



GOVERNMENT OF WEST BENGAL
Department of Housing: P & W Branch
1, K.S.Roy Road, N.S. Buildings, 1st Floor, Kolkata-1.

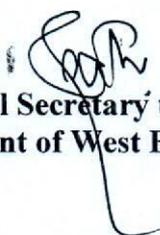
No. 114-H1/2M-15/2017 (Pt-V)

Date: 24/03/2025

Sub: Model Deed of Conveyance for Nijashree Housing Scheme.

I am directed to inform that a **Model Deed of Conveyance** for transferring flats with proportionate share of land to the beneficiaries under **Nijashree Housing Scheme** is being circulated for taking necessary action from the end of the concerned district Authorities.

I am further directed to inform that the above said Model Deed of Conveyance has been prepared after necessary relaxation of the conditions of IDTs vide this Department Notification No. 42-H1/2M-15/2017 (Part-V), dtd. 04/02/2025 and through vetting the Model Deed of Conveyance by the Ld. Legal Remembrancer, Govt. of West Bengal.


**Additional Secretary to the
Government of West Bengal**

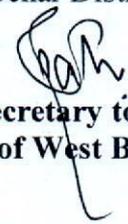
No. 114/1(9) -H1/2M-15/2017 (Pt-V)

Date: 24/03/2025

Copy forwarded for information and taking necessary action to:

01. **The District Magistrate** - Purba Medinipur, / Paschim Medinipur / Bankura / Paschim Burdwan / Nadia / North 24 Parganas / Malda / Jalpaiguri / Coochbehar District, West Bengal.

Encls: As stated.


**Additional Secretary to the
Government of West Bengal**

No. 114/2(4) -H1/2M-15/2017 (Pt-V)

Date: 24/03/2025

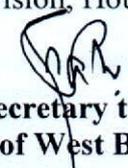
Copy forwarded for information to:

01. The Engineer-in-Chief Engineer, Housing Department.

02. The P.S. to Hon'ble MIC, Housing Department.

03. The Nodal Officer- Purba Medinipur, / Paschim Medinipur / Bankura / Paschim Burdwan / Nadia / North 24 Parganas / Malda / Jalpaiguri / Coochbehar District, West Bengal.

04. The Executive Engineer- Medinipur Division / Bankura Division / Burdwan Division / Nadia Division / Kolkata North II Division / Malda Division / Siliguri Division, Housing Directorate.


**Additional Secretary to the
Government of West Bengal**

OR
DESPATCHED
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AND WHEREAS the said Vendee along with other Vendees shall form an Apartment Owners' Association registered under the West Bengal Apartment Ownership Act, 1972. The Association so formed shall take over the responsibility of maintaining the Common Areas & Facilities of the Project under the West Bengal Apartment Ownership Act, 1972;

THE VENDEE(S) DOETH HEREBY COVENANT WITH THE GOVERNMENT as follows:-

The owner of the property which is inheritable have good right, but no beneficiary i.e the Vendee / Purchaser of flat under the "Nijashree" Housing Scheme shall be allowed to transfer his/ her/ rights, title and interests in respect of the allotted flat with proportionate land share or rent out or sale the flat to others belonging to same category (i.e. LIG / MIG) without prior written approval of the Housing Department, Government of West Bengal;

AND WHEREAS the said Vendee(s) has/ have taken inspection of the building plan, site plan and the said flat and has/ have satisfied himself/ herself/ themselves to the construction thereof and the condition and descriptions of all fixtures and fittings installed more fully described in the "SPECIFICATION SCHEDULE" and / or provided therein and also to the amenities and facilities;

AND WHEREAS the Vendee(s) has/ have agreed to the condition that no repair or rectification work of any defect of the flat shall be undertaken by the Government either at the time of execution of this Indenture or the date of handing over of possession of the flat whichever is earlier;

AND WHEREAS the Vendee(s) has/ have further agreed in the matter that no complaint regarding design, layout, accommodation, specification, fittings and fixtures etc. and facilities provided in the apartment or in the Project shall be entertained by the Government after this sale or transaction except in accordance with any law for the time being in force ;

AND WHEREAS the said Vendee along with other Vendees shall form an Apartment Owners' Association registered under the West Bengal Apartment Ownership Act, 1972. The Association so formed shall take over the responsibility of maintaining the Common Areas & Facilities of the Project under the West Bengal Apartment Ownership Act, 1972;

THE VENDEE(S) DOETH HEREBY COVENANT WITH THE GOVERNMENT as follows:-

The owner of the property which is inheritable have good right, but no beneficiary i.e the Vendee / Purchaser of flat under the "Nijashree" Housing Scheme shall be allowed to transfer his/ her/ rights, title and interests in respect of the allotted flat with proportionate land share or rent out or sale the flat to others belonging to same category (i.e. LIG / MIG) without prior written approval of the Housing Department, Government of West Bengal;

AND WHEREAS the said Vendee(s) has/ have taken inspection of the building plan, site plan and the said flat and has/ have satisfied himself/ herself/ themselves to the construction thereof and the condition and descriptions of all fixtures and fittings installed more fully described in the "**SPECIFICATION SCHEDULE**" and / or provided therein and also to the amenities and facilities;

AND WHEREAS the Vendee(s) has/ have agreed to the condition that no repair or rectification work of any defect of the flat shall be undertaken by the Government either at the time of execution of this Indenture or the date of handing over of possession of the flat whichever is earlier;

AND WHEREAS the Vendee(s) has/ have further agreed in the matter that no complaint regarding design, layout, accommodation, specification, fittings and fixtures etc. and facilities provided in the apartment or in the Project shall be entertained by the Government after this sale or transaction except in accordance with any law for the time being in force ;

The entire operation and maintenance of water supply system, compound lighting as well as building and common areas, maintenance of internal sewer lines, surface drains, internal roads and pathways will be the sole responsibility of the Vendees to be discharged by them severally and jointly through the Association. All the Vendees will collectively enjoy the Common Areas and Facilities and follow the General Terms and Conditions of allotment mutatis mutandis. The Government will have no responsibility regarding the above said operation and maintenance.

The flats will be used only for residential purpose. No Commercial activity is entitled to be performed in the flats as well in the campus of the project. If it is detected subsequently that land is being used for commercial purpose then the Vendee(s) will be liable to pay full market value of the land as to be assessed on the date of such detection in terms of Inter Departmental Transfer (IDT) of land by the Department of Land & Land Reforms and Refugee, Relief and Rehabilitation vide Memo. No.....-, dated.....
(The following part of this passage "...in terms of Inter Departmental Transfer (IDT) of land by the Department of Land & Land Reforms and Refugee, Relief and Rehabilitation vide Memo. No. dated....." will be omitted in case of the land plot which has not been acquired through IDT).

The Vendee hereto of the said Flat shall always be entitled to pass, re-pass and to have ingress and egress to and from the main gate of the said building and through and from all the common stairs, landings and passages for the purpose of going and carrying all luggage and articles without causing any disturbances and annoyances and inconvenience to the other occupiers and inmates of the said building and without causing any loss or damages or injury or encroachment whatsoever to the said building.

It is hereby agreed that the Vendee hereto shall not at any time demolish or damage or caused to be damaged or demolished the said flat or any part thereof or will be as any time make or cause to be made any structural additions or alternations of whatsoever nature to the said flat or any part thereof and no extra further load on any of the floors including top roof and anywhere in the entire building complete in the manner of gardening replacement or decoration of floors by marble slabs, tiles or the like is permissible.

FIRST SCHEDULE:

All that piece or parcel of land measuring more or lessAcre at Mouza-..... J.L. No.-....., LR/CS/RS Plot No., Block-, PS-inDistrict.

Butted and bounded as follows:

ON THE NORTH:-----

ON THE SOUTH:-----

ON THE EAST:-----

ON THE WEST:-----

SECOND SCHEDULE
DETAILS OF FLAT :

[It is changeable on the report of Executive Engineer, Housing Dte.]

All that Flat No.....at Block No.....of (Category- LIG/ MIG) on the.....Floor, side of the Block having measurement of **35.15 sqm (378 sqft) / 51.96 SQM. (559 SQFT.)** (**Strike out which is not applicable**) as **PLINTH area** in LIG/MIG (**Strike out which is not applicable**) type consisting of one Kitchen, one **drawing and dining room**, **one/two Bedrooms (as applicable)**, one toilet and one Balcony being a part of the premises described in **“THE FIRST SCHEDULE”**.

SPECIFICATION SCHEDULE:

[It is changeable on the report of Executive Engineer, Housing Dte.]

(A). Civil:

1. Foundation:- Normal isolated, combined footing/ two way strip as applicable as per soil exploration.
2. The structure is frame structure with seismic resistant.
3. Grade of concrete M25, Grade of steel Fe500D
4. Wall: All exterior walls is 200mm thick with normal traditional kiln burnt brick, All partition walls is 125mm thick with normal traditional kiln burnt brick.
5. All outside walls : Finished with plaster and cement based paint.
6. Roof treatment: - Average 40mm thick 1:2:4 concrete with polyester fibre over a coating of water proofing paint.
7. Collapsible gate at the main entrance of the building. Ornamental grill at stair railing.
8. Inside wall of stair and lobby portion is finished with plaster and three coats of white washing.
9. All outside plumbing lines are made of ASTMD pipe (exposed).
10. Inside plumbing work: Concealed ASTMD standard pipe.
11. All plumbing fittings are made of PTMT standard.
12. All waste and soil lines are made up of UPVC pipe with necessary fittings.
13. PVC water tank is provided at roof top.
14. Parapet wall is provided all around the roof slab.
15. Suitable rain water down pipe for proper drainage of water from roof.
16. Septic tank with soak well for soil lines.

(B) Electrical:

17. Individual Energy meter to be fixed on 1200 x 1100 mm green ply with 32 A DP MCB, 100 A Bus bar 415 V.
18. Point Wiring: Distribution wiring in 19 mm bore 3 mm polythene pipe (Pre-laid) Horizontal & Vertical run embedded in wall by 3 x 1.5 sq.mm Copper wire.
19. Drawing of Copper wire:
 - a. 2 x 6 sqmm +1x4 sq. mm – Meter to SPN DB,
 - b. 2 x 2.5 sq. mm + 1 x 1.5 sq. mm – Power Plug,
 - c. 2x4 sq. mm + 1 x 2.5 sq. mm – AC & Geyser point,
 - d. 3 x 1.5 sq. mm – Separate 5A plug & Staircase wiring.

20. SPN MCB DB : 2 + 12 way SPN MCB DB complete in each flat.
21. Bulkhead Light: For Main Entrance, Staircase & half landing, roof in total 9 nos.
22. Common Lobby : 1 no light point in each floor.

Room wise specification:

Sl. No	Part of flat	Specification, fittings and fixtures etc. and Facilities provided
1	Floor	Artificial stone flooring at Bed room, Drawing and Dining Room, Balcony, Kitchen and at Ceramic Tiles flooring
2	Wall and Ceiling	Plaster with three coats white washing and at toilet Ceramic tiles upto 1.50m above which plaster with three coats whitewashing
3	Door	Flush door with angle iron frame with two coats painting over a coat of priming in the rooms, kitchen and drawing & dining and ii) at balcony F.R.P door with wooden frame with two coats painting over a coat of priming on frame portion only and iii) at toilet P.V. C door with P.V.C door frame.
4	Window	Steel window with integrated grill & fitted with glass panes along with two coats of painting over a coat of priming.
5	Railing at Balcony	Ornamental grill works in railing up to 900mm height from floor level with two coats of painting over a coat of priming over 225 mm high 125 mm wide brick wall.
6.	Cooking platform at Kitchen	Black stone cooking platform fitted with mosaics ink and wall adjacent to the platform will fitted With ceramic tiles upto 600 mm height.
7	Sanitary fittings at toilet	One no Anglo Indian water closet with P.V. Cistern, one basin with pillar cock, one no mirror, one no towel rail and one no shower rose.
8	Plumbing point	At Kitchen —one no bib cock above sink and one no bib cock below sink. At Toilet -one no bib cock near W.C , one no bib cock at bathroom, one no shower point and one no basin point
9	Electrical	At Bed room - Fan Point – 1 no, Light Point – 2 nos. 2x5 A Separate plug- 1no, AC point– 1no in each bed room At drawing and dining room -Fan Point – 1 no, Light Point – 3 nos. 2 x 5A Separate plug - 2 no, Call bell – 1 no At kitchen –Exhaust Fan Point–1no, Light Point – 1 no, 2 x 5A Separate plug - 1 no, 15A Power Plug – 1 no At toilet –Exhaust Fan Point– 1no, Light Point–1no, Geyser Point–1 no

THIRD SCHEDULE

Details of Common Areas and FACILITIES:

Other Amenities:

1. Pavement with plain cement concrete according to the width as shown in layout plan.
2. Boundary wall with a main gate and wicket gate.
3. Open surface drain for drain of storm and waste water.
4. Tube well / underground water reservoir with necessary pumping arrangement and network.
5. Lightning conductor for each building.
6. Fire Extinguisher for each floor.
7. Compound Lighting from roof of each building & from 9 mt ST Pole.
8. Earthing for each block.
9. LED Sign board for identification.
10. Service connection for each building.
11. Roof of the Building

MEMO OF CONSIDERATION:

RECEIVED a sum of Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand) / Rs. 9,28,000/- (Rupees Nine Lakh Twenty Eight Thousand) only (Strike out which is not applicable) from the purchaser as full and final payment of the total consideration money in the following manner :-

Installments	Amount Paid (write amt. as paid)	Time of payment	Details of payment (cheque no / transaction no and date.)
Application money	Rs.2500/-(LIG) or Rs.5000/- (MIG) of Total price	At the time of submitting application already paid.	
1 st Installment	10% of Actual Cost including application money i.e. Rs.69,500/- (LIG)/ Rs. 87,800/- (MIG)	Within 45 days from the date of issuance of Allotment letter.	
2 nd Installment	20% of Actual Cost i.e. Rs. 1,44,000/- (LIG) / Rs. 1,85,600/- (MIG)	Roof Casting of Ground floor and within 30 days from issuance of Demand letter.	
3 rd Installment	20% of Actual Cost i.e. Rs. 1,44,000/- (LIG) /Rs. 1,85,600/- (MIG)	Roof Casting of 1 st floor and within 30 days from issuance of Demand letter.	
4 th Installment	20% of Actual Cost i.e. Rs. 1,44,000/- (LIG)/ Rs. 1,85,600/- (MIG)	Roof Casting of 2 nd floor and within 30 days from issuance of Demand letter.	
5 th Installment	20% of Actual Cost i.e. Rs. 1,44,000/- (LIG)/ Rs. 1,85,600/- (MIG)	Roof Casting of 3 rd floor and within 30 days from issuance of Demand letter.	
6 th Installment	10% of Actual Cost i.e. Rs. 72,000/- (LIG) / Rs. 92,800/- (MIG)	Before possession and within 30 days from issuance of Demand letter.	
TOTAL	Rs.7,20,000/- or Rs. 9,28,000/-		

IN WITNESSES WHEREOF the parties hereto put their respective hands and signatures on this Deed of Conveyance in the presence of witnesses on this day, month and year first above written.

Signed Sealed and Delivered

for and on behalf of the Governor
of the State of West Bengal by the

District Magistrate,..... District of West Bengal
In the presence of :

(Seal & Signature of the Vendee)

1). Witness:

Signature:

Address:

Occupation:

2). Witness:

Signature:

Address:

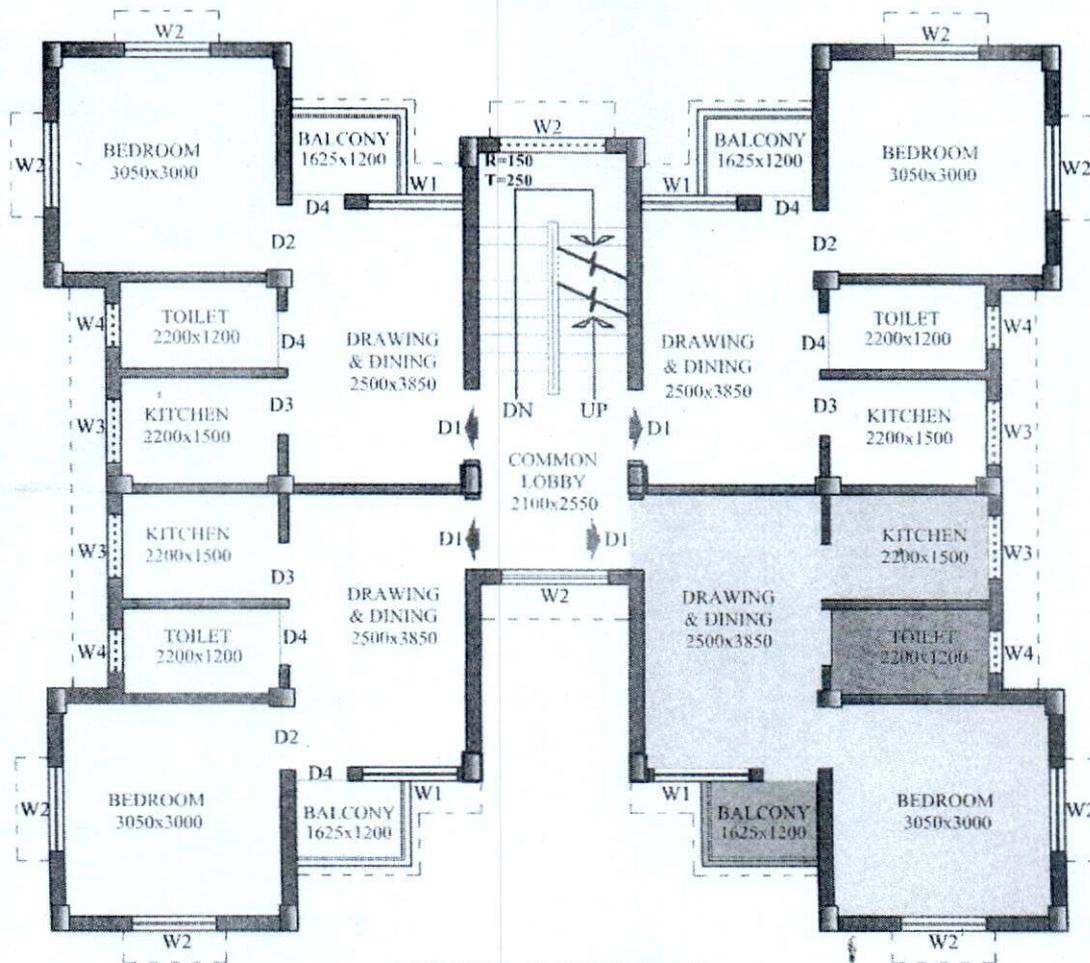
Occupation:

Drafted by:-

.....

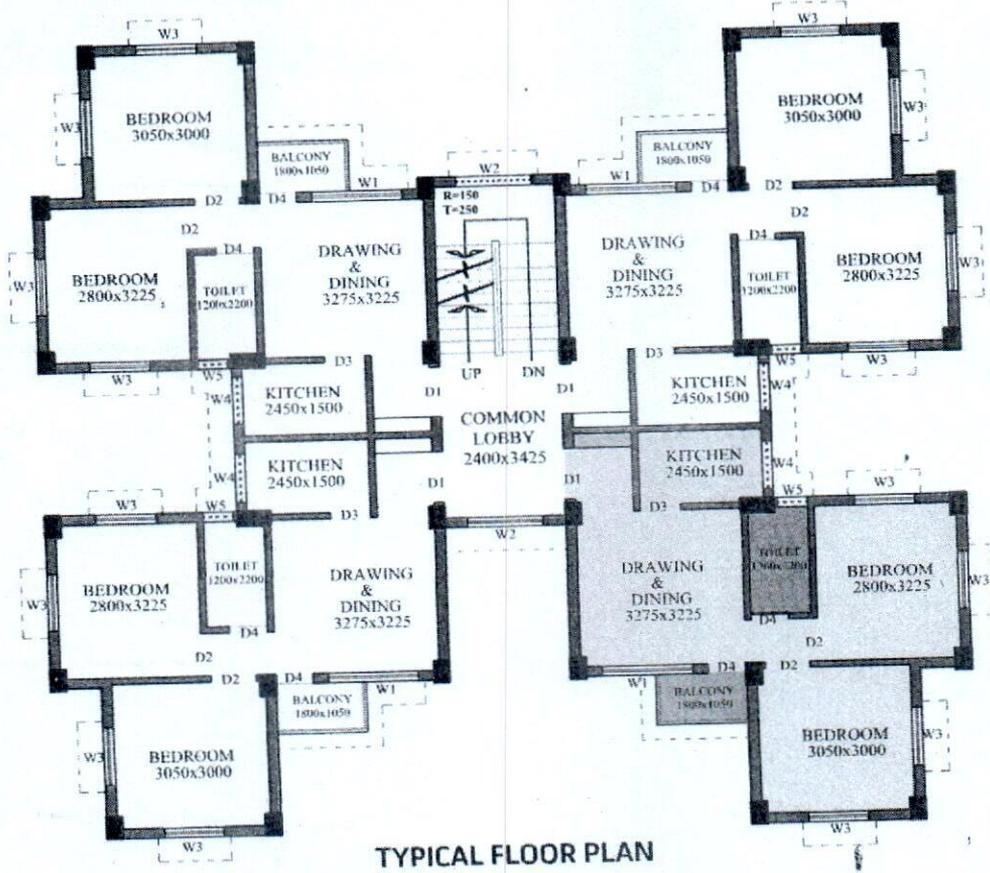
SIGNATURE OF THE VENDOR

PROPOSED 1BHK FLAT FOR THE NIJASHREE PROJECT



TYPICAL FLOOR PLAN

PROPOSED 2BHK FLAT FOR THE NIJASHREE PROJECT



TYPICAL FLOOR PLAN

-----END-----