

1. **Date:**

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

3. **Parties:**

3.1 **Owner: B GHOSE & CO PRIVATE LIMITED** (CIN: U51909WB 1949PTC017490) (PAN: AABCB1936C), a company incorporated under the Companies Act, 1956, having its registered office at 19/1, Camac Street, P.O. Circus Avenue, P. S. Shakespeare Sarani, Kolkata-700 017, represented by its Constituted Attorney Merlin Projects Ltd. (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, 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 **FIRST PART**;

3.2 **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 **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 Owner & Promoter shall mean the Transferor.

4. **Background:**

- 4.1 The First Party herein is the Owner of amalgamated Municipal Premises No. 29, Shibnath Sastri Sarani, P.O. and P.S. New Alipore, Kolkata – 700 053, within the jurisdiction of Ward No. 081 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 Second Party herein is a Promoter engaged in the development of real estate, properties in Kolkata.
- 4.3 The Owner has entered into Development Agreement with the Promoter and granted Power of Attorney for development of the said Premises. The details of such Development Agreement, and Power of Attorney are morefully mentioned in **Schedule-B1**.
- 4.4 The plan for development of a Residential Housing Project sanctioned by Kolkata Municipal Corporation and the same being revised subsequently, based on the said sanctioned Plan the Promoter has completed construction of the Residential Housing Project '*Merlin Arama*' 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 Arama*' more fully mentioned in **Schedule-C**.
- 4.5 By a Sale Agreement morefully mentioned in **Schedule-D** the Owner and the Promoter have sold one Residential Apartment at '*Merlin Arama*' 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.
- 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**, and as per the plan annexed hereto, 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 Owner and Promoter (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 Owners and Promoter.

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 20^o 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 Arama*', 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 Alottees 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 piece and parcel of land measuring about 23 Cottahs 43 sq. ft., physically found 22 Cottah, 15 Chittaks and 37 sq. ft., be a little more or less together with structure standing thereat, comprised in amalgamated Municipal Premises No. 29, Shibnath Sastri Sarani, P.S. New Alipore, Kolkata - 700 053, within the jurisdiction of Ward No. 081 of the Kolkata Municipal Corporation under Assessee No.110812500302, the same being butted and bounded as follows:

On the North : Shibnath Sastri Sarani;
On the South : New Alipore Road;
On the West : 23A/76B, New Alipore Road;
ON the East : Partly by 77B, New Alipore Road and partly by 31,
New Alipore Road.

Schedule-B
[Devolution of Title]

WHEREAS:

- A. Hindusthan Co-operative Insurance Society Limited by virtue of a Deed of Conveyance dated 27th day of December 1950 duly registered at the office of Registrar of Calcutta recorded in Book No. – I, Volume No. 100, Pages 203 to 213, Being No. 4029 for the year 1950 sold all that piece and parcel of revenue free land, admeasuring 45.65 Cottah (more or less) in Plot No. 77 Block E of the said New Alipore Development Scheme No. XV, to Homa Rajya Lakshmi Devi.
- B. The said Homa Rajya Lakshmi Devi along with her husband, Shri Bhagat Bahadur Shah being the confirming party by virtue of a Deed of Conveyance dated 12th day of April 1954 duly registered at the Office of the Sub-Registrar, Alipore Sadar, recorded in Book No. I, Volume No. 37, Pages 285 to 293, Being No. 2614 for the year 1954 sold all that the piece and parcel of land admeasuring 12.03 Cottah (more or less) out of his aforesaid land measuring 45.65 cottah demarcated as Plot A to Dharam Chand Jain.
- C. The said Dharam Chand Jain by virtue of a Deed of Release dated 31st day of August 1955, duly registered at the Office of the Sub-Registrar, Alipore Sadar, recorded in Book No. – I, Volume No. 120, Pages 101 to 106, Being No. 7043 for the year 1955, has released all that piece and parcel land admeasuring 5 Cottah 4 Chitack 18 Sq. Ft. (more or less) out of 12.03 Cottah (more or less) in Plot No. 77/1A, Block E, New Alipore, P.S. New Alipore, Kolkata, Pin-700053, West Bengal, subsequently also numbered by KMC as 30 Sibnath Sastri Sarani, to his wife Pramila Devi.
- D. The said Pramila Devi, in pursuance of aforesaid Deed of Release, became owner of all that piece and parcel of land admeasuring 5 Cottah 4 Chitack 18 Sq. Ft. (more or less) in Plot No. 77/1A, Block E, New Alipore, P.S. New Alipore, Kolkata, Pin-700053, West Bengal, also numbered by KMC as 30, Sibnath Sastri Sarani.

- E. Subsequently the said Pramila Devi, as settlor along with her husband Dharam Chand Jain as Trustee settled the said land admeasuring 5 Cottah 4 Chitack 18 Sq. Ft. (more or less) in favour of Pushpa Swarup and Virendra Swarup vide a Deed of Settlement and Trust dated 27th September 1961. After the demise of Shri Dharam Chand Jain this Deed of Settlement and Trust was challenged by the said Pramila Devi and she filed Title Suit No. 97 of 1963 (1st Sub Judge, Alipore), later numbered as Title Suit No. 226 of 1967 (4th Sub Judge, Alipore). The Title Suit was decreed on 23rd April 1971 following a compromise petition between Smt. Pramila Devi, the plaintiff and Smt. Pushpa Swarup and Shri Virendra Swarup, the defendants, upholding the Deed of Settlement and Trust as binding on the plaintiff and disallowing the defendants from disturbing the plaintiff's possession in any manner as long as she will be alive. Thereafter, the Decree was duly registered on 5th November 1971 at the Office of the District Sub-Registrar, Alipore and recored in Book No. – I, Volume No. 101, Pages 8 to 15, Being No. 3197 for the year 1971. The said Pramila Devi died on 23rd September 1978 and thereby the said Pushpa Swarup and Virendra Swarup became the absolute owner of the land admeasuring 5 Cottah 4 Chitack 18 Sq. Ft. (more or less), being Municial Premises No. 30, Shibnath Sastri Sarani, erstwhile known as 77/1A, Block E, New Alipore, commonly called as Premises No. 77A, Block-E, New Alipore, P.S. New Alipore, Kolkata, Pin-700053, West Bengal, India, they accordingly got their name Mutated in the records of Kolkata Municipal Corporation bearing Assessee No. 11-081-25-0031-4.
- F. The said Pushpa Swarup and Virendra Swarup through their Constituted Attorney Sharad Swarup by virtue of a Deed of Conveyance dated 4th day of June 2004, duly registered at the Office of the Additional Sub-Registrar, South 24 Parganas, Alipore in Book No. I, Volume No. 158, Pages 118 to 145, Being No. 02490 in the year 2004 sold their said Land admeasuring 5 Cottah 4 Chitack 18 Sq. Ft. (more or less) comprised in being Premises No. 30 Shibnath Sastri Sarani formerly Premise No. 77/1A, Block E, New Alipore, Kolkata-700053, to B Ghose & Co Private Limited.
- G. The Dharam Chand Jain appointed his wife Promila Devi and his daughter Pushpa Swarup as the executrices and trustees of his will in respect of his remaining part of the property i.e. land parcel 6 Cottah 12 Chittack 25 Sq.ft. (more or less) (out of 12.03 Cottah) along with the two storied building being Municipal Premises No. 77/1B, Block E, New Alipore, commonly called as Premises No. 77A, Block-E, New Alipore, P.S. New Alipore, also known and numbered as Premises No. 29, Shibnath Sastri Sarani, Kolkata, Pin-700053, thereby providing and directing that his wife shall use one floor of the two Storied

building for her residence during her lifetime and after her death all property shall be bequeathed upon Pushpa Swarup. The probate of the will was granted by the High Court of Calcutta on 23rd May 1977. The said Pramila Devi died on 23rd September 1978 and thereby the said Pushpa Swarup became the absolute owner of the aforesaid property and got her name mutated in the in the records of Kolkata Municipal Corporation bearing Assessee No. 11-081-25-0030-2.

- H. Subsequently, the said Pushpa Swarup Deed of Conveyance dated 4th day of June 2004 duly registered at the Office of the Additional Sub-Registrar, South 24 Parganas, Alipore, recorded in Book No. - I, Volume No. 158, Pages 59 to 85, Being No. 02488 for the year 2004, sold her aforesaid property i.e. Land parcel measuring 6 Cottah 12 Chittack 25 Sq. ft. (more or less) with structure standing there at being Premises No. Premises No. 29, Shibnath Sastri Sarani, Kolkata, Pin-700053, to B Ghose & Co Private Limited.
- I. Hindusthan Co-operative Insurance Society Limited by virtue of a Deed of Conveyance dated 13th day of August 1956, duly registered at the Office of the Registrar of Assurance of Calcutta, recorded in in Book No. - I, Volume No. 106, Pages 117 to 122, Being No. 3930 for the year 1956, sold all that piece and parcel of revenue free land, admeasuring 24.94 Cottahs (more or less) in Plot No. 76 of Block E of the said New Alipore Development Scheme No. XV, within P.S. and Sub-Registration of Alipore appertaining to premises No. 23A, Diamond Harbour Road within Corporation of Calcutta, the said Plot being numbered as Premises No. 23A/76 Diamond Harbour Road, to one Pramatha Nath Talukdar.
- J. The said Pramatha Nath Talukdar executed a Deed of Trust dated 3rd day of August 1957, duly registered at the Calcutta Registration Office, recorded in Book No. - I, Volume No. 97, Pages 87 to 90, Being No. 2808 for the year 1957, in respect of the said land measuring 24.94 Cottahs (more or less) in his favour, appointing himself as a sole Trustee providing therein the power of revocation in pursuance of the said authority to the said Pramatha Nath Talukdar (himself). The aforesaid Deed of Trust was revoked by the said Pramatha Nath Talukdar, by virtue of a Deed of Revocation dated 27th day of February 1961, duly registered at the Calcutta Registration Office, recorded in Book No. I, Volume No. 41, Pages 129 to 132, Being No. 932 for the year 1961, thereby reinstated him as the owner of the land measuring 24.94 Cottahs (more or less), known as Premises No. 23A/76, Diamond Harbour Road, presently called as Premises No. 76E, New Alipore, P.S. New Alipore, Kolkata, Pin-700053.

- K. The said Pramatha Nath Talukdar by virtue of a Deed of Conveyance dated 17th day of March 1961, duly registered at the Office of the Sub-Registrar, Alipore, recorded in Book No. – I, Volume No. 47, Pages 97 to 104, Being No. 1270 for the year 1961 while being in possession, sold the aforesaid land measuring 24.94 Cottahs (more or less) jointly to Nundlall Jalan, Jhabarmull Jalan, Inderchand Jalan and Mannalal Jalan.
- L. The said Nundlall Jalan, Jhabarmull Jalan, Inderchand Jalan and Mannalal Jalan by virtue of Deed of Conveyance dated 10th day of May 1961, duly registered at the Office of the Sub-Registrar, Alipore Sadar, recorded in Book No. – I, Volume No. 53 Pages 283 to 291, Being No. 3962 in the year 1961 sold 11 Cottah out of 24.94 Cottahs (more or less) situated at Premises No. 23A/76 Diamond Harbour Road to Raj Rani Sanon. The said Raj Rani Sanon have duly mutated her name in the records of the Calcutta Municipal Corporation and the said property has been assessed with premises no. 76E New Alipore, Kolkata, PIN-700053, being Assessee no. 11-081-25-0029-6, further a two storied building vide Building Sanction No. 218(V) dated 20.07.1963 was constructed upon the aforesaid purchased land by Raj Rani Sanon.
- M. The said Raj Rani Sanon by virtue of a Deed of Conveyance dated 12th day of November 2002, duly registered at the Office of the Sub-Registrar, Alipore, recorded in Book No. – I, Volume No. 178, Pages 186 to 199, Being No. 5261 for the year 2002, sold the aforementioned land admeasuring 11 Cottah (more or less) situated at Premises No. 23A/76 Diamond Harbour Road, along with the two-storied building built thereupon. Subsequently, Smt. Raj Rani Sanon sold the abovementioned land admeasuring 11 Cottah (more or less) along with the two-storied building built thereupon to B Ghose & Co Private Limited.
- N. the said B Ghose & Co Private Limited became the absolute owner of the land measuring 11 Cottah along with the two-storied building built thereupon, they accordingly got their name Mutated in the records of Kolkata Municipal Corporation and a separate premises no. had been issued in favour of the said owner which is "Premises No. 28, Shibnath Sastri Sarani" bearing Assessee No. 11-081-25-029-6, lying and situated at Premises No. 23A/76 Diamond Harbour Road, at Premises No. 76 of Block E, New Alipore, P.S.- New Alipore, Kolkata – 700053.
- O. In pursuance of aforesaid purchases the B Ghose & Co Private Limited, being the Owner herein, became the absolute Owner of the Municipal Premise No. 28, 29 and 30, Shibnath Sastri Sarani, P.S. New

Alipore, Kolkata – 700 053 and got its name mutated in the records of Kolkata Municipal Corporation.

- P. Subsequently the Owner herein approached the Kolkata Municipal Corporation for amalgamation of the said three premises into one premises according Kolkata Municipal Corporation amalgamated all three Premises Nos. 28, 29 and 30, Shibnath Sastri Sarani, Kolkata – 700 053 into one Premises and renumbered as Premises No. 29, Shibnath Sastri Sarani, Kolkata – 700 053, under Assessee No. 110812500302 measuring 23 cottahs 43 sq. ft. with structures standing thereat on physical measurement 22 Cottahs, 15 Chittaks and 37 sq. ft.

SCHEDULE-B1 (Development Agreement and Power of Attorney)

The Owner and the Promoter have entered into a Development Agreement in respect of the 'Said Premises', registered at the office of the DSR-III, South 24 Pargans, as document No. 160307518 for the year 2023. The Owner has granted Power of Attorney in favour of the Promoter registered at the office of the DSR-III, South 24 Pargans, as document 160307616 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. 29, Shibnath Sastri Sarani, Kolkata - 700 053, vide Building Permit being No. 2023100252 dated 11.03.2024. The Promoter on the basis of above mentioned plan and revised sanction plan, has completed construction of the said Residential Housing Project '*Merlin Arama*' and KMC has granted completion certificate bearing No..... dated.....

SCHEDULE-C (Residential Housing Project)

All that the newly constructed Residential Housing Project '*Merlin Arama*', comprising of One Building consist of Basement + Ground + 10 Upper Floors having self-contained residential apartments, car parking spaces and other constructed areas at Premises No. 29, Shibnath Sastri Sarani, Kolkata - 700 053.

**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 Arama**' at Premises No. 29, Shibnath Sastri Sarani, Kolkata - 700 053.

**SCHEDULE - E
(Consideration)**

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

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. Lifts

10. Electrical installations
11. DG Generator sets and control panels for optimum Power Backup for common area as well as power back up in flats
12. Intercom
13. Water Treatment Plant
14. Distribution pipes all around the project
15. Drainage & sewage lines
16. Surveillance facility with CCTV on ground floor common areas
17. Evacuation points and refuge platforms for resident's safety
18. Sufficient project illumination through compound and street lighting inside the project
19. Energy efficient LED lightning in common areas
20. Multipurpose Hall
21. Swimming Pool
22. Demarcated portion of the ultimate roof save and except roof area exclusively allocated to Apartment located on the 10th floor
23. Gymnasium
24. 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 Arama*'.
- 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 Arama*' 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 Arama*' as more fully mentioned in **Schedule-C**.
2. Upon formation of the Association or Body of the allottees/owners of the '*Merlin Arama*', all rights and obligations with regard to the Maintenance and Management of '*Merlin Arama*' shall be transferred by the Promoter to such Association/Body. Thereafter the said Association shall be responsible for Maintenance and Management of '*Merlin Arama*' 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 Arama*' 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 Arama'
209/1/3, Picnic Garden Road,
Kolkata-700039,

Arama/con/