

1. **Date:**

2. **Nature of document: Deed of Sale.**

3. **Parties:**

3.1 **Promoter: MERLIN PROJECTS LIMITED**, (CIN:U70109WB1984 PLC038040) (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956, having its Registered Office at 22, Prince Anwar Shah Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata – 700 033, represented by its Authorized Signatory Mr. _____ (PAN: _____), son of _____, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata – 700 033, of the **FIRST PART**;

3.2 **Co-Owners:** Dr. Shankar Prasad Ghosh and (2) Dr. Dibakar Ghosh, both sons of Late Kanai Lal Ghosh, (3) Smt. Madhumita Biswas daughter of Atindra Nath Biswas and (4) Sri Anindya Sundar Biswas son of Pradyut Kumar Biswas, all represented by their Constituted Attorney Merlin Projects Ltd. (PAN: AACCM0505B), a Company Limited Liability Partnership Firm, incorporated under the Companies Act 1956 having its Registered Office at 22, Prince Anwar Shah Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata – 700 033, through its Authorised Signatory _____ (PAN: _____) (Aadhaar No. _____) son of _____, working for gain at 22, Prince Anwar Shah Road, Post Office: Tollygunge, Police Station: Charu Market, Kolkata – 700 033, of the **SECOND PART**;

3.3 **Allottee/Purchaser:** _____ **Mr.** _____ (PAN: _____) son of Mr. _____, by occupation Service, faith Hindu, Citizen of India, residing at _____, P.O. _____, P. S. _____, Kolkata – 700 0____, of the **THIRD PART**.

3.4 The terms Owner, Promoter and Allottee shall include their respective successors-in-interest and all persons claiming under or through them.

3.5 The terms Promoter & Co-Owners & shall mean the Transferor.

4. **Background:**

- 4.1 The First Party and the Second Party herein are the joint Owners of Premises No. 68A, Suresh Banerjee Road (formerly known as Beliaghata Main Road), P. S. Beliaghata, Kolkata – 700 010, within the jurisdiction of Ward No. 033 of the Kolkata Municipal Corporation, more fully and particularly mentioned in **Schedule-A**, hereinafter referred to as the ‘*Said Premises*’ and the chain of title, Ownership details of the ‘*Said Premises*’ more fully and particularly mentioned in **Schedule-B** appearing in this deed.
- 4.2 The First Party herein is a Promoter engaged in the development of real estate, properties in Kolkata.
- 4.3 The Co-Owners have entered into Development Agreements with the Promoter and granted Power of Attorneys for development of their share in the ‘*Said Premises*’. The details of such Development Agreements and Power of Attorneys are more fully mentioned in **Schedule-B1**.
- 4.4 The plan for development of a Residential Housing Project has been sanctioned by Kolkata Municipal Corporation in respect of the ‘*Said Premises*’ and the same being revised subsequently, based on the said sanctioned Plan the Promoter has completed construction of the Residential Housing Project ‘*Merlin Ivy*’ and the Kolkata Municipal Corporation (KMC) has granted Completion Certificate for the project and the details of the sanction plan and CC are mentioned in **Schedule-B2**. The particulars of the said Residential Housing Project ‘*Merlin Ivy*’ more fully mentioned in **Schedule-C**.
- 4.5 By a Sale Agreement morefully mentioned in **Schedule-D** the Promoter along with the Co-Owners have sold one Residential Apartment at ‘*Merlin Ivy*’ more fully described in the **Schedule-D1** to the Allottee herein, and by executing and registering this deed of sale the Owner and Promoter are conveying / transferring the said Apartment in favour of the Allottee herein.
- 4.6 **Car parking space** – For better understanding, management and discipline amongst the apartment owners/occupiers of the said Residential Housing Project, the Promoter has earmarked and allotted the car parking space, to those allottees who have applied for the same. The details of the same if allotted are more fully described in the **Schedule-D1**, against apartment purchased by the Allottee to facilitate the parking of medium size road worthy passenger car therein.

5. **Interpretations:**

- 5.1 Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Allottee, then the portion of the whole amount payable by the Allottee shall be in proportion to the area of the Allottee's respective Apartment, which will also include proportionate area of the total common area.
- 5.2 Any reference to statute shall include any statutory extension or modification or enactment of such statute and/or any rules regulations or orders made there under.
- 5.3 Masculine gender shall include feminine and neuter genders and vice versa.
- 5.4 The paragraphs heading do not form part of this deed and have been given only for the sake of convenience and shall not be taken into account for the construction of interpretation.
- 5.5 Any reference to a clause or a Schedule means a Clause or Schedule of this deed.
6. **Subject Matter of Sale/Transfer:** more fully described in **Schedule-D1**.
7. **Now this Indenture witnesses:**
 - 7.1 **Transfer:**
 - 7.1.1 In consideration of payment for a total amount, more fully described in **Schedule-E**, and in the Memo of Consideration annexed hereto, paid by the Allottee to the Promoter herein and in further consideration of Allottee fulfilling all obligations under these presents, the Promoter along with the Co-Owners (Transferors) do and doth hereby sell, transfer, convey, assure and assign forever unto and in favour of the Allottee ALL THAT an Apartment with facility to park medium size road worthy passenger car/s in the allotted car parking space, if allotted, hereinafter referred to as the **Said Unit**, more fully described in the **Schedule-D1**, together with proportionate variable, undivided, indivisible share of land underneath the building and attributable to the said Apartment/Unit, and the Transferors doth hereby release, relinquish and disclaim all their respective right, title and interest into or upon the said Unit **TO HAVE AND TO HOLD** the said Unit, unto the Allottee herein absolutely and forever free from all encumbrances, trusts, liens, quasi easement and other stipulation and provision in

connection with the beneficial use and enjoyment of the said Unit, belonging to and held by the Allottee for residential purpose only and upon/after execution of this deed, subject however, to the rights reserved by the Transferors, the Allottee shall have every right to sell, gift, lease and transfer the same.

7.1.2 Right to use the common area of the said Residential Housing Project more fully described in **Schedule-F** (Share of Common area), are all comprised in and/or being part or portions of the 'Said Premises' and/or the said Residential Housing Project, including the common facilities and amenities provided thereat.

7.1.3 The aforesaid sale and transfer is and subject to the mutual easements and restrictions more fully described in **Schedule-G** and further subject to conditions more fully described in **Schedule-H**, which shall be covenants running with the said Unit.

7.2 **Covenants of the Allottee:**

7.2.1 The Allottee subject to compliance of all the terms and condition of this deed and further, observing and performing the covenants, more fully described in the **Schedule-H**, appearing hereinafter, shall peacefully own, hold and enjoy the said Unit.

7.2.2 The Allottee has been and is aware, that certain minor changes, modification and/or alteration, for the purpose of expeditious construction, better planning and due to non-availability of certain materials, during the course of construction were made by the Promoter on the advice of the Project Architect, to the preliminary plans and specifications, reflected in the brochure, at the time of booking and the Allottee hereby undertakes not to raise any dispute and/or claim of whatsoever nature in this regard.

7.2.3 Upon execution of this conveyance deed, the Allottee, subject to the warranty mentioned in clause 7.3.3, hereafter, shall not raise any claim of whatsoever nature, against the Promoter and the Co-Owners.

7.3 **Covenants and Rights of Transferors:**

7.3.1 The Transferors confirm that the title to the Premises is marketable and free from all encumbrances and the Transferors jointly have good right, full power and absolute authority to sell, transfer and convey the said Apartment, as mentioned in

Schedule-D1.

- 7.3.2 That at the costs and requests of Allottee, the Transferors shall do all such acts and execute all documents as may be required for more perfectly assuring the said Unit unto and/or in favour of the Allottee and shall also, for verification produce and / or provide all original title documents/papers, unless prevented by fire or irresistible force.
- 7.3.3 The Promoter shall rectify all reasonable construction related defects in the Unit, if any, brought to the notice of the Promoter, at its own cost and effort, within five calendar year from the date of Completion Certificate, issued by the KMC.

It is clarified that the above said responsibility of the Transferors shall not cover defects, damage, or malfunction resulting from (a) misuse (b) unauthorised modifications or repairs done by the Allottee or his/her/their/its nominee/agent, (c) cases of force majeure (d) failure to maintain the amenities/equipments (e) accident and (f) negligent use. Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers on their standard terms. Provided that where the manufacturer warranty as shown by the Promoter to the Allottee ends before the defect liability period and such warranties are covered under the maintenance of the said Residential Housing Project and if the annual maintenance contracts are not done/renewed by the allottees, the Promoter shall not be responsible for any defects occurring due to the same. The Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Apartments and the Common project amenities wherever applicable. The Allottee has been made aware and the Allottee expressly agrees that the regular wear and tear of the Residential Housing Project excludes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20⁰ Centigrade and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Allottee it shall be necessary to appoint an expert/surveyor to be nominated by the Architect of the said project, who shall survey and assess the

same and then submit a report to state the defects in material used in the structure of the Unit and in the workmanship executed.

7.3.4 The Promoter shall be entitled to allot, transfer, enjoy and/or utilize all open/covered car parking spaces, save and except those allotted to the Allottee, and/or any other constructed area which is not earmarked/reserved for the common use of owners/occupants of the said Residential Housing Project '*Merlin Ivy*', at such consideration or in such manner as thought deemed fit and proper.

7.3.5 The Promoter reserve its right for development in future adjoining/ neighbouring premises and extend the common services and facilities provided herein, including ingress and egress from the main road through and from the said Residential Housing Project and/or to the '*Said Premises*'.

7.3.6 The Owner and the Promoter shall transfer the common areas of the project to the Association of the Alotees when the same being formed and registered. The Allottee shall sign all necessary documents, forms, applications for registration of Association, as and when asked by the Promoter, and for that the Allottee shall authorize/empower the Promoter by giving a Power of Attorney in favour of its representative.

8. **Possession:**

Simultaneously upon execution of this deed of sale, the Promoter has handed over possession of the said Apartment as per the plan annexed hereto along with the car parking space, if allotted, to the Allottee, which the Allottee hereby admits and acknowledges, to have received and the Allottee/s is/are fully satisfied and has further declare and confirm that he/she/they have no claims whatsoever, with regards to quality of construction, completion time or otherwise for the said Apartment against the Transferor.

SCHEDULE-A (Said Premises)

ALL THAT the piece and parcel of lands containing an area of 1 Bigha 11 cottahs 2 chittaks 9 sq. ft. more or less lying and situate at Premises No. 68A, Suresh Chandra Banerjee Road (formerly known as Beliaghata Main Road), P.S. Beliaghata, Kolkata-700 010, within the jurisdiction of Kolkata Municipal Corporation Ward No 033 under Assessee No. 110330900507 being is butted and bounded by in the manner as follows that is to say:-

- On the North : 68/D Beliaghata Main Road;
- On the South : Beliaghata Main Road (Suresh Chandra Banerjee Road);
- On the East : 68/B & 68/D Beliaghata Main Road;
- On the West : Private Lane.

Schedule-B
[Devolution of Title]

WHEREAS:

- A. By an order and decree dated 28.4.2010 passed by 8th Civil Judge Sr. Davison at Alipore, in T.S. No.150 of 1977 and Final Decree from Hon'ble High Court dated 8th July 2014 passed in GA No. 1565 of 2014 in CS 180 of 2014, Kanai Lal Ghosh son of Late Baidyanath Ghosh, since deceased, Sanat Kumar Ghosh and Sandeep Kumar Ghosh, both sons of Late Jagdish Chandra Ghosh, Shukla Ghosh wife of Late Sarojesh Chandra Ghosh, Ratna Banerjee daughter of Late Sarojesh Chandra Ghosh/wife of Ashis Banerjee and Mohor Basu daughter of Late Sarojesh Chandra Ghosh/wife of Prajit Basu, Madhumita Biswas daughter of Late Atindra Nath Biswas and Anindya Sundar Biswas son Late Prodyut Kumar Biswas became the absolute joint owners of **ALL THAT** the piece and parcel of lands containing an area of 1 Bigha 11 cottahs 2 chittaks 9 sft. more or less situate at Premises no. 68/A, Suresh Banerjee Road (formerly known as Beliaghata Main Road), P. S. Beliaghata, Kolkata – 700 010, more fully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the 'Said Land' in the following ratio:

Sl. No.	Name of the Owner	Ratio of Ownership
1.	Kanai Lal Ghosh	50%
2.	Sanat Kumar Ghosh and Sandeep Kumar Ghosh	18.5%
3.	Shukla Ghosh, Ratna Banerjee and Mohor Basu	20.0%
4.	Smt. Madhumita Biswas	8.625%
5.	Anindya Sundar Biswas	2.875%
Total		100%

- B. The said Kanai Lal Ghosh during his life time for development of his said 50% undivided share of the Said Land has entered into an Agreement on 01.10.2013 with the Promoter herein and also granted a

Power of Attorney in favour of the Promoter for undertaking development of his said Property.

- C. The said Kanai Lal Ghosh died intestate on 01.07.2016 leaving behind him, wife Dipali Ghosh since deceased, three sons Sankar Prasad Ghosh, Dibakar Ghosh and Suronath Ghosh and one daughter Ragini De Sarker wife of Goutam Kumar De Sarker.
- D. Thereafter Dipali Ghosh wife of Late Kanai Lal Ghosh died intestate on 10.12.2021 leaving her three sons Sankar Prasad Ghosh, Dibakar Ghosh and Suronath Ghosh and one daughter Ragini De Sarker wife of Goutam Kumar De Sarker, who jointly inherited the 50% undivided share of the 'Said Land' of Late Kanai Lal Ghosh and each of them became entitled 12.5% undivided share of the 'Said Entire Property' in the following ratio:

Sl. No.	Name of the Owner	Ratio of Ownership
1.	Dr. Sankar Prasad Ghosh	12.5%
2.	Dr. Dibakar Ghosh	12.5%
3.	Sri Suronath Ghosh	12.5%
4.	Smt. Ragini De Sarker	12.5%

- E. The said Shukla Ghosh wife of wife of Late Sarojesh Chandra Ghosh, by virtue of Deed of Conveyance duly registered at the office of DSR-II, South 24 Parganas, recorded in Book No. I, Volume No.1602-2024, Pages from 297785 to 297804, being No. 160208584 for the year 2024, has sold transferred and conveyed her undivided 6.66% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- F. The said Ratna Banerjee daughter of Late Sarojesh Chandra Ghosh/wife of Ashis Banerjee by virtue of Deed of Conveyance duly registered at the office of DSR-II, South 24 Parganas, recorded in Book No. I, Volume No.1602-2024, Pages from 297533 to 297551, being No. 160208582 for the year 2024, has sold transferred and conveyed her undivided 6.67% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- G. The said Mohor Basu daughter of Late Sarojesh Chandra Ghosh/wife of Prajit Basu, by virtue of Deed of Conveyance duly registered at the office of DSR-II, South 24 Parganas, recorded in Book No. I, Volume No.1602-2024, Pages from 297533 to 297551, being No. 160208582 for the year 2024, has sold transferred and conveyed her undivided 6.67% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.

- H. The said Sandeep Kumar Ghosh son of Late Jagdish Chandra Ghosh, by virtue of Deed of Conveyance duly registered at the office of DSR-III, South 24 Parganas, recorded in Book No. I, Volume No.1603-2024, Pages from 294106 to 294119, being No. 160311137 for the year 2024, has sold transferred and conveyed his undivided 9.25% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- I. The said Sanat Kumar Ghosh son of Late Jagdish Chandra Ghosh, by virtue of Deed of Conveyance duly registered at the office of DSR-III, South 24 Parganas, recorded in Book No. I, Volume No.1603-2024, Pages from 330927 to 330941, being No. 160312793 for the year 2024, has sold transferred and conveyed his undivided 9.25% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- J. The said Suronath Ghosh son of Late Kanai Lal Ghosh, by virtue of Deed of Conveyance duly registered at the office of DSR-III, South 24 Parganas, recorded in Book No. I, Volume No.1603-2024, Pages from 330957 to 330972, being No. 160312740 for the year 2024, has sold transferred and conveyed his undivided 12.5% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- K. The said Ragini De Sarker daughter of Late Kanai Lal Ghosh/wife of Goutam Kumar De Sarker son of Late Kanai Lal Ghosh, by virtue of Deed of Conveyance duly registered at the office of DSR-III, South 24 Parganas, recorded in Book No. I, Volume No.1603-2024, Pages from 330973 to 330988, being No. 160312732 for the year 2024, has sold transferred and conveyed her undivided 12.5% of the 'Said Land' unto and in favour of Merlin Projects Ltd. the Promoter herein.
- L. In pursuance of the aforesaid (1) Dr. Shankar Prasad Ghosh, (2) Dr. Dibakar Ghosh, both sons of Late Kanai Lal Ghosh, (3) Smt. Madhumita Biswas daughter of Atindra Nath Biswas, (4) Sri Anindya Sundar Biswas son of Pradyut Kumar Biswas and (5) Merlin Projects Ltd. jointly became the owner of the 'Said Land' in the following ratio:

Sl. No.	Name of the Owner	Ratio of Ownership
1.	Dr. Sankar Prasad Ghosh	12.5%
2.	Dr. Dibakar Ghosh	12.5%
3.	Smt. Madhumita Biswas	8.625%
4.	Sri Anindya Sundar Biswas	2.875%
5.	Merlin Projects Ltd.	63.5%
Total		100.00%

SCHEDULE-B1
(Development Agreements and Power of Attorneys)

The Co-Owners namely Smt. Madhumita Biswas and Sri Anindya Sundar Biswas along with the said Sri Sanat Kumar Ghosh, Sri Sandeep Kumar Ghosh have entered into a Development Agreements in respect of the their undivided share in the ‘*Said Premises*’, registered at the office of the DSR-III, South 24 Pargans, as document No. 02795 for the year 2013 and granted Power of Attorney in favour of the Promoter, registered at the office of the DSR-III, South 24 Pargans, as document No. 02796 for the year 2013, for undertaking development of the ‘*Said Premises*’. The Co-Owners namely Dr. Sankar Prasad Ghosh and Dr. Dibakar Ghosh along with the said Sri Souranath Ghosh and Smt. Ragini De Sarker have entered into a Supplementary Development Agreements in respect of the their undivided share in the ‘*Said Premises*’ (in lieu of Registered Agreement for Development being No. 08842 for the year 2013 of DSR-III, South 24 Parganas entered into by Late Kanai Lal Ghosh with the Promoter herein), registered at the office of the DSR-III, South 24 Pargans, as document No. 160308316 for the year 2023 and granted Power of Attorney in favour of the Promoter, registered at the office of the DSR-III, South 24 Pargans, as document No. 160308317 for the year 2023, for undertaking development of the ‘*Said Premises*’.

SCHEDULE-B2
(Sanctioned Plan and Completion Certificate)

The Kolkata Municipal Corporation (KMC) has provisionally sanctioned a plan for construction of Residential Housing Project, at Premises No. 68A, Suresh Chandra Banerjee Road, Kolkata - 700 010, vide Building Permit being No. 2023030083 dated 16.02.2024. The Promoter on the basis of above mentioned plan and revised sanction plan, has completed construction of the said Residential Housing Project ‘*Merlin Ivy*’ and KMC has granted completion certificate bearing No..... dated.....

SCHEDULE-C
(Residential Housing Project)

All that the newly constructed Residential Housing Project ‘*Merlin Ivy*’, comprising of One Building consist of Ground + 12 Upper Floors having self-contained residential apartments, car parking spaces and other constructed areas at Premises No. 68A, Suresh Chandra Banerjee Road, Kolkata - 700 010.

**SCHEDULE-D
(Sale Agreement)**

The Owner and the Promoter have entered into a Sale Agreement on _____ with the Allottee herein for sale/allotment of a Residential Apartment more fully described in the **Schedule-D1**.

**SCHEDULE-D1
(Subject Matter of Sale)
The Said Unit**

ALL THAT the Residential Apartment being No. ____, on the ____ Floor, measuring ____ Carpet Area sq. ft. (excluding balcony/exclusive open terrace) more or less and _____sq. ft. and Built-up Area more or less with facility to park __ medium size road worthy passenger car, in the allotted _____ car parking space, together, with variable undivided proportionate share in the land underneath the said building attributable to the said Apartment/Unit (Land Share) and right to use the common area and portions, more fully described in **Schedule-F**, in '**Merlin Ivy**' at Premises No. 68A, Suresh Chandra Banerjee Road, [Kolkata - 700 010](#).

**SCHEDULE - E
(Consideration)**

Price for the said Unit as described in **Schedule-D1**, above Rs. xxxxxxxxxx

Total: -----
Rs. xxxxxxxxx
=====

(Rupees) only.

**SCHEDULE - F
(Common Areas, Amenities & Facilities)**

1. Driveway
2. Security Room
3. Entrance lobby
4. Staircases and such other commons areas earmarked for Common use
5. Electrical Meter room
6. Overhead Water Tank
7. Underground Water Reservoir
8. Staircase Overhead

9. Lift Machine Rooms
10. Lifts
11. Electrical installations
12. DG Generator sets and control panels for optimum Power Backup for common area as well as power back up in flats
13. Intercom
14. Water Treatment Plant
15. Distribution pipes all around the project
16. Drainage & sewage lines
17. Surveillance facility with CCTV on ground floor common areas
18. Evacuation points and refuge platforms for resident's safety
19. Sufficient project illumination through compound and street lighting inside the project
20. Energy efficient LED lightning in common areas
21. Multipurpose Hall on the 1st Floor
22. Swimming Pool with Deck.
23. Said Premises

Schedule G
(Easement & Restrictions)

All Apartment owners/occupants of the said Residential Housing Project including the Owner and Promoter shall be bound by the following easement and/or conditions:

1. The right of ingress to and egress from their respective Apartments over the common portion.
2. The right of passage of wires, cables and other equipments and of utilities including connections for Water, Electricity, Telephone, Cable TV, Internet and all other utilities to and through the route and ducts provided for the same.
3. The right of support, shelter and protection of each portion of the buildings by the other portions thereof.
4. Such rights, supports, easements and appurtenances as are usually held occupied or enjoyed as part and parcel of the Apartment or necessary for the exclusive use and enjoyment thereof by the co-owners in common with each other, subject however to the conditions more fully described in all five parts of **Schedule-H**.
5. None of the Apartments shall be partitioned by metes and bounds by dividing an Apartment, for the purpose of sale of such part/s of the said Apartment.
6. The Allottees/occupiers of the said Apartment shall not install any box

grill for the windows, nor shall change the design of the balcony railings and shall strictly follow the existing designs and colour of the same, which have been approved by the Architect.

SCHEDULE -H
(Allottee's Covenants)
Part I
(Specific Covenants)

1. The Allottee shall not:

- 1.1 Make any civil and structural internal addition, alteration and/or modification in or about the Unit.
- 1.2 Claim any right of pre-emption or otherwise regarding in respect of any Apartments and/or any portion of the Residential Housing Project and/or the '*Said Premises*'.
- 1.3 Make any claim of any nature whatsoever, with regard to any other areas, open or covered, of the said Residential Housing Project, save & except the said Unit and in the area of common enjoyment as mentioned hereinbefore in **Schedule-F**.
- 1.4 Make any claim due to certain changes in the overall plans, construction and specifications of the building.
- 1.5 Injure harm or damage the common areas/portions or any other apartment by making any additions, alternations or withdrawing any support or otherwise.
- 1.6 Throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the common portion, save at the places earmarked therefor by the Association / Body to be formed by the Apartment owners.
- 1.7 Place or cause to be placed any article or object in the common area/portion.
- 1.8 Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other Apartments in the said building and/or the adjoining buildings.
- 1.9 Use or allow the Apartment or any part thereof to be used for any club, meeting, conference hall, nursing home, hospital, boarding house, catering place, restaurant or other public purpose.

- 1.10 Use the parking space, if allotted any, for any other purpose, other than for parking of road worthy cars and/or shall not make any kind of addition / alternation for the same.
- 1.11 Let out or part with possession of the allotted Car/Two-wheeler(s) Parking Space excepting as a whole with the said Apartment to anyone else, or excepting to a person who owns an Apartment in the building and the Allottee will give an undertaking and sign a document of adherence that the Car Parking space will be used only for the parking of cars.
- 1.12 Slaughter or permit to be slaughtered any animal and/or bird nor do any act deed or thing which may hurt or injure the sentiments of any of the other owners and/or occupiers of the said project.
- 1.13 Park car/two wheeler or any car on the pathway or open spaces of the said Residential Housing Project, or at any other space, save & except in the demarcated parking space, if allotted, in writing for the same, and shall further not allow any of their guests/visitors to park their cars within the said Residential Housing Project.
- 1.14 Put up or affix any signboard, nameplate or other things or other similar articles in the Common Portions or outside walls of the building save at the places provided therefor, however, this shall not prevent the Allottee from displaying a small and decent name – plate outside the main door of the Apartment.
- 1.15 Keep, store, carry on or cause to be carried on any offensive, combustible, obnoxious, hazardous or dangerous article in the said Apartment or any common area/portion which may be injurious, nuisance or obnoxious to all other owners/ occupiers.
- 1.16 Affix or draw any wire, cable, pipe from, to or through any Common Portions or outside walls of the Residential Housing Project or other parts of the '*Said Premises*'.
- 1.17 Install any air-conditioner, except in the designated places provided for installation of air-conditioners.
- 1.18 Affix or change the design or the place of the grills, railings, the windows or the main door of the Apartment.
- 1.19 Alter any portion, elevation or the color scheme of the

Residential Housing Project, the '*Said Premises*' and/ or the Common Areas/Portions.

- 1.20 Question the quantum of any amount levied upon the Allottee on any account herein contained by the Promoter or the Maintenance Company / Association / Body mentioned in Part - II of this Schedule.
- 1.21 Object and/or raise any objection or claim of whatsoever nature if in future the Promoter, develop any adjoining/neighbouring premises having common access from the main road and shall not object for removing the common boundary wall between such premises for an integrated development of the same thereby enabling the owners and occupiers of all such premises, to have common egress and ingress and use the common driveways and/or common facilities available to such premises jointly and for this purpose to share equally on a pro-rata basis the common expenses towards maintenance and upkeep of development (other than the building constructed therein) and accordingly the proposed building to be developed on such adjoining/neighbouring premises shall be treated as part of the total development.
- 1.22 Restrict any of the other owners/occupiers of the said Building or Residential Housing Project for the full and unrestricted enjoyment of the Easements described in Schedule-G.

2. The Allottee shall:

- 2.1 Co-operate in the management and maintenance of the Residential Housing Project '*Merlin Ivy*'.
- 2.2 Observe, comply and abide by the rules framed from time to time by the Promoter and subsequently by the Association, after the same is formed, for the beneficial common use and enjoyment of the common areas, amenities and facilities provided in the said project.
- 2.3 Use the said Apartment/unit for residential purpose only.
- 2.4 Strictly follow and adhere, to the rules and regulations and/or terms and conditions as may be decided by the Promoter and/or the Association with regard to the usage and timings fixed, in respect of facilities and amenities provided in the project, in particular, the Multipurpose Hall. To pay for, in case of

exclusive use of the Multipurpose Hall and electricity charges, as may be fixed or determined by the Promoter/ Association from time to time.

- 2.5 Use the Multipurpose Hall for small functions of their families or for the meeting of Apartment owners or for the use of any function / meeting by all the Apartment owners of the Residential Housing Project. Although the Multipurpose Hall will be provided with a Pantry/Kitchen, however, it shall be used only for warming of the pre-cooked food or final dressing of the food etc. and for the safety purpose, in no circumstances, the full-fledged cooking shall be allowed. Not to use the Multipurpose Hall for weddings / religious festivals, or any ceremonial rite that require lighting up of a fire / spraying of color / sacrifice of animals. Not to use or permit the use of any loud speakers beyond the time limit and confines of the Multipurpose Hall. Not to use the said hall, and any other covered / enclosed area of '*Merlin Ivy*' for sprinkling or spraying of colour and paints/lighting up of fire/sacrifice of animals during any festival, but to celebrate the same, in the outdoor areas of the premises, if and as may be allowed by the Promoter/ Association as the case may be, and only in the area as may be designated by them, provided however, that such celebrations shall not continue beyond 10 p.m. and music, if any played, will be within tolerable limits, so as no objection is raised from any other occupants.
- 2.6 Pay the proportionate cost for Common Expenses as mentioned in Part-IV of this Schedule, and shall also pay for their respective proportionate share of maintenance charges, levies, taxes and all other outgoings related to the said Unit, the Residential Housing Project and the '*Said Premises*' within 7 (seven) days of being called upon to do so.
- 2.7 Observe, perform and comply with the all the conditions mentioned in other parts of this Schedule.
- 2.8 Keep the said Apartment and every part thereof, all the fixtures and fitting therein properly painted, good repairs, neat and clean conditions and in a decent manner.
- 2.9 Use the said Apartment, common areas/portions carefully, peacefully, quietly and shall use the common areas / passages etc. for ingress, egress and for the purpose of which it is meant.
- 2.10 Sign such forms, give such authorities and render such co-

operation as may be required by the Association/Body, to be formed by the Apartment owners of the Building, for common purposes and/or in the common interest and/or to pursuance thereof.

- 2.11 Pay fully, in case it is related to the said Apartment/Unit for any alteration and addition, as be required inside the said Apartment/Unit, and shall pay proportionately in case it is related to Residential Housing Project or any part thereof, which may be imposed/levied by any statutory body and/or otherwise and shall similarly pay all betterment fees, levies and charges required to be paid in respect of the said Apartment / Unit and/or user thereof, including the change of user, if any, as may arise, accrue or be demanded at any time.
- 2.12 Pay, wholly in respect of the said Apartment/Unit and proportionately in respect of the Residential Housing Project, all costs, charges and expenses as may arise due to any reason whatsoever, provided that the Allottee shall have right to claim reimbursement, if the same be occasioned due to default by any other person.
- 2.13 Mutually, observe and adhere all the Rules, Regulations and Bye-Laws as are presently framed by the Transferors and/or those that by the Association upon its formation.

Part-II

(Maintenance of the Residential Housing Project)

1. The Promoter has constructed a Residential Housing Project called '*Merlin Ivy*' as more fully mentioned in **Schedule-C**.
2. Upon formation of the Association or Body of the allottees/owners of the '*Merlin Ivy*', all rights and obligations with regard to the Maintenance and Management of '*Merlin Ivy*' shall be transferred by the Promoter to such Association/Body. Thereafter the said Association shall be responsible for Maintenance and Management of '*Merlin Ivy*' and comply with all statutory compliances and/or renewal of all applicable Licenses, NOCs etc. including but not limited to the certifications/ approvals from West Bengal Fire & Emergency Services, Directorate of Electricity, Pollution Control Board, Environment Dept., Municipal Authority etc. and the Promoter shall not be held responsible for non-compliance, if any on part of the said Association in this regard. The said Association shall further be responsible to extend all necessary co-operations to the Promoter in the matter of change of name in respect of all NOCs, Permissions, and Licenses etc.

of the project in the name of the said Association from the Name of the Promoter.

3. The Allottee shall become a member of the Association/Body to be formed by the Apartment Owners of the said Residential Housing Project at the behest of the Transferors for the maintenance and management of the Common Portions more fully described in **Schedule-F**.
4. The Transferors shall assist the Allottee in all respects in formation of the Association/Body.
5. The Allottee shall co-operate with the Promoter in all respects for formation of the Association/Body, and for that the Allottee shall authorize the Promoter by giving a Power of Attorney in favour of its authorized representative.
6. The Allottee shall accept the rules and regulations of the Association/Body to be formed by the Apartment owners and diligently observe, perform and comply with the same and also co-operate with the said Association/Body in all its activities.
7. The Allottee shall pay all the charges and fees to the Association/Body as may be levied upon the Allottee by the Association/Body within the dates due therefor.
8. No Allottee shall have the right to form a parallel, independent Association / Body in respect of the '*Said Premises*' and/or in respect of any Apartment therein other than the Association/Body to be formed by the majority of Apartment owners of the said Residential Housing Project.

Part-III
(Management & Maintenance)

1. The effective date for maintenance charges shall be considered as per date of Completion Certificate obtained from the KMC, irrespective of the date of possession of the said Apartment/Unit, received by the Allottee. The Association/Body to be formed by the Apartment Owners shall manage/ maintain the premises, the said building and the Common Areas/Portions.
2. The Transferors shall be treated as Co-owners in all matters related to the Association/Body to be formed by the Apartment owners in the respect of the Apartments, which have not been transferred by them.

3. The management and maintenance service shall be managed by the Promoter, for a maximum period of one year from the date of issuance of completion certificate, by appointing various agencies such as security, housekeeping and gardening. Other services such as plumber and electrician shall be called from time to time as and when required for any repair and maintenance work.
4. All deposits, payments for common purposes, taxes, and all other outgoings shall be made to and kept with the Association/Body to be formed by the Apartment owners.
5. The Association/Body shall, upon its formation and once handed over by the promoter, be entitled to maintain the Common Areas/Portion.
6. Upon taking over the maintenance and management of the project by the Association/Body from the promoter, the deposit with the Promoter, if any, towards rate taxes and all other outgoing shall be transferred to the Association/Body. Such deposits shall be utilized by the Association/Body only for the purpose for which the same have been made and the costs, charges and expenses in connection therewith.
7. The Association/Body to be formed by the Apartment owners shall pay all rates, taxes and outgoings, including for insurance, (Outgoings) for the said Residential Housing Project.
8. If Promoter or the said Association / Body has to make any payments, including outgoings, out of the deposit with them due to any default of the Allottee, then the Allottee shall pay such amount within 7 (seven) days of payment by the Promoter and/or Association/Body to be formed by the Apartment Owners.
9. The Allottee shall make all deposits or payments, as called upon to pay by the said Association/Body from the Allottee, within 7 (seven) days of the due date or of receiving demand in writing for the same.

Part-IV
(Common Expenses)

1. **Maintenance:** All expenses for maintaining, operating, white washing, painting, repairing, renovating, rebuilding, reconstructing, decorating and redecorating, replacing and lighting the areas in the Common Portions.
2. **Staff:** The salaries and all other expenses of the persons employed for such maintenance work by the Association/Body or by the promoter

until the association/body is formed, including their perquisites, bonus and other emoluments and benefits.

3. **Operational:** All expenses for running and operating all machinery, equipments and installation comprised in the Common Parts, including the cost of repairing, renovating, annual maintenance contract and/or replacing the same, electricity charges for all the Common Parts and for the Common Purposes.
4. **Insurance:** Costs of insuring the Building and the Common Portions.
5. **Association/Body:** Establishment and all other expenses of the Association / Body including its formation, establishment, working capital, administrative and miscellaneous expenses.
6. **Rates, taxes and other outgoings:** All municipal and other rates, taxes and outgoings relating to the Premises which cannot be allocated to any particular Co-Owner of any of the Apartments of the Residential Housing Project.
7. **Reserves:** Creation of a contingency fund for replacement, renovation, other periodic expenses and generally for all the Common Expenses.
8. **Others:** All other expenses and/or outgoings for or relating to the Common Portions as are incurred by the said Association/Body.
9. The Allottee shall regularly and punctually make payment of the Maintenance Charges , as per clause 2.1 above, without any abatement and/or deduction on any account whatsoever or howsoever and in the event of any default the Allottee shall be liable to pay interest @ 2 % per mensem on the due amounts and if such default shall continue for a period of three months then and in that event the Allottee shall not be entitled to avail of any of the facilities, amenities and utilities provided in the Said Project and the Promoter / Association as the case may be, shall be entitled to take the following measures and the Allottee hereby consents to the same:
 - i. to discontinue the supply of electricity to the "Said Unit".
 - ii. to disconnect the water supply
 - iii. to allow the usage of lifts, either by Allottee, his/her/their family members, domestic help and visitors.
 - iv. to discontinue the facility of DG Power back-up

- v. to discontinue the usage of all amenities and facilities provided in the said project '*Merlin Ivy*' to the Allottee and his/her/their family members/guests.

The above said discontinuation of some services and facilities shall not be restored until such time the Allottee have made payment of all the due together with interest accrued at the aforesaid rate, including all costs charges and expenses incurred till then by the Promoter / Association to realize the due amount from the Allottee.

Part-V

(Apportionment of Municipal Rates & Taxes & Other Impositions)

1. The Allottee shall sign all necessary documents, forms, applications for apportionment of taxes of their respective Apartments/Units and for that the Allottee shall authorize/empower the Promoter by giving a Power of Attorney in favour of its representative, failing which the Promoter shall not be made liable and/or responsible in any manner for the same.
2. Upon or after the apportionment of taxes by the KMC, the Purchaser Allottee alone is liable and responsible to pay the KMC tax and/or any other levy or imposition for its respective Apartment/Unit, as per the bill raised by the KMC, till such time the same is done by KMC the Allottee shall pay taxes proportionately along with other Allottees.
3. Besides the amount of the impositions, the Allottee shall also be liable to pay the penalty interest, costs, charges and expenses for and in respect of all or any of such taxes or Impositions (Penalties), proportionately or wholly, as the case may be.
4. The liability of the Allottee for payment of Municipal Tax/Impositions and Penalties in respect of the said Apartment/Unit would accrue with effect from date of Completion Certificate received for the said Residential Housing Project.
5. The said Association/Body shall be at liberty to pay such sums from time to time as it may deem fit and proper towards the Impositions or Penalties and recover the share of the Allottee thereof from the Allottee.

Execution and delivery:

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year first above written.

Executed and delivered by the **OWNER** at Kolkata in the presence of:

Executed and delivered by the **PROMOTER** at Kolkata in the presence of:

Executed and delivered by the **ALLOTTEE** at Kolkata in the presence of:

Memo of Consideration

Received the aforementioned sum of Rs...../- (Rupees) only by cheques and TDS as full consideration and/or price for sale of the said Apartment/Unit from the Allottee.

(Promoter)

=====
DATED THIS DAY OF 20__
=====

BETWEEN

B GHOSE & CO PRIVATE LIMITED
... OWNER

AND

MERLIN PROJECTS LIMITED
... PROMOTER

AND

.....
... ALLOTTEE

DEED OF SALE

Apartment/Unit No. ...,
'Merlin Ivy'
209/1/3, Picnic Garden Road,
Kolkata-700039,

Ivy/con/