

**THIS INDENTURE (“Indenture”)** executed on this ..... day of .....,  
Two Thousand and (.....);

**BETWEEN**

**(1) MAGNUM INFRACON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 160, Jamunalal Bajaj Street, P.O. Burrabazar, P.S. Burra Bazar, Kolkata – 700 007 (PAN No. AAFCM4442C) **(2) KAUSHALYA TOWNSHIP PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 171/1A, Rash Behari Avenue, P.O. Rash Behari Avenue, P.S. Gariahat, Kolkata – 700 019 (PAN No. AACCK8934E) **(3) ORION ABASAAN PRIVATE LIMITED**, having its registered office at 160, Jamunalal Bajaj Street, P.O. Burrabazar, P.S. Burra Bazzar, Kolkata – 700 007 (PAN No. AAACO8593P) **(4) KAUSHALYA NIRMAN PRIVATE LIMITED**, having its registered office at 69, Girish Park North, P.O. Jorasanko, P.S. Girish Park, Kolkata – 700 006 (PAN No. AACCK8935F), hereinafter collectively referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors and permitted assigns) represented by their Constituted Attorney, **PS PRIMARC PROJECTS LLP**, a Limited Liability Partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008 (PAN No. AAQFP9146A ), having its registered office at 6A, Elgin Road, P.O. Lala Lajpat Rai Sarani, PS Bhawanipore, Kolkata - 700 020, represented by its Partner [•] (PAN No. [•]) appointed by the Owners by Power of

Attorney dated 24th January, 2018 registered with the Additional Registrar of Assurances – III, Kolkata in Book No.[•], Being No. 469 for the year 2018.

of the **FIRST PART**;

**AND**

**PS PRIMARC PROJECTS LLP**, a Limited Liability Partnership, incorporated under the Limited Liabilities Partnership Act, 2008 (CIN No. [•] / (PAN AAQFP9146A ) having its office at 6A, Elgin Road, P.O. Lala Lajpat Rai Sarani, PS Bhawanipore, Kolkata - 700 020 , represented by its Authorized Signatory, Mr. [•], son of [•], residing at [•], P.O. [•], P.S. [•], Kolkata - [•], hereinafter referred to as the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns) of the **SECOND PART**;

**AND**

Mr./Ms. [■] (Aadhar No. [■]) son / daughter of [■], aged about [■], residing at [■], (PAN [■]) hereinafter called the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors, representatives and/or assigns) of the **THIRD PART**:

[OR]

(Please insert details of other allottee(s) in case of more than one allottee)

The Owners, Promoter and Allottee shall hereinafter collectively be referred to as the “parties” and individually as a “party”.

**WHEREAS:**

A. In these presents, unless there be something contrary or repugnant to the subject or context, the following terms (whether used as capitalized terms or not) shall have the respective meanings which have been assigned thereto:

- 1) **“Act”** means the West Bengal Housing Industry Regulation Act, 2017 (30 of 2017).
- 2) **“Allottee”** means the person to whom an apartment in the Said Phase particularly or in the Project generally or in any other project abutting or adjoining the Project, as the case may be, has been allotted, sold or otherwise agreed to be allotted, sold or transferred by the Promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such apartment is given on rent.
- 3) **“Apartment”**, whether called a dwelling unit or flat or premises or suit or tenement or unit or by any other name, means a separate and self-contained part of the Buildings of the Said Phase and also of the Said Project and includes one or more rooms or enclosed spaces located on one or more floors or any part thereof, in any such

Buildings or the Said Phase Land or the Said Project Land, used or intended to be used for any residential purpose.

- 4) **“Association”** shall mean an association of all the allottees of the Said Project (including the Promoter for such Units of the Said Phase not alienated or agreed to be alienated by the Promoter) formed or that may be formed hereafter in accordance with the terms of the West Bengal Apartment Ownership Act, 1972 at the instance of the Promoter for the Common Purposes with such rules and regulations as shall be framed by the Promoter.
  
- 5) **“Buildings”** shall mean 8 (eight) nos. of buildings in the Said Phase including such open or covered areas, constructions and/or structures therein, as may be constructed by the Promoter on the Said Phase Land from time to time.
  
- 6) **“Built-Up Area”** and/or **“Covered Area”** in relation to an Apartment shall mean the floor area of that Apartment including the area of balconies and terraces, if any attached thereto, and also the thickness of the walls (external or internal) and the columns and pillars therein Provided That if any wall, column or pillar be common between two Apartments, then one-half of the area under such wall column or pillar shall be included in the built-up area of each such Apartment.

- 7) **“Carpet Area”** shall mean the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah areas and exclusive open terrace areas, but includes the area covered by the internal partition walls of the Apartment, as more particularly defined in the Act.
- 8) **“Common Expenses”** shall mean and include all expenses for the maintenance, management and upkeep of the Buildings, the Project Common Areas, Amenities and Facilities and also the Project Land and the Said Phase Land, and also the expenses for Common Purposes of the Allottees and shall be payable proportionately by the Allottee periodically as part of maintenance charges.
- 9) **“Common Purposes”** shall include the purposes of managing and maintaining the Said Project, the Buildings and in particular the Project Common Areas, Amenities and Facilities, rendition of services in common to the Allottees of the Said Project, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Allottees of the Project and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas, Amenities and Facilities in common.

- 10) **“Garage”** shall mean such spaces in the Said Project that may be sanctioned by the competent authority as a garage or parking space, excluding open car parking spaces which are part of the Project Common Areas and are set aside for visitor car parking spaces.
  
- 11) **“Maintenance Agency”** shall mean the Promoter for the time being and, upon its formation in terms of clause IV(c) hereof, the Association, for the Common Purposes.
  
- 12) **“Project Common Areas, Amenities and Facilities”** shall mean such common areas, installations, amenities and facilities, including but not limited to all passages, pathways, approach roads, internal roads, entrances, main entrances, gates, gardens, parks, sewerage and water lines or pipes, ducts, water storage reservoirs, electrical installations, electricity wires, cables, drainage, open or covered spaces, amenities, that may be built or installed by the Promoter in the Project Land from time to time for the use and enjoyment thereof by all the Allottes of the Said Phase in common with the Allottees of the other parts or phases of the Project more particularly mentioned in the **THIRD SCHEDULE** hereto.
  
- 13) **“Project”** shall mean the work of development undertaken, completed and/or to be undertaken and completed by the Owners and the Promoter jointly in respect of the Project Land and/or any

modification or extension thereof till such development of the Project Land is completed and possession of the completed Apartments therein are made over to the respective Allottees.

- 14) **“Project Land”** shall mean the entire land measuring about **6.89 Acres** s, be the same a little more or less, comprised in Dag No. 2149 in Mouza Hudarait, North 24 Parganas , more particularly mentioned and described in **PART - A** of the **FIRST SCHEDULE** hereunder written.
- 15) **“Proportionate”** with all its cognate variations shall mean the ratio the Carpet Area of any Apartment in the Project may bear to the total Carpet Area of all the Apartments in the Project.
- 16) **“Proportionate Undivided Share”** in relation to an Apartment shall mean the proportionate variable undivided indivisible and impartible share in the Project Land and the Common Areas that is attributable to such Apartment at any point of time.
- 17) **“Allottee”** shall mean and include :
  - (a) If he be an individual, then the heirs, executors, successors, administrators, legal representatives and permitted assigns of such individuals.

- (b) If it be a Hindu Undivided Family, then the members of such Hindu Undivided Family from time to time and their respective heirs, executors, successors, administrators, legal representatives and permitted assigns.
  - (c) If it be a company, then the successors-in-interest and permitted assigns of such Company.
  - (d) If it be a partnership firm, then the partners of such partnership firm from time to time and their respective heirs, executors, successors, administrators, legal representatives and permitted assigns.
  - (e) If it be a Trust, then the Trustees of such Trust from time to time and their respective successors-in-office and permitted assigns.
  - (f) If it be a sole proprietorship firm, then the proprietor thereof and the heirs, executors, successors, administrators, legal representatives and permitted assigns of such proprietor.
- 18) **“Regulations”** means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- 19) **“Rights on Allottee's Default”** shall mean the rights mentioned in the **SIXTH SCHEDULE** hereto to which the Association and/or the Maintenance Agency shall be entitled in case of any default or breach by the Allottee.



- 20) **“Rules”** means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- 21) **“Said Apartment”** shall mean the Apartment, the said Garage, (if any), Proportionate Undivided Share and the right of common use of the Project Common Areas more particularly mentioned and described in **PART-I** of the **SECOND SCHEDULE** hereunder written.
- 22) **“Said Phase”** shall mean the work of development of the Said Phase Land by constructing thereupon 1 Block of 2 buildings comprising ground plus 16 floors each in accordance with the Sanctioned Plans and handing over possession of the completed Apartments therein to the Allottees thereof, respectively.
- 23) **“Said Phase Land”** shall mean the entire land measuring about 1.862 acres, be the same a little more or less, comprised in Dag No. 2149 in Mouza Hudarait, North 24 Parganas more particularly mentioned and described in **PART - B** of the **FIRST SCHEDULE** hereunder written.
- 24) **“Said Sale Agreement”** shall mean the Agreement dated [•] registered with the [•] in Book No. I, Volume No. [•], Pages [•] to [•], Being No. [•] for the year [•] made between the Owners herein,

therein also referred to as the Owners of the First Part, the Promoter herein, therein also referred to as the Promoter of the Second Part, and the Allottee herein, therein also referred to as the Allottee of the Third Part, whereby the Owners and the Promoter have agreed to sell and the Allottee has agreed to purchase the Said Apartment at and for the consideration and on the terms and conditions, therein contained copy whereof is attached herewith and made part of this Agreement.

- 25) **“Sanctioned Plans”** shall mean the plan sanctioned by the Rajarhat Panchayat Samity vide Memo No. 627/RPS dated 06.06.2018 for construction of the Buildings at the Said Phase Land (including other buildings at the remaining portions of the Project Land) and shall include any other plan or plans sanctioned by any other department or departments authorised to do so.
- 26) **“Phase Allottees”** shall mean the persons who have from time to time purchased and/or intend to purchase different Apartments in the Said Phase and shall also include the Promoter in respect of such Apartments in the Said Phase which are retained and/or not alienated and/or not agreed to be alienated for the time being by the Owners and/or the Promoter.
- 27) **“Project Allottees”** shall mean the persons who have from time to time purchased and/or intend to purchase different Apartments in

the Project (excluding in the Said Phase) and shall also include the Promoter in respect of such Apartments in the Project (excluding in the Said Phase) which are retained and/or not alienated and/or not agreed to be alienated for the time being by the Owners and/or the Promoter.

28) **“Masculine”** gender shall include the **“Feminine”** and **“Neuter”** genders and vice versa.

29) **“Singular”** number shall include the **“Plural”** and vice versa.

B. The Owners are the absolute and lawful owners of land measuring more or less 9.30 Acres in various Dags at Mouza Hudarait, North 24 Parganas (hereinafter referred to as **“the Mother Plots”**).

C. The Owners and the Promoter have entered into a Joint Development Agreement dated 20<sup>th</sup> May, 2016 registered with the Additional Registrar of Assurances –IV, Kolkata in Book No. I, Volume No. 1904-2016, Pages 181347 to 181402, Being No.190404784 for the year 2016 (hereinafter referred to as **“the said Joint Development Agreement”**) and subsequently a Supplemental Development Agreement dated 5<sup>th</sup> May, 2017 registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I, Volume No. 1904-2017, Pages 231351 to 231377

Being No.190406175 for the year 2017 for development of a real estate project on the Mother Plots.

- D. The Owners have also granted a Power of Attorney dated 24<sup>th</sup> January, 2018 registered with the Additional Registrar of Assurances –III, Kolkata in Book No. IV, Volume No. 1903-2018, Pages 18480 to 18513, Being No.190300470 for the year 2018 to the Promoter (hereinafter referred to as “the **said Power of Attorney**”) to act in their place and stead and to represent them in all matters and purposes concerning the development of the real estate project.
- E. The Owners and the Promoter with an intention and for the purpose of development of an integrated housing project have earmarked a portion of the Mother Plots being land measuring **more or less 6.89 Acres (Project Land)** fully described in **Part - A** of the **FIRST SCHEDULE** hereunder written named as “The Soul”, comprising residential apartments, other spaces and common areas intended to be constructed in two phases (**“Project”**) Owners are the sole and absolute owners of the Said Project Land and the Said Phase Land.
- F. The facts describing the devolution of title of the Owners to the Said Phase Land is more particularly mentioned in the **SEVENTH SCHEDULE** hereto.

- G. The Promoter thereafter caused a plan to be sanctioned by the Rajarhat Panchayat Samity vide Memo No. 627/RPS dated 06.06.2018 ("**Plan**"), for construction of 3 blocks comprising 10 buildings on the Project Land, out of which the Promoter commenced at the first instance, construction and marketing of 1 Block of 2 buildings comprising ground plus 16 floors each ("**Phase 2**") which being the first phase of development of the Project on a portion of the Project Land ("**Phase 2 Land**"), more fully described in **Part - B** of the **FIRST SCHEDULE** hereto.
- H. The Owners and the Promoter have in terms of the aforesaid Joint Development Agreement executed a modified Joint Development Agreement dated [•] registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I, Volume No. [•], Pages [•] to [•], Being No.[•] for the year 2018 for recording the exclusion of portions of the Mother Plots and limiting the development to the Project Land as mentioned in Clause E hereinbefore.
- I. By the Said Sale Agreement, the Owners and the Promoter agreed to sell and the Allottee agreed to purchase **ALL THAT** the Said Apartment at or for the consideration and on the terms and conditions, morefully therein contained.
- J. In pursuance of the aforesaid and by these presents the Said Apartment (along with the rights appurtenant thereto) and the undivided proportionate share in the Common Area with the right to use such

Common Areas, in common, along with other occupants and maintenance staff etc. of the Building, Phase and/or the Project (without causing any inconvenience or hindrance to them) is being conveyed and/or transferred by the Promoter to the Allottee.

- K. The Owners and the Promoter have since caused to be completed construction of the Said Apartment in accordance with the Sanctioned Plans.
- L. The Allottee having fully inspected and being completely satisfied with the quality, workmanship and specification of construction of the Said Apartment, has been handed over vacant and peaceful possession of the Said Apartment prior to the date of execution of these presents.
- M. Now at the request of the Allottee, the Owners and the Promoter have in terms of the Said Sale Agreement agreed to execute and register these presents in favour of the Allottee in the manner as hereinafter contained.
- N. It is recorded that at or before execution of these presents, the Allottee has by obtaining independent professional services, examined and fully satisfied himself as to the following:
- (a) The title of the Owners to the Said Phase Land and also the Said Apartment;
  - (b) The right of the Promoter in respect of the Said Phase and the Project;

- (c) The terms, conditions, restrictions and obligations contained in the Said Sale Agreement and these presents to be complied with and/or observed and performed by the Allottee during his period of ownership of the Said Apartment;
- (d) The Sanctioned Plans;
- (e) The total Carpet Area, in respect of the Said Apartment;
- (f) The specifications of materials used for construction of the Said Apartment and the Buildings;

and has agreed not to raise henceforth any objection or make any kind of requisition, whatsoever or howsoever, regarding the above and also waives his right, if any, to do so.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs. .... /- (Rupees ..... only) by the Allottee to the Promoter paid at or before the execution hereof (the receipt whereof the Promoter doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and forever discharge the Allottee and the Said Apartment being hereby conveyed), the Owners and the Promoter do and each of them doth hereby grant convey sell transfer release assign and assure unto and in favour of the Allottee **ALL THAT** the Said Apartment, more particularly mentioned and described in the **SECOND SCHEDULE** hereunder written, **TOGETHER WITH** the right to use and enjoy the Project Common Areas in common with the Project Allottees **AND** reversion or reversions remainder or

remainders and the rents issues and profits of and in connection with the Said Unit **AND** all the estate right title interest property claim and demand whatsoever of the Owners and/or the Promoter into or upon the Said Apartment **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the Said Apartment **TO HAVE AND TO HOLD** the Said Apartment and every part thereof unto and to the use of the Allottee absolutely and forever **SUBJECT NEVERTHELESS TO** the Allottee's covenants and agreements hereunder contained and on the part of the Allottee to be observed fulfilled and performed (including the restrictions terms conditions covenants and obligations setforth in the Said Sale Agreement and agreed to be paid, performed, observed and fulfilled by the Allottee during the period of his ownership of the Said Apartment) **AND ALSO SUBJECT** to the Allottee paying and discharging all municipal and other rates taxes and impositions on the Said Apartment wholly, and the Common Expenses, as more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written proportionately, and all other outgoings in connection with the Said Apartment wholly and the Said Phase and the Project and in particular the Project Common Areas, Amenities and Facilities proportionately.

**II. THE OWNERS AND THE PROMOTER DOTH HEREBY COVENANT WITH THE ALLOTTEE** as follows:-

- i) The right, title and interest which the Owners and the Promoter doth hereby profess to transfer subsists and that the Owners and the Promoter have good



right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto and to the use of the Allottee, the Said Apartment in the manner aforesaid.

- ii) It shall be lawful for the Allottee, from time to time and at all times hereafter to peaceably and quietly, but subject nevertheless to the provisions herein contained, to hold use and enjoy the Said Apartment and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Owners or the Promoter or any person or persons claiming through under or in trust for them or any of them **AND** freed and cleared from and against all manner of encumbrances trusts liens and attachments whatsoever save only those as are expressly mentioned herein.
  
- iii) The Promoter for the time being, and subsequently the Association, after handing over the charge of maintenance and management of the Project to the Association by the Promoter, shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the Said Apartment hereby granted sold conveyed and transferred unto and to the Allottee in the manner aforesaid as shall or may be reasonably required by the Allottee.

- iv) The Promoter for the time being, and the Association, upon the Promoter handing over all documents of title to the Association, shall unless prevented by fire or some other irresistible force or accident from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee produce or cause to be produced to the Allottee or to his attorneys or agents at or before any trial, examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Project and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other copies or extracts therefrom as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**III. THE ALLOTTEE DOTH HEREBY COVENANT WITH THE OWNERS AND THE PROMOTER** as follows:

1. The Allottee agrees and binds himself that the Allottee shall and will at all times hereafter abide by and observe the restrictions set-forth in the **FIFTH SCHEDULE** hereunder written and also those as contained in the Said Sale Agreement.
2. The Allottee has also examined and satisfied himself about all the permissions and licenses issued by the concerned authorities, including those relating to occupation of the Buildings, installation, maintenance and user of lift, tube-well, generator and other utilities and facilities at the Said

Phase and fire safety under the West Bengal Fire Service Act, 1950 and rules made thereunder and also acquainted himself and accepted and agree to comply with the norms, conditions, rules and regulations with regard to the use and enjoyment thereof as well as of water, electricity, drainage, sewerage, etc.

3. On and from the Possession Date, the Allottee binds himself to regularly and punctually pay the following amounts and outgoings:

- i) Municipal and/or other rates and taxes, surcharge and water tax, if any and as assessed on the Said Apartment, directly to the competent authority **Provided That** so long as the Said Apartment is not separately assessed for the purpose of such rates and taxes, the Allottee shall pay to the Maintenance Agency proportionate share of all such rates and taxes assessed on the Project.
- ii) All other impositions, levies, cess, taxes and outgoings (including Multistoreyed Building Tax, Urban Land Tax, betterment fees, development charges, Goods and Services Tax, etc.) whether existing or as may be imposed, increased or enhanced or levied at any time in future on the Said Apartment or on the Said Phase and/or the Project by any Government or Statutory Authority or Authorities, wholly in case the same relates to the Said Apartment and proportionately in

case the same relates to the Said Phase and/or the Project, as the case may be.

iii) Electricity charges for electricity consumed in or relating to the Said Apartment directly to the electricity supplying body or the Maintenance Agency, as the case may be.

iv) Maintenance charges and proportionate share of all Common Expenses (excluding any contribution towards major repairs, renovation, etc. in or for the Buildings, as may be required at any time in future) as shall be assessed on the Said Apartment and demanded from time to time by the Promoter or, upon its formation, the Association, as the case may be. The said maintenance charges and the proportionate share of all Common Expenses shall however be subject to revision from time to time as be deemed fit and proper by the Promoter, or the Association upon its formation, after taking into account the common services provided at the Said Phase and the Project.

3.1 All payments mentioned herein shall, unless so otherwise mentioned, in case the same be monthly payments, shall be made to the Promoter or upon its formation, to the Association, within 7 days of each and every month for which the same becomes due and otherwise within 7 days of the Promoter or its nominee leaving its bill for or demanding the same at the above

address of the Allottee and the Allottee shall keep the Promoter and the Association, upon its formation, indemnified against all losses damages costs claims demands actions and proceedings that may arise due to non payment or delay in payment thereof.

- 3.2 The apportionment of the liability of the Allottee in respect of any item of expenses, tax, duty, levy or outgoings payable by the Allottee in respect of the Said Apartment shall be done by the Promoter and the Association upon its formation and the same shall be final and binding on the Allottee and the Allottee shall not be entitled to raise any dispute or objection of any nature whatsoever nor shall the Allottee be entitled to hold the Promoter or its nominee or the Association responsible to furnish any accounts, vouchers, bills, documents etc. or render explanation of expenses incurred by it in any manner.
4. The Allottee shall, in case already not so done, within 6 months from the date hereof apply for and obtain separate assessment of the Said Apartment from the Rajarhat Panchayat Samity, and the Owners and the Promoter shall sign necessary papers and declarations as may be required. In case the Allottee fails to have such separation effected, then the Owners and the Promoter shall be at liberty to have the same effected as the constituted attorney of and at the costs and expenses of the Allottee.

5. The Allottee shall permit the Promoter and, upon its formation, the Association and their surveyors or agents with or without workmen and others at all reasonable times upon 48 hours prior notice, except in case of emergency, to enter into and upon the Said Apartment and every part thereof for the purpose of repairing reinstating rebuilding cleaning lighting and keeping in order and good condition the sewers drains pipes cables water courses gutters wires structures or other conveniences belonging to or serving or used for the Buildings and also for the purpose of laying down reinstating repairing and testing drainage and water pipes and electric wires and cables and for similar purposes and also to view and examine the state and condition of the Said Apartment and the Allottee shall make good all defects leakages and want of repairs within 7 days from the date of receiving notice in writing from the Promoter or the Association.
  
6. From the date of execution hereof and till the continuance of its ownership of the Said Apartment, the Allottee shall:
  - i) use the Said Apartment only for the purpose of private dwelling or residence of respectable persons in a decent and respectable manner and for no other purposes;
  
  - ii) use the Said Garage, if any, is expressly allotted to the Allottee hereunder, only for the purpose of parking of his own medium sized motor vehicles and/or two-wheeler vehicles, as the case may be;

- iii) not use the roof of the Buildings for hanging or drying of clothes, bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other allottees of the Project;
  - iv) use the Project Common Areas, Amenities and Facilities in common with the Project Allottees and also to keep the same in a clean and orderly manner free from obstructions and encroachments and not store or allow anyone else to store any goods articles or things in the staircase, lobby, landings, pathways, passages or in any other common areas of the Project.
7. The Allottee shall not do or permit to be done any act or thing which is likely to cause nuisance, annoyance or danger to the other Phase Allottees and/or the Project Allottees, as the case may be.
8. The Allottee shall not make any additions or alterations to the Said Apartment (including internal partition walls, etc.) nor to the Buildings nor shall change or alter or permit the alteration in the outside colour scheme of the exposed walls or any external walls or the elevation or façade of the Buildings or the Said Apartment or the Project and also not to decorate or paint or clad the exterior of the Said Apartment otherwise than in the manner as be agreed to by the Promoter or the Association in writing.

9. The Allottee shall abide by, observe and perform all rules regulations and restrictions from time to time made in force by the Promoter or the Association (including those contained in the Said Sale Agreement and in these presents) or the appropriate authorities for the user and management of the Said Phase and the Project and every part thereof and in particular the Project Common Areas, Amenities and Facilities.
10. The Allottee further agrees and covenants with the Owners and the Promoter that the Allottee shall at all times hereafter allow and permit unhindered access and use of the Common Areas to the other Allottes of the Project and also to the Allottees of other projects as may be built or constructed by the Promoter adjoining or in the vicinity of the Project and the Said Phase. The Promoter and the Owners accordingly agree and covenant with the Allottee that the Allottee shall likewise be entitled to the unhindered access and use of the Project Common Areas, Amenities and Facilities including the common areas of such projects as aforesaid on reciprocal arrangement. The terms of access and use of each such common areas, amenities and facilities mentioned above may be finalized by the Promoter and/or the Association of each such projects upon its formation, as may be deemed necessary. In case at any time if the Said Proportionate Undivided Share of the Allottee is to be conveyed and transferred to the Association in compliance of the Act or the Rules or Regulations or any other law from time to time, then the Allottee agrees to co-operate with the Owners and the Promoter without any demand or delay to have the Said Proportionate Undivided Share transferred to the Association by attending



the execution and registration of the Deeds of Transfer / Sale made in favour of the Association and bearing the proportionate cost of such transfer, as may be assessed by the Promoter or the Association. In case the Allottee refuses to or delays in getting such transfer done within the time required by the Promoter or the Act or Rules or Regulations or any other laws applicable from time to time, then the Promoter shall as the constituted attorney of the Allottee be entitled to execute such Deeds of Transfer and present the same for registration before the appropriate authority / Registrar and to also do all such acts and deeds, as are consequent and/or incidental thereto. The Allottee further unconditionally confirms to bear the proportionate cost towards stamp duty and registration if so required at the time of such transfer. This obligation of the Allottee, as aforesaid, shall be an essential covenant to be unconditionally complied with by the Allottee and be deemed to be a covenant running with the land till it is complied with and/or be deemed to have been complied with by the Allottee.

11. The Allottee shall have no objection for the Promoter
  - (a) to carry out construction activities on the uncompleted Phase and Apartments and common areas within the said Project;
  - (b) the erection of temporary separation wall and fencing, construction access, concrete batching plant, temporary workers quarters, and working area., etc on the Project Land, which may cause some

inconvenience due to noise, dust, lighting and extended working hours.

12. The Allottee shall not claim any damages due to any on site operations for completion of the said Project in whatsoever manner.
13. The Allottee shall not do any act, deed, matter or thing whereby the development and completion of the said Project or uncompleted blocks and apartments is in any manner whatsoever, hindered, obstructed or impaired with.
14. The Allottee shall not do any work which would jeopardize the soundness or safety of the said Project, reduce the value thereof or impair any easement nor shall the Allottee add any material structure or excavate any additional basement or cellar or encroach upon any part of the common and open space including the common areas and facilities.
15. The Allottee shall not seek partition or division or separate possession in respect of the Said Apartment under any circumstances.
16. The Allottee acknowledges and assents that the Promoter shall be entitled to put up its neon sign, hoardings and other display materials on any part or portion of the roof of the said building and all types of communication devices including dish antennas.

17. The Allottee shall not enclose the terrace/ balconies/utility areas under any circumstances.

**18. CLUB:**

Use of the Club: be entitled to use and enjoy the Club as per the applicable rules of the Club to be built within the Project upon payment of the applicable club charges. In this regard it is clarified that the club facilities are expected to be operational only after the majority of the Allottee of the Apartment/Units have moved into the Project and also only after the club management and/or the Promoter getting suitable professional operator at a reasonable cost for operating such club facilities.

CLUB MEMBERSHIP AND FACILITIES - The Promoter proposes to develop a Club having usual club facility. The Allottee consents to be a member of this Club and to pay the initial membership fees as in applicable then. The use of the facilities shall be against payment of applicable charges thereof only and membership of the Allottee shall be subject to rules and regulations made applicable therefore and be liable to be cancelled on non-payment or non-fulfillment. The membership and facilities at the said Club may be given to outsiders and /or to non-residents and/or any person who may or may not be a Co-owner in the Project. In this regard it is clarified that the club facilities are expected to

be operational only after the majority of the Allottee of the Apartment/Units have moved into the Project and also only after the club management and/or the Promoter getting suitable professional operator at a reasonable cost for operating such club facilities. On the Club becoming functional, the Allottee shall pay the charges as prescribed from time to time for running, maintenance, replacement and/or otherwise in respect of the Club and its fit outs, facilities and usage and shall also abide by the rules and regulations framed by the Promoter or its authorized representative for proper management and use of the Club. All fit outs, equipment, sporting gear, furniture and fixture shall at all times be the absolute property of the said Association / Maintenance Body. The Allottee, Co-owners, members, or any other person shall not at any time claim ownership regarding the same.

**IV. AND IT IS HEREBY MUTUALLY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:**

- a) The properties benefits and rights hereby conveyed unto and in favour of the Allottee is and shall be one lot and shall not be partitioned or dismembered in part or parts and the Allottee shall also not claim any division or partition in the Said Phase Land or the Project Land towards its Said Proportionate Undivided Share appurtenant to the Said Apartment. It is further agreed and clarified that any transfer of the Said Apartment by the Allottee shall not be in any manner inconsistent herewith and the covenants herein shall run

with the land and the transferee of the Allottee shall be bound to abide by the rules and regulations framed for the Buildings and become a member of the Association.

- b) All the apartments and other constructed areas as well as the other open and covered spaces in the Buildings or the Said Phase Land or the Project Land, as the case may be, until the same be disposed of by the Owners and the Promoter, shall remain the exclusive property of the Owners and the Promoter and the Allottee shall not claim any right or share therein.
- c) After the allotment and transfer of all the apartments in the Said Project or earlier, as the case may be, the Association of the Allottees shall be formed and the Allottee and the other allottees of the Project shall be the members thereof, each having voting rights therein in accordance with the Act and the Rules. The Allottee shall, alongwith the other Project Allottees, sign and execute all papers, documents, declarations and applications for the purpose of formation of the Association and its taking charge of the acts relating to the Common Purposes.
- d) Until such time the Association is formed and takes charge of the acts relating to the Common Purposes, the Promoter or its nominees shall manage and maintain the Said Project and look after the Common Purposes **subject however** to the Allottee making payment of the proportionate share

of maintenance charges, the Common Expenses and all other charges and expenses in terms hereof.

- e) Upon formation of the Association and its taking charge of the acts relating to the Common Purposes all the rights and obligations with regard to the Common Purposes shall be and/or stood transferred by the Promoter and/or its nominee to the Association. All references to the Promoter herein with regard to the Common Purposes shall thenceforth be deemed to be reference to the Association.
- f) In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and taxes, Common Expenses or any other amounts payable by the Allottee under these presents and/or in observing and performing the covenants terms and conditions of the Allottee hereunder, then the Promoter and upon its formation and taking charge of the acts relating to the Common Purposes, the Association, shall be entitled to:-
- (i) claim interest at the rate of Rate of the State Bank of India plus two percent per annum on all the outstanding amounts.
  - (ii) to demand and directly realise the amounts becoming due and payable to the Allottee by any tenant or licensee or other occupant in respect of the Said Unit.
  - (iii) withhold and stop use of all other utilities and facilities (including lift) to the Allottee and his family members, guests, tenants or licensees.

- g) The bills for maintenance charges / Common Expenses, electricity charges, and other charges payable by the Allottee to the Promoter and/or their nominees and upon its formation to the Association, shall be deemed to have been served upon the Allottee, in case the same is left in the Said Apartment or in the letter box in the ground floor of the Buildings and earmarked for the Said Apartment.
- h) The Project shall together at all times as a housing complex bear the name “**The Soul**” or such other name as be decided by the Promoter from time to time and none else. The Said Phase shall be named “Phase 2” of the Project.
- i) In the event that any provision of this Deed is declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indication of the same is received by either of the parties of any relevant competent authority, the parties shall amend the provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties, it may be severed from this Deed and the remaining provisions of this Deed shall remain in full force.
- j) The Allottee shall bear registration charges including the stamp duty, registration fees, legal fees and such other expenses in respect of registration of this Deed of Conveyance.

- k) The provisions of Agreement for Sale and any other prior agreement between the parties to the extent contrary to or inconsistent with these presents shall stand superseded.
- l) All other provisions, right and obligations, covenants and representations, contained in the Said Agreement, which are not in conflict with this Deed, shall be treated as part and parcel of this Deed and shall be deemed to be incorporated in this Deed by reference.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**PART - A**

**(Description of the Project Land)**

**ALL THAT** piece and parcel of Land measuring **6.89** acres, more or less, lying and situated at Mouza Hudarait, J.L. No. 54, comprised in R.S./L.R. Dag No. 2149, in Police Station Rajarhat, within Chandpur Gram Panchayet, Additional District Sub-Registration Office Rajarhat, P.S. Rajarhat, District North 24 Parganas West Bengal, as per details given hereinbelow:

<b>Owner</b>	<b>L.R. Khatian No.</b>	<b>Project Area as recorded in L.R. Khatian (in dec.)</b>
Kaushalya Township Private Limited	2462 & 2502	454
Kaushalya Nirman Private Limited	2517	101.61
Magnum Infracon Private Limited	2464, 2541 & 2765	91.39
Orion Abasaan Private Limited	2542	42
<b>Total</b>		<b>689</b>



The aforesaid land is butted and bounded as follows:-

ON THE NORTH : Land under L.R. Dag nos. 2128(P), 2137 to 2148 & 2113.

ON THE SOUTH : Land under L.R. Dag nos. 2150

ON THE EAST : Land under L.R. Dag nos. 2152

ON THE WEST : Land under L.R. Dag nos. 2128(P), 2149(P) & Land under Mouza Patharghata

**PART - B**  
**(PHASE 2 LAND)**

**ALL THAT** piece and parcel of Land measuring 1.862 acres, more or less, lying and situated at Mouza Hudarait, J.L. No. 54, comprised in R.S./L.R. Dag No. 2149, recorded in L.R. Khatian Nos. 2502, 2462, 2517, 2464, 2541, 2542 and 2765, Police Station Rajarhat, within Chandpur Gram Panchayet, Additional District Sub-Registration Office Rajarhat, P.S. Rajarhat, District North 24 Parganas West Bengal.

ON THE NORTH : Land under L.R. Dag nos. 2128(P) & 2137 to 2140.

ON THE SOUTH : Land under L.R. Dag nos. 2150

ON THE EAST : Land under L.R. Dag nos. 2149 (P)

ON THE WEST : Land under L.R. Dag nos. 2128 (P) & Land under Mouza Patharghata

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Description of the Said Apartment)**

**ALL THAT** the residential apartment situated within the Project **TOGETHER WITH** Balcony/ Verandah and also delineated on the map 'B' annexed hereto and bordered in colour "**YELLOW**" thereon **AND TOGETHER FURTHER WITH** the Right to use car parking space(s) ,if any, as per details given herein below;

- i) Apartment No. [•]
- ii) BHK [•]
- iii) Floor[•]
- iv) Block No : [•]
- v) Tower No. [•]
- vi) Type [•]
- vii) Carpet Area [•] sq. ft. more or less.
- viii) Area of the adjoining balcony/verandah: [•] sq. ft.
- ix) [•] No(s) of open car parking space (135 sft. each more or less).
- x) [•] No(s) of covered car parking space (135 sft. each, more or less).
- xi) [•] No(s) of podium basement car parking space (135 sft each more or less).
- xii) [•] No(s) of podium ground Floor car parking space, (135 sft. each, more or less).
- xiii) [•] No(s) of podium first floor car parking space, (135 sft. each, more or less).

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(PART I)**

**COMMON AREAS PHASE WISE**

**Common Areas for Phase -1**

Community Halls

- Multipurpose Hall
- All common facilities & services for the Community Halls & Multipurpose Hall
- Party Lawn

- Indoor Games Room
- Swimming Pools
  - Lap Pool
  - Leisure Pool & Jacuzzi
  - Kid's Pool
- Swimming Pool Deck
- Gymnasium / Health Lounge
- Changing Rooms facilities & Steam Bath
- Squash Court
- Mini Theatre
- Business / Reading Lounge
- Club Toilets
- Amphitheatre
- Performance Deck
- Badminton Court
- Basketball Practice Court
- Open to Sky Gym / Fitness Area
- Open to Sky Workshop Zones
- Open to Sky pavilion for Yoga & Meditation
- Open to Sky Pavilion for Festivals cum Skating Rink
- Provision for
  - Grocery
  - ATM
  - Pharmacy
  - Waterside Café
  - Crèche / Daycare / Kids Indoor lounge
- Landscaped Sit Outs & Planters
- All Landscaped features over Podium & Ground Level
- Estate Office
- Space for Loading / Unloading
- Lifts
- Common Staircases & Ramps
- Ground Floor Lobbies & Corridors
- Club Entrance Lobbies & Waiting areas
- All floor Common Lobbies & Corridors
- Common Toilets & Changing areas for Staff
- Roof Area
- Fire Refuge Platforms
- All services Shafts & Ducts
- Internal Driveway
- All Tanks, Reservoirs & Pits
- Pump Rooms
- Open to sky DG space
- Compost Plant
- Water Treatment Plant
- Sewage Treatment Plant

- All other Rooms & Areas for common services & facilities like Meter/Electrical Rooms, Utility Rooms, Store Rooms, Staff Room, Security Room etc.
- All equipment, machineries & Pipe line installations for common use.

### **Common Areas for Phase-2**

- Open to Sky Kids Play Court
- Adventure Play Park
- Outdoor Pet Zone
- Natural Water body
- Waterside Serenity Deck
- Sun Deck
- Viewing Deck
- Dense green Zone
- Landscaped Sit Outs & Planters
- All Landscaped features at Ground Level
- Lifts
- Common Staircases
- Ground Floor Lobbies & Corridors
- All floor Common Lobbies & Corridors
- Roof Area
- Fire Refuge Platforms
- All services Shafts & Ducts
- Internal Driveway
- All Tanks, Reservoirs & Pits
- Open to sky DG space
- All other Rooms & Areas for common services & facilities like Meter/Electrical Rooms, Utility Rooms, Store Rooms etc.
- All equipment, machineries & Pipe line installations for common use.

### **(Part II)**

#### **(Common Area Share And User Right)**

**ALL THAT** the undivided proportionate share as also the right to use the Common Areas (which common areas are morefully described in the Third Schedule herein above) along with the other occupants and maintenance staff.etc of the building/block/Phase II without causing any inconvenience or hindrance to them.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**(Common Expenses)**

1. **MAINTENANCE:** All costs and expenses for maintaining, white-washing, painting, repainting, repairing, renovating and replacing the common area machineries, equipments installations and accessories for common services, utilities and facilities (including the outer walls of the Buildings).
2. **OPERATIONAL:** All expenses for running and operating all machineries, equipments, installations and accessories for common facilities and utilities (including generator, lifts, water pump with motor etc.).
3. **STAFF:** The salaries of and all other expenses on the staff to be employed for the Common Purposes (including bonus and other emoluments and benefits).
4. **ASSOCIATION:** Establishment and all other expenses of the Association (including its formation) and also similar expenses of the Promoter or any agency looking after the Common Purposes until handing over the same to the Association.
5. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the Said Phase or the Buildings or any part thereof (save those assessed separately in respect of the Said Unit).
6. **INSURANCE:** Insurance premium for insuring the Buildings against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
7. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities (including electricity, water, etc.) and all charges incidental thereto.
8. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
9. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Promoter and/or the Association for the Common Purposes.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(Restrictions imposed on the Allottee).**

1. The Allottee agrees undertakes and covenants to:
  - a) comply with and observe the Rules, Regulations and bye-laws relating to the Act including such rules and regulations as may be framed by the Promoter /Maintenance Agency / Association from time to time;
  - b) permit the Promoter, Maintenance Agency and Association and their respective men agents and workmen to enter into the Said Apartment for the Common Purposes of the Project;
  - c) deposit the amounts for various purposes as may be required by the Promoter / Maintenance Agency or the Association;
  - d) use the Project Common Areas, Amenities and Facilities without causing any hindrance or obstruction to other Allottees of the Said Phase or the Project and/or occupants of the Buildings;
  - e) keep the Said Apartment and party walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Apartment in the Buildings and/or in the Said Phase in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Apartments /parts of the Buildings;
  - f) in particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the Said Apartment or the Project Common Areas for the purpose of fixing, changing or repairing the concealed wiring and pipelines or otherwise;
  - g) sign and deliver to the Promoter all papers applications and documents for obtaining separate electricity meter or electricity connection for and in respect of the Said Apartment from the service provider in the name of the Allottee and until the same is obtained, the Promoter may provide or cause to be provided reasonable quantum of electricity to be drawn by the Allottee at his cost upon installation of electricity sub-meter in or for the Said Apartment and

the Allottee shall pay all charges for electricity on the basis of reading of such sub-meter and as billed by the Promoter;

- h) bear and pay the Common Expenses and other outgoings in respect of the Said Project proportionately, and the Said Apartment wholly;
- i) pay municipal corporation taxes and all other rates taxes levies duties charges and impositions outgoings and expenses in respect of the Buildings and the Said Phase / Project proportionately, and the said Apartment wholly, and to pay proportionate share of such rates and taxes payable in respect of the said Apartment until the same is assessed separately by the municipal corporation;
- j) pay monthly common area maintenance charges for the maintenance of the Buildings, open areas, common areas, paths, passages and the Said Project as a whole, at such rate as may be quantified by the Promoter at the appropriate time;
- k) pay the monthly subscription for using the Club by the Allottee and his family members at such rate as may be quantified by the Promoter at the appropriate time;
- l) pay for gas, (if any) generator, integrated communication facilities, cable TV and other utilities consumed in or relating to the said Apartment;
- m) allow the other allottees the right of easements and/or quasi-easements;
- n) regularly and punctually make payment of the Common Expenses, Maintenance Charges, Generator / Electricity Charges, Municipal Corporation Taxes and other payments mentioned herein within seven days of receipt of demand or relevant bill, whichever be earlier;
- o) observe and comply with such other covenants as be deemed reasonable by the Promoter for the Common Purposes;
- p) not to use the Said Apartment or permit the same to be used for any purpose other than a private dwelling place of families;
- q) not to do or suffer any thing to be done in or about for the Said Apartment which may cause or tend to cause or tantamount to cause

- any damages to the floors or ceiling of the Said Apartment or in any manner interfere with the use and enjoyment thereof or of any open spaces, passages or amenities available for common use;
- r) not to demolish or cause to be demolished the Said Apartment or any part thereof at any time or any part of the said Buildings or the fittings and fixtures thereof;
  - s) not to make in the Said Apartment any structural alterations of a permanent nature except with the prior approval in writing of the Promoter and/or the municipal corporation and all other concerned or statutory authorities;
  - t) That the Allottee shall not install grills, the design of which has not been suggested and/or approved by the Promoter or the Association or in any other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Building;
  - u) That the Allottee shall draw the electric lines/wires, television cables, broadband data cables and telephone cables to the Apartment only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other Co-Buyers and/or Co-Occupiers of the Project. The main electric meter shall be installed only at the common meter space in the Building or Project, as the case may be. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Project, the Said Land and outside walls of the tower(s) save and except in the manner indicated by the Promoter or the Association, as the case may be;
  - v) The Allottee agrees that the Promoter shall, provide connectivity of cable, telecom/ high speed broadband/ other similar telecom and IT facilities to the Project and/or may enter into agreement /contract (on such terms and conditions and for such period as the Promoter shall decide) with two service providers of its choice for providing these services and/or for the purpose for putting up installations to provide such services in certain specified spaces (both open or



covered or both) earmarked/ demarcated by the Promoter within the Project and which would be declared to be common facilities by the Promoter. These contracts/ agreements, if any, entered into by the Promoter shall be continued for the period of validity of these contracts/agreements by the Association, who will take over the maintenance and management of Common Areas and thereafter, it may be renewed on terms and conditions as may be decided by the Association. The Allottee (as also other unit owners) will not be entitled to fix any antenna, equipment or any gadget on the roof or terrace of the Building or any window antenna, excepting that the Allottee shall be entitled to avail the cable connection facilities of the designated providers to all the Flat/Units.

- w) not to carry out or permit to be carried out any illegal or immoral or hazardous activities in the Said Apartment;
- x) not to store or keep any hazardous or dangerous or combustible or exceptionally heavy materials or things in the Said Apartment or to hang from or attach to the rafters or beams any heavy materials which may damage or endanger the structural stability of the Buildings;
- y) not to put any nameplate or letter box or neon-sign or board in the Project Common Areas or on the outside wall of the Buildings save at the place as be approved or provided by the Promoter Provided However that nothing contained herein shall prevent the Allottee from putting a decent nameplate on the outer face of the main door of the Said Apartment;
- z) not to open out any additional window or fix any grill box or grill or ledge or cover or any other apparatus protruding outside the exterior of the Said Apartment or any portion thereof;
- aa) not to install or fix air-conditioners, dish antennas or other apparatus on the exterior walls of the Buildings, save at places specified / fixed and in a manner as indicated by the Promoter;

- bb) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance of any Apartment or any part of the Buildings or the Said Phase/Project or may cause any increase in the premium payable in respect thereof;
- cc) not to decorate the exterior of the Buildings otherwise than in the manner agreed by the Promoter/Maintenance Agency/Association in writing or in the manner as nearly as may be in which it was previously decorated;
- dd) not to store or permit any one to store any goods or things and neither to deposit or throw or permit to be deposited or thrown any garbage, dirt, rubbish or refuse or waste in or around the staircase, lobby, landings, lifts, passages or in any other common areas or installations of the Buildings;
- ee) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Apartments in the Buildings;
- ff) not to claim any right over and/or in respect of any open land in the Project or the Said Phase or in any other open or covered areas of the Buildings and the Said Phase and the Project reserved or intended to be reserved by the Owners and/or the Promoter for their own exclusive use and enjoyment and not meant to be a common area or portion and not to obstruct any development or further development or additional construction which may be made from time to time by the Owners and the Promoter thereat or on any part thereof;
- gg) not to claim partition or sub-division of the land comprised in the Said Phase or the Project or underneath the Buildings and/or the Project Common Areas, as the case may be, towards the Said Proportionate Undivided Share attributable to the Said Apartment or any part thereof nor to do any act or deed, whereby the rights of the Owners and the Promoter and/or the rights of the Allottee of other Apartments in the Buildings is/are affected or prejudiced in any manner whatsoever nor to do any act or deed, which may cause

- obstruction and/or hindrance in the construction of the said Buildings;
- hh) not to partition the Said Apartment by metes and bounds;
  - ii) not to shift or obstruct any windows or lights in the Said Apartment or the Buildings;
  - jj) not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the Said Apartment without the prior consent in writing of the Promoter and/or the Association;
  - kk) not to park or allow anyone to park any car, two-wheeler or other vehicles at any place other than the space earmarked for parking car(s) or two wheeler(s) of the Allottee,(Said Garage) if any, mentioned in the **SECOND SCHEDULE** hereto; and
  - ll) not to let out or part with possession of the Said Garage, if so agreed to be acquired by the Allottee hereunder, independent of the Said Apartment and to use the same only for the purpose of parking of a medium size motor car or two-wheeler, as the case may be.
  - mm) not to let out the Said Apartment or any part thereof without obtaining prior written permission of the Promoter and making payment of all sums or amounts then due and payable by the Allottee in respect of the Said Apartment.
  - nn) not to park any car or two-wheeler in the Said Phase Land or the Project Land if the Allottee has not been allotted any Garage therein, and to park only one car or two-wheeler in one Garage and not more than one, even if there be space for more than one in the Garage.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**(Rights on Allottee's Default)**

- a) In case of default / delay in making payment of any amount payable under these presents (including in particular the Common Expenses and electricity charges) or otherwise by the Allottee to the Promoter or the Association

upon its formation, interest shall be payable by the Allottee at the agreed rate of 12% (twelve) percent per annum from the due date till the date of payment.

- b) In case of there being a failure, refusal, neglect, breach or default on the part of the Allottee to perform or comply with any of the terms conditions covenants undertakings stipulations restrictions prohibitions and/or obligations in respect of the Said Apartment continuing for more than 2 months, then the Promoter and/or the Association upon its formation shall be entitled to issue a notice to the Allottee calling upon the Allottee to rectify and/or make good or set right the failure neglect refusal breach or default within one month from the date of issue of the said notice. If the Allottee does not comply with the said notice to the satisfaction of the Promoter and the Association, as the case may be, then the Promoter and/or the Association, as the case may be, shall be entitled to invoke their rights under clause IV(f) of these presents and the Allottee shall in addition be liable to pay to the Promoter and/or the Association, compensation and/or damages that may be quantified by the Promoter / Association.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:**

**(Devolution of Title)**

**(DEVOLUTION OF TITLE)**

ALL THAT piece and parcel of Land measuring 689 Decimal more or less, lying and situated at Mouza Hudarait, J.L. No. 54, comprising in R.S/L.R. Dag No. 2149, under L.R. Khatian Nos. 2502, 2462, 2517, 2464, 2541, 2542 and 2765 within the limits of Chandpur Gram Panchayat, Additional District Sub. Registration Office Rajarhat, , P.S. Rajarhat, District 24 North 24 Parganas, West Bengal.

(A) One Messieurs Kaushalya Township Private Limited is the absolute owner of land measuring an area 522.04 decimals by virtue of various Deed of Conveyance detailed are as follows:-

(1) By a Deed of Conveyance dated 23rd July, 2008, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 7, at Pages 6529 to 6541, being Deed No. 06315 for the year 2008, purchase from Ajay Mondal land measuring an area 11.48 decimals in L.R. dag No. 2149.

(2) By a Deed of Conveyance dated 12th December, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 8, at Pages 3154 to 3166, being Deed No. 07230 for the year 2008, Purchase from (i) Kanai Lal Biswas, (ii) Suraj Biswas and (iii) Debraj Biswas (ii & iii both were minors, represented by their father, Kanai Lal Biswas) land area 34.5 decimals but as the transfer was done without obtaining prior Court permission, therefore, the transfer was voidable at the option of the minor after attaining majority or any person claiming under him under Sec. 8 of Hindu Minority and Guardianship Act, 1956. So also purchase from Purchase from Suraj Biswas and Debraj Biswas (on attaining majority) by a Deed of Conveyance dated 13th March, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, CD Volume No. 6, at Pages 9457 to 9475, being Deed No. 03174 for the year 2015, land measuring an area 23 decimals in L.R. dag No. 2149.

(3) By a Deed of Conveyance dated 12th December, 2007, registered in the Office of the District Sub-Registrar, Barasat, in Book No. I, CD Volume No. 8, at Pages 3126 to 3137, being Deed No. 07233 for the year 2008, purchase from (1) Hazra Pada Biswas and (2) Probhat Biswas alias Provash Chandra Biswas land area 11.45 decimals in dag no. 2149.

(4) By a Deed of Conveyance dated 25th May, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 2, at Pages 6620 to 6632, being Deed No. 03041 for the year 2007, purchase from Kunjoo Bihari Naskar land area 6.52 decimals in dag no. 2149.

(5) By a Deed of Conveyance dated 7th February, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 2, at Pages 12996 to 13012, being Deed No. 01798 for the year 2008, purchase from (1) Bindu Bala Mondal alias Bindu Basini Mondal and (2) Susmita Naskar land area 22.86 decimals in Dag No. 2149.

(6) By a Deed of Conveyance dated 16th April, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 5, at Pages 10468 to 10482, being Deed No. 05195 for the year 2008, purchase from Khitish Biswas alias Khittish Chandra Biswas land area 10.5 decimals in L.R. Dag no. 2149.

(7) By a Deed of Conveyance dated 24th August, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 10, at Pages 18942 to 18958, being Deed No. 11186 for the year 2008, purchase from Amar Biswas and Jagannath Biswas land area 4 decimals in L.R. Dag no. 2149.

(8) By a Deed of Conveyance dated 16th July, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 9, at Pages 13037 to 13054, being Deed No. 09755 for the year 2008, Purchase from Mamud Ali Mondal land area 97.29 decimals in L.R. Dag no. 2149.

(9) By a Deed of Conveyance dated 16th July, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in

Book No. I, being Deed No. 9441 for the year 2008, purchase from Mamud Ali Mondal land area 153.45 decimals in L.R. Dag no. 2149.

(10) By a Deed of Conveyance dated 28th May, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 7, at Pages 3461 to 3481, being Deed No. 07023 for the year 2008 purchase from (1) Sati Rani Mondal, (2) Biswajit Mondal, (3) Anima Mondal and (4) Ashima Mondal land measuring 61.99 (sixty one point nine nine) decimal, more or less in L.R. dag No. 2149.

(11) By a Deed of Conveyance dated 28th May, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 7, at Pages 3494 to 3513, being Deed No. 07025 for the year 2008, purchase from (1) Sati Rani Mondal, (2) Biswajit Mondal, (3) Anima Mondal and (4) Ashima Mondal land measuring 12.25 (twelve point two five) decimal, more or less in L.R. dag No. 2149.

(12) By a Deed of Conveyance dated 19th May, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 6, at Pages 17128 to 17142, being Deed No. 06617 for the year 2008, purchase from Satish Chandra Mondal land measuring 16.25 (sixteen point twenty five) decimal, more or less in L.R. dag No. 2149.

(13) By a Deed of Conveyance dated 7th November, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 20, at Pages 13605 to 13625, being Deed No. 14697 for the year 2012, Purchase from (1) Sushama Mondal, (2) Srima Mondal, (3) Rupa Mondal and (4) Kalpana Mondal land measuring 61.99 (sixty one point nine nine) decimal, more or less, in L.R. dag No. 2149.

(14) By a Deed of Conveyance dated 28th May, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 7, at Pages 3288 to 3303, being Deed No. 07015 for the year 2008, purchase from Biswajit Mondal land measuring 17.5 (seventeen point five) decimal, more or less, in L.R. dag No. 2149.

In the above mentioned events and circumstances Messieurs Kaushalya Township Private Limited has become the sole and absolute owner of land measuring 522.03 (five hundred and twenty two) decimal, more or less, out of 826 (eight hundred and twenty six) decimal, being a portion of C.S. Dag No. 2111, corresponding R.S./L.R. Dag No. 2149, Mouza Hudarait, J.L. No. 54, Police Station Rajarhat, within the jurisdiction of CGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat, in L.R. Khatian Nos. 2462 and 2502, land measuring 448.931 (four hundred and forty eight point nine three one) decimal out of the said 522.03 Decimal being Property Of Kaushalya Township Private Limited In 2149.

(B) One Messieurs Kaushalya Nirman Private Limited is the absolute owner of land measuring an area 121.31 decimals by virtue of various Deed of Conveyance detailed are as follows:-

(1) By a Deed of Conveyance dated 22nd October, 2008, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, Barasat, in Book No. I, CD Volume No. 10, at Pages 2352 to 2366, being Deed No. 03204 for the year 2010, purchase from Birampada Mondal land measuring 17.06 (seventeen point zero six) decimal, more or less, in L.R. dag No. 2149.

(2) By a Deed of Conveyance dated 21st November, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, CD Volume No. 13, at Pages 2086 to 2103, being Deed No.



13663 for the year 2008, purchase from (1) Dilip Kumar Mondal and (2) Asit Kumar Mondal land measuring 88 (eighty eight) decimal, more or less, in L.R. dag No. 2149.

(3) By a Deed of Conveyance dated 29th August, 2008, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, Barasat, in Book No. I, CD Volume No. 8, at Pages 14947 to 14962, being Deed No. 08248 for the year 2008, purchase from (1) Indu Bala Mondal, (2) Subhash Mondal, (3) Subhendu Mondal (4) Mina Mondal (Gayen) and (5) Bina Mondal (Gayen) land measuring 16.25 (sixteen point twenty five) decimal, more or less, in L.R. dag No. 2149.

In the above mentioned events and circumstances Messieurs Kaushalya Nirman Private Limited has become the sole and absolute owner of land measuring 121.31 (one hundred and twenty one point three one) decimal, more or less, out of 826 (eight hundred and twenty six) decimal, being a portion of C.S. Dag No. 2111, corresponding R.S./L.R. Dag No. 2149, Mouza Hudarait, J.L. No. 54, Police Station Rajarhat, within the jurisdiction of CGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat, in L.R. Khatian No. 2517, in respect of land measuring 105.9758 (one hundred and five point nine seven five eight) decimal out of 121.31 Decimal being the Property Of Kaushalya Nirman Private Limited In 2149.

(C) One Messieurs Magnum Infracon Private Limited is the absolute owner of land measuring an area 90.5444 (ninety point five four four four) decimal by virtue of various Deed of Conveyance detailed are as follows:-

(1) By a Deed of Conveyance dated 19th November, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas,

in Book No. I, CD Volume No. 21, at Pages 2245 to 2265, being Deed No. 12786 for the year 2014, purchase from Astapada Naskar land measuring 17 (seventeen) decimal, more or less, in L.R. Dag No. 2149.

(2) By a Deed of Conveyance dated 19th November, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2266 to 2286, being Deed No. 12787 for the year 2014, Purchase from Harekrishna Naskar land measuring 17 (seventeen) decimal, more or less, in L.R. Dag No. 2149.

(3) By a Deed of Conveyance dated 19th November, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 2287 to 2307, being Deed No. 12788 for the year 2014, purchase from Ram Krishna Naskar land measuring 17 (seventeen) decimal, more or less, in L.R. Dag No. 2149.

(4) By a Deed of Conveyance dated 26th August, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 15, at Pages 5468 to 5487, being Deed No. 09592 for the year 2014, purchase from Panchuram Mondal land measuring 7 (seven) decimal, more or less, in L.R. Dag No. 2149.

(5) By a Deed of Conveyance dated 16th February, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, being Deed No. 01742 for the year 2015, purchase from Md. Sahabuddin Molla land measuring 3.1388 (three point one three eight eight) decimal, more or less, in L.R. Dag No. 2149.

(6) By a Deed of Conveyance dated 6th April, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, being Deed No. 04238 for the year 2015, purchase from Md. Sahabuddin Molla land measuring 3.2214 (three point two two one four) decimal more or less, in L.R. Dag No. 2149.

(7) By a Deed of Conveyance dated 16th February, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, being Deed No. 01732 for the year 2015, purchase from Biswanath Biswas land measuring 2.3128 (two point three one two eight) decimal, more or less, in L.R. Dag No. 2149.

(8) By a Deed of Conveyance dated 16th February, 2015, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No. 4, at Pages 1 to 17, being Deed No. 01734 for the year 2015, purchase from Sushil Kumar Biswas land measuring 9.1686 (nine point one six eight six) decimal, more or less, in L.R. Dag No. 2149.

(9) By a Deed of Conveyance dated 20th April, 2017, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, Volume No. 1523-2017, at Pages 121538 to 121561, being Deed No. 152304318 for the year 2017, purchase from Ram Awatar Bajaj alias Ramotar Bajaj land measuring 12.39 (twelve point three nine) decimal, more or less, in L.R. Dag No. 2149.

(10) By a Deed of Conveyance dated 9th September, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, Volume No. 1523-2016, at Pages 292534 to 292557, being Deed No. 152309589 for the year 2016, purchase from (1) Mira Biswas, (2) Suvankar Biswas and (3) Bhaskar Biswas land measuring 2.3128 (two point three one two eight) decimal, more or less, in L.R. Dag No. 2149.

In the above mentioned events and circumstances Messieurs Magnum Infracon Private Limited has become the sole and absolute owner of land measuring 90.5444 (ninety point five four four four) decimal, more or less, out of 826 (eight hundred and twenty six) decimal, being a portion of C.S. Dag No. 2111, corresponding R.S./L.R. Dag No. 2149, Mouza Hudarait, J.L. No. 54, Police Station Rajarhat, within the jurisdiction of CGP, Sub-

Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat, in L.R. Khatian Nos. 2464, 2541 and 2765, in respect of land measuring 91.0252 (ninety one point zero two five two) decimal being Property Of Magnum Infracon Private Limited In 2149.

(D) Messieurs Orion Abasaan Private Limited is the absolute owner of land measuring an area 43.44 (forty three point four four) decimal, by virtue of various Deed of Conveyance detailed are as follows:-

(1) By a Deed of Conveyance dated 6th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, being Deed No. 10328 for the year 2008, purchase from Sujoy Mondal land measuring 11.48 (eleven point four eight) decimal, more or less, in L.R. Dag No. 2149.

(2) By a Deed of Conveyance dated 6th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 10, at Pages 1861 to 1876, being Deed No. 10329 for the year 2008, purchase from Srishtypada Mondal and Bijoy Mondal land measuring 22.96 (twenty two point nine six) decimal, more or less, in L.R. Dag No. 2149.

(3) By a Deed of Conveyance dated 23rd June, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, CD Volume No. 8, at Pages 4330 to 4350, being Deed No. 08156 for the year 2008, purchase from (1) Prova Bala Biswas, (2) Ajit Biswas, (3) Prosenjit Biswas, (4) Sujit Biswas, (5) Indrajit Biswas, (6) Ranjit Biswas, (7) Biswajit Biswas and (8) Dipika Biswas land measuring 9 (nine) decimal, more or less, in L.R. Dag No. 2149.

In the above mentioned events and circumstances Messieurs Orion Abasaan Private Limited has become the sole and absolute owner of land

measuring 43.44 (forty three point four four) decimal, more or less, out of 826 (eight hundred and twenty six) decimal, being a portion of C.S. Dag No. 2111, corresponding R.S./L.R. Dag No. 2149, Mouza Hudarait, J.L. No. 54, Police Station Rajarhat, within the jurisdiction of CGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas ) and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat, in L.R. Khatian No. 2542, in respect of land measuring 43.0346 (forty three point zero three four six) decimal out of 43.44 Decimal being the Property Of Orion Abasaan Private Limited In 2149.

**IN WITNESS WHEREOF** the parties hereto have hereunto put their respective hands the day month and year first above written.

**SIGNED AND DELIVERED** by the  
withinnamed **OWNERS** at **Kolkata** in  
the presence of:

**SIGNED AND DELIVERED** by the  
withinnamed **PROMOTER** at  
**Kolkata** in the presence of:

**SIGNED AND DELIVERED** by the  
withinnamed **ALLOTTEE** at **Kolkata**  
in the presence of:

**RECEIPT**

**RECEIVED** on the day month and year first above written of and from the withinnamed Allottee the withinmentioned sum of Rs. .... /- paid as and by way of full consideration in terms of these presents as per Memo below.

Rs. .... /-

**(Rupees ..... only)**

**MEMO OF CONSIDERATION:**

**RECEIVED** as follows :

(Rupees ..... only)

**WITNESSES:**

**DATED THIS ..... DAY OF ....., 2018**

**BETWEEN**

**MAGNUM INFRACON PRIVATE LIMITED  
KAUSHALYA TOWNSHIP PRIVATE LIMITED  
ORION ABASAAN PRIVATE LIMITED  
KAUSHALYA NIRMAN PRIVATE LIMITED**  
... Owners

**AND**

**PS PRIMARC PROJECTS LLP**  
... Promoter

**AND**

**.....**  
... Allottee

Draft/-

**DEED OF CONVEYANCE**  
**Of**  
**Tower : .... ; Flat No. : .... ; Floor : ....**  
**WITH**  
**..... Garage**  
**AT**  
**.....**

**FOX & MANDAL,  
Solicitors & Advocates,  
12, Old Post Office Street,  
Kolkata - 700 001.**