Sali	Book-I, Volume	Additional District

			Others	Samaddar				No. 08, at Pages 1322-1349	Sub-Registrar, Kadambag achi
17.		2168/2011	Sk. Akher Ali & Others	Lakshmi Rani Samaddar	104	17.00	Sali	Book-I, Volume No. 08, at Pages 1322-1349	Additional District Sub-Registrar, Kadambag achi
18.		2168/2011	Sk. Akher Ali & Others	Lakshmi Rani Samaddar	106	8.00	Sali	Book-I, Volume No. 08, at Pages 1322-1349	Additional District Sub-Registrar, Kadambag achi
19.		2168/2011	Sk. Akher Ali & Others	Lakshmi Rani Samaddar	107	7.00	Sali	Book-I, Volume No. 08, at Pages 1322-1349	Additional District Sub-Registrar, Kadambag achi
20.		6623/2011	Lakshmi Rani Ghosh	Lakshmi Rani Samaddar and Putul Ganguly	81	1.135	Sali	Book-I, Volume No. 22, at Pages 668-681	District Sub-Registrar-II, North 24 Parganas
21.		1748/2007	Pradyut Bhattacharya, Mohan Kumar Ray, Pallab KLumar Ghosh, Prabir Kumar Ghosh	Lakshmi Rani Samaddar and Dharendra Nath Samaddar	81	5.162	Sali	Book-I, Volume No. 2, at Pages 9307-9321	District Sub-Registrar-II, North 24 Parganas
22.		6621/2011	Lakshmi Rani Ghosh and Jharna Rani Ghosh	Dhirendra Nath Samaddar	81	5.229	Sali	Book-I, Volume No. 22, at Pages 636-649	District Sub-Registrar-II, North 24 Parganas
23.		151901041/2015	Putul Ganguly and Others	Prabir Dey	122	6.40	Sali	Book-I, Volume No. 1519-2015, at Pages 6962-6982	Additional District Sub-Registrar, Kadambag achi
24.		1519010	Putul	Sarmistha	108	11.20	Sali	Book-I,	Additional

		41/2015	Ganguly and Others	Dey				Volume No. 1519-2015, at Pages 6983-7004	District Sub-Registrar, Kadambag achi
25.		1519010 41/2015	Putul Ganguly and Others	Lakshmi Rani Samaddar	121	5.60	Sali	Book-I, Volume No. 1519-2015, at Pages 6918-6940	Additional District Sub-Registrar, Kadambag achi
26.		1519010 41/2015	Putul Ganguly and Others	Lakshmi Rani Samaddar	120	5.60	Sali	Book-I, Volume No. 1519-2015, at Pages 6962-6982	Additional District Sub-Registrar, Kadambag achi
27.		1519010 45/2015	Putul Ganguly and Others	Rajib Samaddar	123	5.60	Sali	Book-I, Volume No. 1519-2015, at Pages 6872-6892	Additional District Sub-Registrar, Kadambag achi
28.		1519010 45/2015	Putul Ganguly and Others	Rajib Samaddar	118	3.20	Sali	Book-I, Volume No. 1519-2015, at Pages 6872-6892	Additional District Sub-Registrar, Kadambag achi
29.		1519010 42/2015	Putul Ganguly and Others	Sanjib Samaddar	119	4.00	Sali	Book-I, Volume No. 1519-2015, at Pages 6941-6861	Additional District Sub-Registrar, Kadambag achi
30.		1519010 45/2015	Putul Ganguly and Others	Rajib Samaddar	117	3.20	Sali	Book-I, Volume No. 1519-2015, at Pages 6872-6892	Additional District Sub-Registrar, Kadambag achi
31.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	122	1.60	Sali	Book-I, Volume No. 1519-2015, at Pages 7316-7338	Additional District Sub-Registrar, Kadambag achi
32.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	123	1.40	Sali	Book-I, Volume No. 1519-2015, at Pages 7316-7338	Additional District Sub-Registrar, Kadambag achi

33.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	118	0.80	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
34.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	119	1.00	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
35.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	117	0.80	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
36.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	120	1.40	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
37.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	121	1.40	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
38.		1519010 37/2015	Kairabi Ganguly	Dhirendra Nath Samaddar	108	2.80	Sali	Book-I, Volume No. 1519- 2015, at Pages 7316- 7338	Additional District Sub- Registrar, Kadambag achi
39.		1519010 48/2015 (PARTIT ION DEED)	Putul Ganguly	Lakshmi Rani Samaddar	80/845	0.37	Sali	Book-I, Volume No. 1519- 2015, at Pages 7290- 7315	Additional District Sub- Registrar, Kadambag achi
40.		1519010 48/2015 (PARTIT ION DEED)	Putul Ganguly	Lakshmi Rani Samaddar	80-	8.63	Sali	Book-I, Volume No. 1519- 2015, at Pages 7290- 7315	Additional District Sub- Registrar, Kadambag achi
41.		2644/20 13	Narayan Ganesh Mondal	Lakshmi Rani Samaddar	102	09.00	Sali	Book-I, Volume No. 09, at Pages 4233- 4248	Additional District Sub- Registrar, Kadambag

									achi
42.		1519010 73/2015	Asit Naskar	Lakshmi Rani Samaddar	102	06.00	Sali	Book-I, Volume No. 1519- 2015, at Pages 7686- 7704	Additional District Sub- Registrar, Kadambag achi
<b>TOTAL LAND: (IN DECIMAL)</b>						<b>306.00</b>			

2. In the above mentioned manner as tabulated hereinabove, (1) Sri Dharendra Nath Samadder (2) Smt. Lakshmi Rani Samadder (3) Sri Rajib Samaddar (4) Sri Sanjib Samadder (5) Smt. Sarmistha Dey and (6) Sri Prabir Dey (the Vendors herein) became the joint and absolute Vendors of **ALL THAT** piece and parcel of Sali (agricultural) land measuring 306 (three hundred and six) decimal, more or less, equivalent to 9 (nine) bighas 05 (five) cottahs 07 (seven) chittack and 12.24 (twelve point two four) square feet, more or less, comprised in R.S./L.R. Dag Nos. 98, 99, 102, 101, 100, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80, 81 and 80/845, recorded in L.R. Khatian Nos. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030 and 5032, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, now known and numbered as Municipal Holding No. N/68 Sastrijee Road (previously Municipal Holding Nos. N/67, N/68, N/69, N/72, N/71 and N/70 Sastrije Road), Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as **"First Property"**).
3. The said (1) Sri Dharendra Nath Samadder (2) Smt. Lakshmi Rani Samadder (3) Sri Rajib Samaddar (4) Sri Sanjib Samadder (5) Smt. Sarmistha Dey and (6) Sri Prabir Dey (the Vendors herein) hereinafter entered into a Development Agreement dated 01<sup>st</sup> July 2015 registered in the Office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2015, at Pages 9764 to 9836, being No. 151901153 for the year 2015, with Magnolia Infrastructure Development Limited (the Developer herein) for developing and constructing inter alia the First Property with an understanding to share the revenue receivables out of the total constructed area in the proposed project in the First Property by selling the units constructed therein in the ratio of 30%:70% for the Vendors and the Developer respectively.
4. In terms of the aforesaid Development Agreement, the said (1) Sri Dharendra Nath Samadder (2) Smt. Lakshmi Rani Samadder (3) Sri Rajib Samaddar (4) Sri Sanjib Samadder (5) Smt. Sarmistha Dey and (6) Sri Prabir Dey (the Vendors herein) executed a Development Power of Attorney after registration of Development Agreement dated 12<sup>th</sup> September 2015 registered in the Office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2015, at Pages 18496 to 18541, being No. 151901639 for the year 2015, wherein

exclusive powers and authorities were given by the said Vendors to and in favour of Sri Vivek Poddar, as Director of Magnolia Infrastructure Development Limited (the Developer herein) for construction and development of a residential housing project in the land of the First Property and doing all acts, things needful for the purpose of the same.

## II. Ownership of Second Property:

1. Mosammat Raziya Bibi, wife of Mohammad Ashraf Ali by way of a Deed of Sale in Bengali language (kobala) dated 04<sup>th</sup> February 2016 registered in the office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2016, at Pages 5088 to 5120, being No. 151900226 for the year 2016, sold, conveyed and transferred in favour of Sri Dharendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 9.25 (nine point two five) decimal, more or less, [out of total land measuring 37 (thirty-seven) decimal, more or less], being part of R.S./L.R. Dag No. 129, recorded in R.S. Khatian No. 984, corresponding to L.R. Khatian No. 4780, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's First Land**").
2. Mosammat Hamida Bibi, wife of Mohammad Rashid Ali by way of a Deed of Sale in Bengali language (kobala) dated 04<sup>th</sup> February 2016 registered in the office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2016, at Pages 5103 to 5117, being No. 151900227 for the year 2016, sold, conveyed and transferred in favour of Sri Dharendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 9.25 (nine point two five) decimal, more or less, [out of total land measuring 37 (thirty-seven) decimal, more or less], being part of R.S./L.R. Dag No. 129, recorded in R.S. Khatian No. 984, corresponding to L.R. Khatian No. 4779, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's Second Land**").
3. (1) Gitadevi Shaw, wife of Sri Ramnarayan Shaw (2) Smt. Sabita Shaw, wife of Suro Shaw alias Suresh Shaw and (3) Sri Sunil Shaw, son of Sri Debarek Shaw, by way of a Deed of Sale in Bengali language (kobala) dated 05<sup>th</sup> October 2016 registered in the office of the District Sub-Registrar-III, North 24 Parganas and recorded in Book-I, Volume No. 1525-2016, at Pages 203964 to 203993, being No. 152508817 for the year 2016, sold, conveyed and transferred in favour of Sri Dharendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali

(agricultural) land measuring 06.75 (six point seven five) decimal, more or less, [out of total land measuring 18 (eighteen) decimal, more or less], being part of R.S./L.R. Dag No. 112, recorded in R.S. Khatian No. 183, corresponding to L.R. Khatian No. 343, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's Third Land**").

4. (1) Sri Ranajit Shaw alias Ranajit Kumar Shaw (2) Sri Sanjib Shaw (3) Sri Pappu Shaw and (4) Sri Pawan Shaw, all sons of Late Bharat Shaw, by way of a Deed of Sale in Bengali language (kobala) dated 05<sup>th</sup> October 2016 registered in the office of the District Sub-Registrar-III, North 24 Parganas and recorded in Book-I, Volume No. 1525-2016, at Pages 206142 to 206172, being No. 152508861 for the year 2016, sold, conveyed and transferred in favour of Sri Dhirendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 09 (nine) decimal, more or less, [out of total land measuring 18 (eighteen) decimal, more or less], being part of R.S./L.R. Dag No. 112, recorded in R.S. Khatian No. 183, corresponding to L.R. Khatian No. 343, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's Fourth Land**").
5. Sri Bijandar Shaw, son of Late Narayan Shaw and Smt. Anita Devi, wife of Sri Modi by way of a Deed of Sale in Bengali language (kobala) dated 05<sup>th</sup> December 2016 registered in the office of the District Sub-Registrar-III, North 24 Parganas and recorded in Book-I, Volume No. 1525-2016, at Pages 228196 to 228220, being No. 152509849 for the year 2016, sold, conveyed and transferred in favour of Sri Dhirendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 2.25 (two point two five) decimal, more or less, [out of total land measuring 18 (eighteen) decimal, more or less], being part of R.S./L.R. Dag No. 112, recorded in R.S. Khatian No. 183, corresponding to L.R. Khatian No. 343, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's Fifth Land**").
6. (1) Sri Kenaram Naskar (2) Sri Chanchal Naskar (3) Sri Ashit Naskar, all sons of Late Raghunath Naskar and (4) Smt. Parul Naskar, wife of Late Raghunath Naskar, by way of a Deed of Sale in Bengali language (kobala) dated 09<sup>th</sup> December 2016 registered in the office of the District Sub-Registrar-III, North 24 Parganas and recorded in Book-I, Volume No. 1525-2016, at Pages 228410 to 228439, being No. 152509967 for the year 2016, sold, conveyed and transferred in favour of Sri

Dhirendra Nath Samadder, son of Late Bilash Chandra Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 25 (twenty-five) decimal, more or less, [out of total land measuring 50 (fifty) decimal, more or less], being part of R.S./L.R. Dag No. 97, recorded in C.S. Khatian No. 350, corresponding to R.S. Khatian No. 984, corresponding to L.R. Khatian No. 1513, Mouza Paschim Ichchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Dhirendra's Sixth Land**").

7. The Dhirendra's First Land, Dhirendra's Second Land, Dhirendra's Third Land, Dhirendra's Fourth Land, Dhirendra's Fifth Land and Dhirendra's Sixth Land, are hereinafter collectively referred as "**Dhirendra's Land**". The said Sri Dhirendra Nath Samadder got his name mutated in the records of the Block Land & Land Reforms Office at Barasat in respect of inter alia Dhirendra's land vide L.R. Khatian No. 2450.
8. (1) Zinnat Ali (2) Sheikh Alauddin (3) Nabab Ali (4) Ayub Ali, all sons of Late Aahad Baux Mondal (5) Chaffura Bibi, wife of Late Aahad Baux Mondal (6) Arjina Khatun alias Arjina Bibi, wife of Jamir Hussain (7) Ashura Bibi, wife of Rahmat Ali (8) Sehran Bibi alias Mahran Bibi, wife of Late Mohammad Ali (9) Rafiq Molla (10) Safiq Molla (11) Sharif Molla (12) Mohammad Arif Molla, all sons of Late Sukur Ali Molla (13) Anjura Khatun, wife of Late Sukur Ali Molla and (14) Sri Shyamapada Mondal, son of Late Maheshwar Mondal, who has been represented by his lawfully constituted attorney Sri Dhirendra Nath Samadder, son of Late Bilash Chandra Samadder, by way of a Deed of Sale in Bengali language (kobala) dated 03<sup>rd</sup> June 2016 registered in the office of the District Sub-Registrar-III, North 24 Parganas and recorded in Book-I, Volume No. 1519-2016, at Pages 23140 to 23177, being No. 151901072 for the year 2016, sold, conveyed and transferred in favour of Smt. Lakshmi Rani Samadder, wife of Sri Dhirendra Nath Samadder, **ALL THAT** (1) piece and parcel of Sali (agricultural) land measuring 12 (twelve) decimal, more or less, comprised in R.S./L.R. Dag No. 105, recorded under L.R. Khatian Nos. 291, 684, 247, 1696, 300, 1981, 175, 277, 1294 and 1383 and (2) piece and parcel of Sali (agricultural) land measuring 0.88 (zero point eight eight) decimal, more or less, equivalent to 383.64 (three hundred and eighty three point six four) square feet, more or less [out of total land measuring 08 (eight) decimal, more or less], being part of R.S./L.R. Dag No. 101, recorded in L.R. Khatian No. 1811, both aggregating to land measuring 12.88 (twelve point eight eight) decimal, more or less, Mouza Paschim Ichchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Lakshmi's First Land**").



9. (1) Saukat Ali (2) Abdul Ali, both sons of Late Mokshed Ali (3) Mahadeb Mondal, son of Late Tarapada Mondal (4) Smt. Durga Mondal, wife of Late Tarapada Mondal (5) Smt. Debala Naskar alias Devi Naskar, wife of Sri Babul Monadal (6) Smt. Mongola Mondal, wife of Suren Mondal (7) Smt. Jayapati Mondal, wife of Sri Prasanta Mondal and (8) Sri Kalipada Mondal, son of Late Maheshwar Mondal, all are represented by their lawfully constituted attorney Sri Dharendra Nath Samadder, son of Late Bilash Chandra Samadder, by way of a Deed of Sale in Bengali language (kobala) dated 16<sup>th</sup> September 2016 registered in the office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2016, at Pages 35071 to 35092, being No. 151901638 for the year 2016, sold, conveyed and transferred in favour of Smt. Lakshmi Rani Samadder, wife of Sri Dharendra Nath Samadder, **ALL THAT** (1) piece and parcel of Sali (agricultural) land measuring 8.0938 (eight point zero nine three eight) decimal, more or less, [out of total land measuring 37 (thirty-seven) decimal, more or less], comprised in R.S./L.R. Dag No. 129, recorded under L.R. Khatian No. 1453 and (2) piece and parcel of Sali (agricultural) land measuring 1.76 (one point seven six) decimal, more or less, [out of total land measuring 08 (eight) decimal, more or less], being part of R.S./L.R. Dag No. 101, recorded in L.R. Khatian Nos. 773 and 454, both aggregating to land measuring 9.8538 (nine point eight five three eight) decimal, more or less, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as **“Lakshmi’s Second Land”**).
10. (1) Ketaman Bibi, wife of Late Makshed Ali (2) Samsul Ali Mondal (3) Rafiq Ali, both sons of Late Mokshed Ali, all are represented by their lawfully constituted attorney Sri Dharendra Nath Samadder, son of Late Bilash Chandra Samadder, by way of a Deed of Sale in Bengali language (kobala) dated 16<sup>th</sup> September 2016 registered in the office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2016, at Pages 35054 to 35070, being No. 151901639 for the year 2016, sold, conveyed and transferred in favour of Smt. Lakshmi Rani Samadder, wife of Sri Dharendra Nath Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 10.406 (ten point four zero six) decimal, more or less, [out of total land measuring 37 (thirty-seven) decimal, more or less], being part of R.S./L.R. Dag No. 129, recorded in L.R. Khatian No. 1453, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as **“Lakshmi’s Third Land”**).
11. Sri Amit Naskar, son of Sri Ashit Naskar, by way of a Deed of Sale in Bengali language (kobala) dated 08<sup>th</sup> November 2017 registered in the office of the District Sub-Registrar-III, North 24

Parganas and recorded in Book-I, Volume No. 1525-2017, at Pages 228899 to 228924, being No. 152509916 for the year 2017, sold, conveyed and transferred in favour of Smt. Lakshmi Rani Samadder, wife of Sri Dharendra Nath Samadder, **ALL THAT** piece and parcel of Sali (agricultural) land measuring 03 (three) decimal, more or less, [out of total land measuring 18 (eighteen) decimal, more or less], being part of R.S./L.R. Dag No. 102, recorded in R.S. Khatian Nos. 541 and 542, corresponding to L.R. Khatian No. 1869, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as **"Lakshmi's Fourth Land"**).

12. The Lakshmi's First Land, Lakshmi's Second Land, Lakshmi's Third Land and Lakshmi's Fourth Land, are hereinafter collectively referred as **"Lakshmi's Land"**.
13. In the circumstances above, the said (1) Sri Dharendra Nath Samadder and (2) Smt. Lakshmi Rani Samadder became the joint and absolute Vendors of Dharendra's Land and Lakshmi's Land respectively i.e. **ALL THAT** piece and parcel of Sali (agricultural) land measuring 97.6398 (ninety-seven point six three nine eight) decimal, more or less, equivalent to 2 (two) bighas 19 (nineteen) cottahs 2 (two) chittack and 36.43 (thirty-six point four three) square feet, more or less, comprised in R.S./L.R. Dag Nos. 129, 112, 97, 105, 101 and 102, recorded in R.S. Khatian Nos. 984, 183, 541 and 542, corresponding to L.R. Khatian Nos. 4780, 4779, 343, 1513, 291, 684, 247, 1696, 300, 1981, 175, 277, 1294, 1383, 1453, 773, 454, 1453 and 1869, Mouza Paschim Icchapur, J.L. No. 29, Re.Sa. No. 202, now known and numbered as Municipal Holding No. N/68 Sastrijee Road (previously Municipal Holding Nos. N/67, N/68, N/69, N/72, N/71 and N/70 Sastrije Road), Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as **"Second Property"**).
5. The said (1) Sri Dharendra Nath Samadder and (2) Smt. Lakshmi Rani Samadder (being the Vendor Nos. 1 and 2 herein) entered into a Development Agreement dated 19<sup>th</sup> November 2018 registered in the office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2018, at Pages 80116 to 80163, being No. 151903189 for the year 2018, with Magnolia Infrastructure Development Limited (the Developer herein) for developing and constructing inter alia the Second Property with an understanding to share the revenue receivables out of the total constructed area in the proposed project in the Second Property by selling the units constructed therein in the ratio of 30%:70% for the Vendors and the Developer respectively.

14. In terms of the aforesaid Development Agreement, the said (1) Sri Dharendra Nath Samadder and (2) Smt. Lakshmi Rani Samadder (being the Vendor Nos. 1 and 2 herein) executed a Development Power of Attorney after registration of Development Agreement dated 19<sup>th</sup> November 2018 registered in the Office of the Additional District Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book-I, Volume No. 1519-2015, at Pages 80220 to 80243, being No. 151903193 for the year 2018, wherein exclusive powers and authorities were given by the said Vendors to and in favour of Sri Vivek Poddar, as Director of Magnolia Infrastructure Development Limited (the Developer herein) for construction and development of a residential housing project in the land of the Second Property and doing all acts, things needful for the purpose of the same.
  
15. The Developer pursuant acquiring developmental rights in respect of the First Property and the Second Property by way of the aforesaid Development Agreements dated 01<sup>st</sup> July 2015 and 19<sup>th</sup> November 2018 and the Power of Attorney dated 12<sup>th</sup> September 2015 and 19<sup>th</sup> November 2018 in respect of the First Property and the Second Property respectively intended to integrate the land parcels of the First Property and the Second Property, the same being adjacent and contiguous and construct a residential housing complex thereon as an integrated development as the project thereon. i.e. **ALL THAT (1)** piece and parcel of Sali (agricultural) land measuring 306 (three hundred and six) decimal, more or less, equivalent to 9 (nine) bighas 05 (five) cottahs 07 (seven) chittack and 12.24 (twelve point two four) square feet, more or less, comprised in R.S./L.R. Dag Nos. 98, 99, 102, 101, 100, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80, 81, 80/845, recorded in L.R. Khatian Nos. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030, 5032 and 4000 and **(2)** piece and parcel of Sali (agricultural) land measuring 97.6398 (ninety-seven point six three nine eight) decimal, more or less, equivalent to 2 (two) bighas 19 (nineteen) cottahs 2 (two) chittack and 36.43 (thirty-six point four three) square feet, more or less, comprised in R.S./L.R. Dag Nos. 129, 112, 97, 105, 101 and 102, recorded in R.S. Khatian Nos. 984, 183, 541 and 542, corresponding to L.R. Khatian Nos. 4780, 4779, 343, 1513, 291, 684, 247, 1696, 300, 1981, 175, 277, 1294, 1383, 1453, 773, 454, 1453, 2450, 6834, 6328, 6327, 6330, 6329, 7065, 6848, both aggregating to land measuring **403.6398 (four hundred and three point six three nine eight) decimal**, more or less, [equivalent to 12 (twelve) bighas 4 (four) cottahs 10 (ten) chittacks and 3.74 (three point seven four) square feet, more or less], Mouza Paschim Ichchapur, J.L. No. 29, Re.Sa. No. 202, now known and numbered as Municipal Holding No. N/68 Sastrijee Road (previously Municipal Holding Nos. N/67, N/68, N/69, N/72, N/71 and N/70 Sastrijee Road), Police Station Barasat, within the limits of Ward No. 34 of Barasat Municipality, Sub-Registration District Kadambagachi, District North 24 Parganas (hereinafter referred as "**Schedule Property**"), morefully described in the **Schedule** hereunder.

16. The said (1) Sri Dharendra Nath Samadder (2) Smt. Lakshmi Rani Samadder (3) Sri Rajib Samaddar (4) Sri Sanjib Samadder (5) Smt. Sarmistha Dey and (6) Sri Prabir Dey (the Vendors herein) recorded their respective names under ward No.34 of the Barasat Municipality vide Municipal Holding Nos. N/67, N/68, N/69, N/72, N/71 and N/70 Sastrije Road, which later got amalgamated by the office of the Municipal Councillors of Barasat vide a Letter bearing Memo No. A/Aml-BM/123/2018-19 and came to be known as Municipal Holding No. N/68, Sastrijee Road in respect of the Schedule Property.
17. The said (1) Sri Dharendra Nath Samadder (2) Smt. Lakshmi Rani Samadder (3) Sri Rajib Samaddar (4) Sri Sanjib Samadder (5) Smt. Sarmistha Dey and (6) Sri Prabir Dey (the Vendors herein) thereafter applied for conversion of the existing classification of land in inter alia the Schedule Property from Sali (agricultural) to Housing complex for the purpose of raising and constructing the proposed residential project in the Schedule Property under Section 4C of the West Bengal Land Reforms Act 1955. On receipt of such application from the Vendors, the Office of the Additional District Magistrate and the District Land and Land Reforms Officer, Barasat, North 24 Parganas by way of sanction letters vide (1) Memo No. L-13011(11)/142016-DL&LRO/130589 dated 28/04/2016 against Conversion Case No. C-318/2016 to C-329/2016 (2) Memo No. S-24/Conv.186/17/35/SDL-BST/2017 dated 03/01/2018 against Conversion Case No. 186/17/SDL-BST/Bst-1 (3) Memo No. S-24/Conv.185/17/34/SDL-BST/2017 dated 03/01/2018 against Conversion Case No. 186/17/SDL-BST/Bst-1 (4) Memo No. S-24/Conv.138/18/3071/1(3)/SDL-BST/2018 dated 27/09/2018 against Conversion Case No. 138/18/SDL-BST/Bst-1 and (5) Memo No. S-24/Conv.139/18/3072/1(3)/SDL-BST/2018 dated 27/09/2018 against Conversion Case No. 139/18/SDL-BST/Bst-1 (hereinafter referred as "**Said Conversion**").
18. In the aforesaid circumstance, pursuant to the Said Conversion of the Schedule Property by the Vendors, the Developer has commenced construction of the residential housing complex consisting of different phases and also consisting of several blocks therein, each of such blocks consisting of independent self-contained residential apartments, car parking spaces, units along with open areas with common areas and amenities therein under the name and style of "**Magnolia Nakshatra-Phase-II**" (hereinafter referred as the "**Project**").
19. Now, the Allottee herein has approached the Developer for allotment of a residential unit in the Project and in such regard this agreement is being executed to record such allotment of the Said Unit, morefully described in the **First Schedule hereunder**.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(PART - I)**

**Common Area**

**ALL THAT** the common areas, facilities, amenities and/or the portions of the Project/Complex, earmarked/meant by the Promoters for beneficial, common use and enjoyment of the Purchasers /other purchasers of the Project/Complex and which are not earmarked/reserved for any specific person(s) or specific purpose(s) by the Promoters.

**(PART - II)**

**(Specifications, Amenities and Facilities)**

<b>FOUNDATION</b>		<b>RCC Foundation</b>
<b>WALLS</b>		<b>Bricks Masonry</b>
<b>ROOMS</b>	<b>FLOOR</b>	<b>Vitrified tiles in living/dining area and bedrooms</b>
	<b>WALL</b>	<b>Plaster of Paris Finish</b>
<b>KITCHEN</b>	<b>FLOOR</b>	<b>Ceramic Tiles</b>
	<b>COUNTER</b>	<b>Black Kota Counter Top</b>
	<b>SINK</b>	<b>Stainless Steel Sink</b>
	<b>DADO</b>	<b>Ceramic tiles (2 ft. above counter)</b>
<b>TOILET</b>	<b>FLOOR</b>	<b>Ceramic Tiles</b>
	<b>DADO</b>	<b>Glazed Tiles</b>
	<b>W.C.</b>	<b>European type of Jaquar/Parry ware/similar reputed brand</b>
	<b>WASH BASIN</b>	<b>Jaquar/Parry ware/similar reputed brand</b>
<b>FITTINGS C.P.</b>	<b>DOOR FRAME</b>	<b>Wooden Frame</b>
	<b>SHUTTER</b>	<b>Flush Door</b>
	<b>WINDOW</b>	<b>Sliding Aluminium Anodized</b>
<b>ELECTRICAL</b>	<b>WIRING</b>	<b>Concealed Copper Wiring</b>
	<b>POWER SUPPLY</b>	<b>Through WBSEB Network</b>
	<b>GENERATOR</b>	<b>Power backup - 24x7</b>
	<b>LIFT</b>	<b>Reputed brand</b>
<b>FINISHING</b>	<b>STAIRCASE/LOBBY</b>	<b>Spacious Staircase, elegant lobby &amp; floor corridors with good quality marble/tiles/kotastone.</b>
	<b>WATER SUPPLY</b>	<b>24 x 7 Captive Water Supply</b>

## **AMENITIES & FACILITIES**

- Badminton court
- Mini Football Ground
- Mini Cricket Ground
- Swimming Pool
- Fully Equipped Gymnasium
- Separate Indoor Games Room
- Community Hall
- Landscape Garden
- Children's Play area
- 24 hours water supply
- 24 hours Generator back-up
- 24 hours Security Service
- Well Lit Internal Roads
- Water Treatment Plant

### **THE FOURTH SCHEDULE ABOVE REFERRED TO**

#### **(Apartment)**

**ALL THAT APARTMENT/UNIT**, bearing No. \_\_\_\_\_, on the \_\_\_\_\_ **FLOOR** in **BLOCK NO.** \_\_\_\_\_, measuring about .....sq. ft. super built-up area, in the residential building complex named and known as "**MAGNOLIA NAKSHATRA (PHASE-II)**" **ALONG WITH** undivided proportionate share, right, title and interest in the land underneath the building on which the flat is situated, forming part of the said Land together with common rights in the common areas and facilities of the said building/building complex/said Land.

#### **PARKING SPACE**

One \_\_\_\_\_ car parking space being No. \_\_\_\_\_, measuring \_\_\_\_\_ (\_\_\_\_\_) square feet, more or less, at the \_\_\_\_\_ level of the Said Complex.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**(Stipulations)**

The Purchasers and the other co-owners shall allow each other, the Owners, the Developer and the Association, the following rights, easements, quasi-easements, privileges and/or appurtenances and in turn, the Purchasers shall also be entitled to the same:

1. The right of common passage, user and movement in all Common Areas of the Said Complex;
2. The right of passage of utilities including connection for telephones, televisions, pipes, cables etc. through each and every part of the Said Building/ Said Complex/Said Property including the other Units and the Common Areas;
3. Right of support, shelter and protection of each portion of the Said Building/ Said Complex;
4. The absolute, unfettered and unencumbered right in common over the Common Areas of the Said Complex **subject to** the terms and conditions herein contained;
5. The right, with or without workmen and necessary materials, to enter upon the Said Building/ Added Areas, including the said Apartment or any other Unit for the purpose of repairing any of the Common Areas or any appurtenances to any flat/unit and/or anything comprised in any flat/unit, in so far as the same cannot be carried out without such entry and in all such cases, excepting emergency, upon giving 24 (twenty four) hours prior notice in writing to the persons affected thereby;
6. Right of access to the Top Roof by all the owners of the Said Building;
7. Right of use and enjoyment of all the Common Areas.
8. The Common Areas and Facilities can be used by all the flat/unit owners and his/her immediate family members only however if a flat/unit owner lets out his/her Flat/Unit, he/she may request a temporary suspension of his/her usage right of the Common Areas and Facilities and permission for usage of the Said Common Areas and Facilities by the tenant under his/her, only during the tenure of the tenancy.

IN WITNESS WHERE OF parties hereinabove named have set the irrespectie hands and signed this Conveyance at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

\_\_\_\_\_  
[Owners]

\_\_\_\_\_  
[Developer]

\_\_\_\_\_  
[Purchasers]

**Witnesses:**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Father's Name \_\_\_\_\_

Father's Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Receipt of Consideration**

Received from the within named Buyers the within mentioned sum of **Rs.**\_\_\_\_\_/(**Rupees** \_\_\_\_\_) towards full and final payment of the Total Price for the said Apartment and Parking Space described in **Fourth Schedule** above, in the following manner:

Mode	Date	Bank	Amount

\_\_\_\_\_  
[Owners]

**Magnolia Infrastructure Development Limited**

\_\_\_\_\_  
[Developer]

**Witnesses:**

Signature\_\_\_\_\_

Signature\_\_\_\_\_

Name : \_\_\_\_\_

Name : \_\_\_\_\_

**LAYOUT DESIGN OF**

**FLAT NO. ....., ON ..... FLOOR ADMEASURING ..... SQ.FT. SBA**  
**BLOCK NO. ...., MAGNOLIA NAKSHATRA (PHASE-II)**

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

**BETWEEN**

**MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED  
.... VENDOR/DEVELOPER**

**AND**

**SRI .....**  
**SMT. ....**

**.... BUYERS**

**CONVEYANCE**

**FLAT NO. ...., ..... FLOOR, BLOCK NO. ....,**

**MAGNOLIA NAKSHATRA (PHASE-II)**

**PASCHIM ICCHAPUR, BARASAT**

**SUPRIYO BASU & ASSOCIATES  
ADVOCATES  
ROOM NO. 48, GROUND FLOOR  
TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET  
KOLKATA - 700 001**

