

1. **Date:**

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

3. **Parties:**

3.1 Sub-Lessor/Assignor: EDEN REALTY VENTURES PRIVATE LIMITED, a company within the meaning of the Companies Act 2013, having CIN _____, and Income Tax PAN No. _____, having its registered office at _____, Post Office _____, Police Station _____, Kolkata _____, represented by its Constituted Attorney MERLIN REAL ESTATE LLP (PAN _____ and LLPIN _____), a limited liability partnership duly incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Premises No. _____, acting through its Authorized Signatory, _____ (PAN _____ and Aadhaar No. _____), by nationality Indian, by caste Hindu, son of _____, by occupation Service, residing at _____, of the **FIRST PART**;

AND

3.2 Promoter: MERLIN REAL ESTATE LLP a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having LLPIN _____, and Income Tax PAN No. _____, having its registered office at _____, Police Station _____, Post Office _____, acting through its authorized signatory [_____], (PAN No. [_____]), (Aadhaar No. [_____]), son of [_____], residing at [_____], Kolkata- [_____] and authorized vide resolution dated [_____], of the **SECOND PART**;

3.3 Allottee/Assignee: 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 Sub-Lessor, Promoter and Allottee/Assignee shall include their respective successors-in-interest and all persons claiming under or through them.

3.5 The term Sub-Lessor shall mean the Assignor.

4. Background:

- 4.1 The Sub-Lessor herein is the Lessee in respect of ALL THAT the pieces and parcels of land total measuring 4.517 acres **equivalent to 18279.65 Sq. Mt.** of land (more or less) comprised in Dag Nos. 55, 56, 58, 57, 67, 66, 129, 59, 65, 60, 64, 553, 63, 555, 554, 133, 136, 147, 556, 61, 62, 36 and 39 recorded in LR Khatian No. 2, of Mouza Noapara, J.L. No. 9, being Municipal Premises No. 561/A (formerly 561) Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700 108, the jurisdiction of Ward No. 15 of Baranagar Municipality, amalgamated Municipal Premises No. 260, Motilal Gupta Road, P.S. Haridevpur (formerly Thakurpukur), P.O. Barisha, Kolkata – 700 008, within the jurisdiction of Ward No. 122 of Kolkata Municipal Corporation, morefully mentioned in the Schedule-A, hereinafter referred to as the 'Said Premises'. The Promoter has earmarked for construction of **2 (two) Towers/Buildings having basement, ground and 28 upper floors, 2 (two) Towers/Buildings having ground plus 28 upper floors, one MLCP block having basement, ground and 4 upper floor** in land parcel measuring **3.937 acre equivalent to 15932.47 Sq. Mt.** (more or less) out of the 'Said Premises' morefully mentioned in the Schedule-A1 and hereinafter referred to as the 'Phase-I Land'. The details of acquisition of leasehold interest of the 'Said Premises' morefully and particularly mentioned in **Schedule-B** appearing in this deed.
- 4.2 The Party of the Second Part herein is a Promoter engaged in the development of real estate, properties in Kolkata.
- 4.3 The Sub-Lessor has entered into a Joint Development Agreements with the Promoter and granted Power of Attorneys for development of the said Premises. The details of the Development Agreements, Power of Attorneys are morefully mentioned in **Schedule-B1**.
- 4.4 The plan for development of the Housing Complex sanctioned by **Baranagar Municipality** comprising of several blocks which includes **2 (two) Towers/Buildings having basement, ground and 28 upper floors, 2 (two) Towers/Buildings having ground plus 28 upper floors, one MLCP block having basement, ground and 4 upper floor** and based on the said sanctioned Plan the Promoter has completed construction of the Residential Complex 'Serenia Phase-I'. **Baranagar Municipality** has granted Completion Certificate for the project and the details of the said sanctioned plan and CC are mentioned in Schedule-B2. The particulars of the Residential

Complex '*Serenia* Phase-I' more fully mentioned in **Schedule-C**.

- 4.5 By virtue of an Agreement for Assignment more fully mentioned in **Schedule-D** the Sub-Lessor and the Promoter have agreed to assign/transfer one Residential Apartment at '*Serenia Phase-I*' more fully described in the **Schedule-D1**, written hereunder, to the Allottee herein, and by executing and registering this deed of conveyance the Sub-Lessor and Promoter are assigning / transferring the "Said Unit" in favour of the Allottee.
- 4.6 Car parking space – For better understanding, management and discipline amongst the apartment assignees/occupiers of the 'Residential Complex', the Promoter has earmarked and allotted the car parking space, to those allottees who have applied for 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 Assignment:** more fully described in **Schedule-D1**.

7. Now this Indenture witnesses:

7.1 Assignment:

- 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 Sub-Lessor/ Assignor with the consent of the Promoter do and doth hereby assign unto and in favour of the Allottee ALL THAT an Apartment with facility to park medium size road worthy passenger car/s, allotted if any, in the allotted car parking space, hereinafter referred to as the **Said Unit** and forming part and parcel thereof, more fully described in the **Schedule-D1**, together with proportionate variable, undivided, indivisible share of leasehold interest in the land underneath the building and attributable to the said Apartment / Unit **for the residuary period of 99 (ninety nine) years commencing on and from September 18, 2014, renewable for a further period of 99 (ninety nine) years** and the Sub-Lessor/Assignor and the Promoter doth hereby release, relinquish and disclaim all their respective right 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 **assign**, gift, lease and transfer the same.
- 7.1.2 Right to use the common area of the said 'Residential Complex' 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 Complex' including the common facilities and amenities provided thereat.
- 7.1.3 The aforesaid **assignment** 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.

7.2.3 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.

7.2.4 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 Sub-Lessor and Promoter.

7.3 **Covenants and Rights of Sub-Lessor/Assignor and the Promoter:**

7.3.1 The Sub-Lessor/Assignor confirm that right of the Sub-Lessor/Assignor in the Premises is marketable and free from all encumbrances and the Assignor jointly have good right, full power and absolute authority to Assign and transfer the said Apartment, as mentioned in **Schedule-D1**.

7.3.2 That at the costs and requests of Allottee, the Sub-Lessor/Assignor and the Promoter 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 Baranagar Municipality.

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 Unit/building/phase wing 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 Unit/Building/phase/wing 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 Residential Complex, 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 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 assignees/occupants of the said 'Residential Complex', 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 Complex.
- 7.3.6 The Sub-Lessor 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 assignment, the Promoter has handed over possession of the said Apartment along with the allotted car parking space as per the plan annexed hereto, 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 part and portion of the Larger Property being all that the piece and parcel of leasehold Land measuring 4.517 (Four point five one seven) acre equivalent to 18279.65 (Eighteen thousand two hundred seventy nine point six five) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	36	Part	Noapara	0.130
17	39	Part	Noapara	0.450
18	133	Part	Noapara	0.030
19	136	Part	Noapara	0.030
20	147	Part	Noapara	0.020
21	556	Part	Noapara	0.010

22	61	Part	Noapara	0.030
23	62	Part	Noapara	0.170
	TOTAL			4.517

SCHEDULE - A1
(Phase-I Land)

ALL THAT the piece and parcel of leasehold Land measuring 3.937 (three point nine three seven) acre equivalent to 15932.47 (fifteen thousand nine hundred thirty two point four seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108, within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 2.

Sl. No.	RS Dag No.	Area involved in Dag	Mouza	Land Area in Acres
1	55	Part	Noapara	0.667
2	56	Part	Noapara	0.153
3	58	Part	Noapara	0.257
4	57	Part	Noapara	0.260
5	67	Part	Noapara	0.150
6	66	Part	Noapara	0.150
7	129	Part	Noapara	0.130
8	59	Full	Noapara	0.590
9	65	Part	Noapara	0.470
10	60	Full	Noapara	0.400
11	64	Part	Noapara	0.150
12	553	Full	Noapara	0.120
13	63	Full	Noapara	0.040
14	555	Part	Noapara	0.070
15	554	Part	Noapara	0.040
16	133	Part	Noapara	0.030
17	136	Part	Noapara	0.030
18	147	Part	Noapara	0.020
19	556	Part	Noapara	0.010
20	61	Part	Noapara	0.030
21	62	Part	Noapara	0.170
	TOTAL			3.937

The aforesaid land is butted and bounded in the following manner:

- On the North : By 50' wide (approx.) Lake View Park Road;
On the South : By 25' wide Mata Muni Road;
On the East : By partly by playground and partly by Premises No. D1, D2/1 and D9 Lake View Park Road;
On the West : By western part of Dag Nos. 56 and 72 of Mouza Noapara;

Schedule-B
(Details of Acquisition of Lease)

WHEREAS:

- A. The Refugee Relief and Rehabilitation Department of the Government of West Bengal, presently known as Land & Land Reforms & Refugee Relief and Rehabilitation Department of the Government of West Bengal ("**RR Department**"), on the recommendation of the Committee formed by RR Department had taken up the bid process for redevelopment of Land owned by RR Department admeasuring 17.81 acres more or less together with structures, being Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality Police Station Baranagar Kolkata-700 108, within Ward No. 15 of Baranagar Municipality, Sub Registration District Cossipore Dum Dum, District North 24 Parganas;
- B. The financial bid made in pursuance of the RFP by Lessee was found to be the highest amongst the bids of the qualified bidders, whereupon the said Lessee was declared as the selected bidder entitled to obtain the long-term lease of the Total Lease Property in order to develop the same in accordance with the terms of the RFP, and the same was duly recorded in the Letter of Intent dated September 14th February, 2006 issued by the RR Department of the Government of West Bengal ("**LOI**");
- C. In furtherance of the LOI, the terms and conditions of the Joint Venture for the Said Redevelopment Project have been recorded in a deed of agreement dated 18th September, 2014 made between the RR Department and the Lessee herein ("**Deed of Agreement**").
- D. Subsequently in terms of the said Deed of Agreement, by virtue of a deed of lease dated 18th September, 2014, duly registered with the Additional Registrar of Assurance-II Kolkata, recorded in Book No. I, CD Volume No. 67, Pages 3966 to 3984, Being No. 11873 for the year 2014 ("**Lease Deed**"), RR Department has granted lease in favour of the

Lessee herein for an area admeasuring 12.20 acres more or less together with structures, being the demarcated and identified portion in Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality Police Station Baranagar Kolkata-700 108, within Ward No. 15 of Baranagar Municipality, Sub Registration District Cossipore Dum Dum , District North 24 Parganas **“Total Lease Property”**, more particularly described in **Schedule-I** hereunder written, for a period of 99 (ninety nine) years commencing on and from the date of hand over possession of the Said Property to the Lessee, being September 18, 2014, renewable for a further period of 99 (ninety nine) years for the purpose of constructing thereon building(s) for such purpose as may be allowed by the municipal and appropriate authorities, and to sub-let, sub-lease or otherwise deal with and/or dispose of the same in compliance with the terms and conditions stated therein;

- E. The Lessee thereafter out of the said Total Lease Property granted the development rights in respect of an area admeasuring 11.29 acres more particularly described in **Schedule-II** hereunder written and delineated in the colour blue borderline of the plan annexed hereto as Annexure A and hereinafter referred to as the **“Larger Property”** in favour of Siddha Real Estate Development Private Limited (**“Siddha”**), by and under a development agreement dated May 8, 2015, registered with the Additional Registrar of Assurance-II, Kolkata, in Book No. I, Volume No. 1902-2015, Pages 30071 to 30115, Being No. 190206516 for the year 2015, executed amongst the Lessee and Siddha Real Estate Development Private Limited (**“Earlier JDA”**);
- F. Thereafter by virtue of a Deed of Demarcation dated 22.07.2017 registered in Book No. I, Volume no. 1904, Pages 282640 to 282662, Being No. 190407473 for the year 2017 at the office of the Additional Registrar of Assurances-IV, Kolkata i.e., the Lessee demarcated and separated the Larger Property from the Total Lease Property;
- G. Subsequently, the said Larger Property was numbered as 561/A Bonhooghly Arable Land and the name of the Lessee was duly mutated in the records of the Baranagar Municipality as the lessee of the said Total Lease Property and as reflected in the mutation certificate issued by the Baranagar Municipality;
- H. Thereafter the Lessee herein and Siddha mutually agreed to release the balance portion of the said Larger Property i.e. 4.517 acres being part of the Earlier JDA. Accordingly Siddha by virtue of a Supplementary Agreement dated 2nd February 2021, duly registered at the office of Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I,

Volume No. 19022021, pages from 63129 to 63201, being No. 190200848 for the year 2021, thereby released all rights, powers, authorities etc. in favour of the Lessee in respect of ALL THAT the piece and parcels of Land total measuring about 4.517 acres, more or less, comprised in Dag Nos. 55, 56, 58, 57, 67, 66, 129, 59, 65, 60, 64, 553, 63, 555, 554, 133, 136, 147, 556, 61, 62, 36 and 39 recorded in LR Khatian No. 2, of Mouza Noapara, J.L. No. 9, being Municipal Premises No. 561/A (formerly 561) Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700 108, the jurisdiction of Ward No. 15 of Baranagar Municipality, being part of the *Larger Property* (“**Said Premises**”), more particularly described in **Schedule-A** above hereunder written and shaded by hatched lines in colour red in the plan annexed hereto as **Annexure-A**. Accordingly, the Earlier JDA in respect of the Said Property has since been mutually revised by and between the parties/ executants thereto for all intents and purposes, whereby *inter alia* all the rights, powers, authorities etc. granted thereunder to Siddha in respect of the Said Property stood revoked and/or terminated and/or rescinded and/or cancelled, and further each of the several other powers, authorities etc. granted in favour of Siddha in respect of the Said Property have respectively been revoked, terminated and rescinded for all intents and purposes..

- I. In the said Supplementary Agreement dated 2nd February 2021 read together with a letter, it was agreed between the Parties therein that Siddha shall allow the Allottees of the Project on the Said Property to use and enjoy the common infrastructure and common facilities (“**Shared Infrastructure**”), for the benefit and usage of the same by the Transferees of both “the project of Siddha” (“**SELV**”) and “the Project on the Said Property” as detailed in Schedule D therein and Siddha shall create suitable mechanism for maintenance of the same in consultation and with approval of the Lessee. If required, a common association may be formed for the Allotees of “SELV” and “the Project on the Said Property”. The Lessee shall provide its full assistance and support to the Developer to negotiate and cause the implementation of such terms or any other mutually revised terms with Siddha. The Developer shall make payments and shall abide by all terms applicable on the Lessee as stipulated under the Shared Infrastructure;
- J. Further by Deed of Demarcation dated 16th March 2021, duly registered at the office of Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 19042021, pages from 140784 to 140812, being No. 190402762 for the year 2021 the Lessee has segregated and demarcated a portion of the Said Property measuring 3.937 acres and by virtue of another Deed Of Demarcation of even date, duly registered at the office of Additional Registrar of Assurances-IV,

Kolkata, recorded in Book No. I, Volume No. 19042021, pages from 140757 to 140783, being No. 190402761 for the year 2021 the Lessee has demarcated the balance portion of the Said Property measuring 0.58, aggregating to 4.517 acres.

SCHEDULE-I
TOTAL LEASE PROPERTY

ALL THAT the piece and parcel of leasehold Land measuring 12.20 (Twelve point two zero) comprising in various dags mentioned in the table below situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata- 700108 within the jurisdiction of Baranagar Municipality, under police station Baranagar, P.O. Baranagar, in the District of North 24 Parganas.

Mouza :Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	36 (part)	South & Middle	0.13
2	39 (part)	North & Middle	0.45
3	43 (part)	Southern	0.09
4	47 (part)	Southern	0.16
5	48 (part)	Southern	0.04
6	49 (full)		0.23
7	50 (full)		0.33
8	51 (full)		0.54
9	52 (full)		0.30
10	53 (full)		0.52
11	54 (full)		0.22
12	55 (part)	Ex Northern	0.69
13	56 (full)		0.61
14	57 (full)		0.43
15	58 (full)		0.30
16	59 (full)		0.59
17	60 (full)		0.40
18	61 (part)	Southern	0.03
19	62 (part)	Western	0.17
20	63 (full)		0.04
21	64 (part)	Western	0.15
22	65 (part)	Western	0.47
23	66 (part)	Northern	0.15
24	67 (part)	Northern & South Western corner	0.18

25	72 (full)		0.43
26	73 (part)	Northern	0.57
27	74 (full)		0.28
28	75 (full)		0.30
29	76 (part)	Northern	0.30
30	129 (part)	North West corner	0.13
31	133 (part)	North East corner	0.03
32	136 (part)	Eastern corner	0.03
33	146 (part)	Ex Northern & South West corner	0.70
34	147 (part)	South West corner	0.02
35	148 (part)	Western	0.17
36	149 (full)		0.07
37	150 (part)	North West	0.09
38	549 (full)		0.24
39	553 (full)		0.12
40	554 (part)	Western	0.04
41	555 (part)	Western	0.07
42	556 (part)	North West corner	0.01
Total:			10.82

Mouza :Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	32 (part)	Eastern	0.14
2	35 (part)	Eastern	0.21
3	38 (full)		0.74
4	42 (part)	Eastern	0.01
5	47 (part)	Eastern	0.12
6	224 (part)	Western	0.16
Total:			1.38
Grand Total for both Mouza			12.20

SCHEDULE-II
LARGER PROPERTY

ALL THAT the piece and parcel of leasehold Land measuring 11.29 (Eleven point Two Nine) acres comprising in various dags mentioned in the table below situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata- 700108 within the jurisdiction of Baranagar Municipality, under police station Baranagar, P.O. Baranagar, in the District of North 24 Parganas.

Mouza :Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	36 (part)	South & Middle	0.13
2	39 (part)	North & Middle	0.45
3	43 (part)	Southern	0.09
4	47 (part)	Southern	0.16
5	48 (part)	Southern	0.04
6	49 (full)		0.23
7	50 (full)		0.33
8	51 (full)		0.54
9	52 (full)		0.30
10	53 (full)		0.52
11	54 (full)		0.22
12	55 (part)	Ex Northern	0.69
13	56 (full)		0.61
14	57 (full)		0.43
15	58 (full)		0.30
16	59 (full)		0.59
17	60 (full)		0.40
18	61 (part)	Southern	0.03
19	62 (part)	Western	0.17
20	63 (full)		0.04
21	64 (part)	Western	0.15
22	65 (part)	Western	0.47
23	66 (part)	Northern	0.15
24	67 (part)	Northern & South Western corner	0.18
25	72 (full)		0.43
26	73 (part)	Northern	0.57
27	74 (full)		0.28
28	75 (full)		0.30
29	76 (part)	Northern	0.30
30	129 (part)	North West corner	0.13
31	133 (part)	North East corner	0.03
32	136 (part)	Eastern corner	0.03
33	146 (part)	Ex Northern & South West corner	0.70
34	147 (part)	South West corner	0.02
35	148 (part)	Western	0.17
36	149 (full)		0.07
37	150 (part)	North West	0.09
38	549 (full)		0.24

39	553 (full)		0.12
40	554 (part)	Western	0.04
41	555 (part)	Western	0.07
42	556 (part)	North West corner	0.01
Total:			10.82

Mouza :Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	RS Dag No.	Portion	Land Area in Acres
1	32 (part)	Eastern	0.14
2	35 (part)	Eastern	0.21
3	47 (part)	Eastern	0.12
Total:			0.47
Grand Total for both Mouza			11.29

**SCHEDULE-B1
(Development Agreements and Power of Attorneys)**

The Sub-Lessor and the Promoter have entered into a Development Agreement in respect of their land parcels comprised in the ‘Said Premises’, registered at the office of the Additional District Sub-Registrar, Cossipore Dum Dum, North 24 Parganas, as document No.150614622 for the year 2022. The Sub-Lessor has granted a Power of Attorney in favour of the Promoter registered at the office of the Additional District Sub-Registrar, Cossipore Dum Dum, North 24 Parganas, as document No.150614624 for the year 2022. for undertaking development of the ‘Said Premises’.

**SCHEDULE-B2
(Building Plan, Revised Sanction Plan and Completion Certificate)**

The Baranagar Municipality has sanctioned a plan for construction of Residential Housing Complex, at the Said Premises, bearing No. No. PWRB/208/15 dated 16.02.2022. The Promoter on the basis of above mentioned sanction plan has completed construction of the Residential Housing Complex ‘Serenia Phase-I’ and Baranagar Municipality has granted completion certificate bearing No.....

**SCHEDULE-C
(Residential Complex)**

All that the newly constructed Residential Housing Complex “Serenia Phase-I”, comprising of 2 (two) Towers/Buildings having basement, ground and 28 upper floors, 2 (two) Towers/Buildings having ground plus 28 upper floors, one MLCP block having basement, ground and 4 upper floor,

having self-contained residential apartments, car parking spaces and other constructed areas at the Said Premises.

SCHEDULE-D
(Agreement for Assignment)

The Owners and the Promoter have entered into an Agreement for Assignment on _____ with the Allottee herein for assignment / allotment of a Residential Apartment more fully described in the **Schedule-D1** and the said Agreement duly registered at the office _____ recorded in Book No. I, Volume No. _____, pages from _____ to _____, being No. _____.

SCHEDULE-D1
(Subject Matter of Assignment)
The Said Unit

ALL THAT Apartment being No., on the floor, Tower-....., total measuring ____sq. ft. carpet area (excluding balcony, open terrace) (more or less) and corresponding Built-up area of the said Apartment measuring ____ sq. ft. (more or less), with facility to park ____ medium size road worthy passenger car in the _____ car parking space, being no.____, together with undivided proportionate share of the land, underneath the tower/building together with right to use the amenities, facilities and common area, more fully mentioned in **Schedule-E & G respectively**, of the said project '**Serenia Phase-I**' at the Said Premises.

SCHEDULE-E
(Consideration)

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

Rs. xxxxxxxxxx

Total:

Rs. xxxxxxxxxx
=====

(Rupees) only.

SCHEDULE - F
(Common Areas for Assignees of Apartment)

1. Driveway
2. Security Room

3. Entrance lobbies
4. Staircases and such other commons areas earmarked for Common use
5. Common toilets in the ground floor or in other area in the building
6. Electrical Meter rooms
7. Overhead Water Tank
8. Underground Water Reservoir
9. Staircase Overhead
10. Lift Machine Rooms
11. Lifts
12. Electrical installations
13. DG Generator sets and control panels for optimum Power Backup for common area as well as flats (subject to a maximum of 5 [five] KVA per flat).
14. Intercom system
15. Water Treatment Plant
16. Sewerage Treatment Plant
17. Distribution pipes all around the complex
18. Drainage & sewage lines
19. Surveillance facility with CCTV on ground floor common areas
20. Firefighting system
21. Evacuation points and refuge platforms for resident's safety
22. AC Banquet Hall
23. Amphitheater
24. Aroma Garden
25. Badminton court
26. Basket Ball Court
27. BBQ Deck
28. Business Centre
29. Cafeteria
30. Chess Court
31. Children's Play Area
32. Courtyard Landscape Garden
33. Toddlers Zone
34. Double Height Party Hall
35. Entry Paving Plaza
36. Floating pods

37. Games Room
38. Gymnasium
39. Kid's Play Area
40. Kid's Pool
41. Laundry Service
42. Library cum lounge
43. Mini Auditorium
44. Miniplex
45. Multi Activity Room
46. Multipurpose court
47. Multipurpose Hall
48. Outdoor Dining Zone
49. Outdoor Fitness Station
50. Party Lawn
51. Putting Greens
52. Reflexology Path
53. Relaxation Deck
54. Resting Pavilion
55. Roof Garden
56. Sand Pit
57. Sky Dinning Area
58. Sky Garden
59. Spa, Steam& Massage Room
60. Sports Court
61. Squash court
62. Siting Alcove
63. Seniors Corner
64. Viewing Deck
65. Water Sports
66. Table Tennis Room
67. Swimming pool
68. Yoga & Meditation Zone
69. Amphitheatre & Skyplex
70. Cricket Pitch
71. Jogging Track

**Schedule G
(Easement & Restrictions)**

All Apartment owners/occupants of the said 'Residential Complex' including the Owners 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 'Residential Complex' 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 **assignment/transfer** 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 Complex' 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 Premises and/or Building, 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 ‘Residential Complex’.
- 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 ‘Residential Complex’ 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 Complex’ / Premises, or at any other space,

save & except in the demarcated allotted space, in writing for the same, and shall further not allow any of their guests/visitors to park their cars within the said building/premises.

- 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 Complex' or other parts of the said Premises and/or 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 Complex', 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/neighboring 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 'Residential Complex' 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 'Residential Complex' or Premises for the full and unrestricted enjoyment of the Easements described in **Schedule-G**.
- 1.23 Do any act deed or thing which may be in violation and/or in contravention to any of the terms and conditions of the said Lease Deed.
2. **The Allottee shall:**
 - 2.1 Co-operate in the management and maintenance of the Residential Complex'.
 - 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 Observe
 - 2.4 Use the said Apartment/unit for residential purpose only.
 - 2.5 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 Community Hall, the Club Area, Swimming Pool and Gymnasium. To pay for, in case of exclusive use of the community hall, kitchen and electricity charges, as may be fixed or determined by the Promoter/ Association from time to time.
 - 2.6 Use the Community 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 Complex. Although the Community 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 Community 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 Community Hall. Not to use the said hall, and any other covered / enclosed area of 'Serenia Phase-I' 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.

- 2.7 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 Complex' and the said Premises within 7 (seven) days of being called upon to do so.
- 2.8 Observe, perform and comply with the all the conditions mentioned in other parts of this Schedule.
- 2.9 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.
- 2.10 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.
- 2.11 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 'Residential Complex', for common purposes and/or in the common interest and/or to pursuance thereof.
- 2.12 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 building and/or said premises 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.
- 2.13 Pay, wholly in respect of the said Apartment/Unit and proportionately in respect of the Buildings, 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.

- 2.14 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 Complex)

1. The Promoter has constructed a 'Residential Complex' called 'Serenia Phase-I' as more fully mentioned in **Schedule - C**.
2. Upon formation of the Association or Body of the allottees/assignees of the '*Serenia Phase-I*', all rights and obligations with regard to the Maintenance and Management of '*Serenia Phase-I*' shall be transferred by the Promoter to such Association/Body. Thereafter the said Association shall be responsible for Maintenance and Management of '*Serenia Phase-I*' 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 building 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 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 building.

Part-III
(Management & Maintenance)

1. The effective date for maintenance charges shall be considered as per date of Completion Certificate obtained from the **Baranagar Municipality**, 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 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, be entitled to maintain the Common Areas/Portion.
6. The deposit with the Promoter, if any, towards rate taxes and all other outgoing shall be transferred to the Association/Body to be formed by the Apartment owners and such deposits shall be utilized by the Association/Body to be formed by the Apartment owners 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 'Residential Complex' and the said premises.

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, call 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 by the Association/Body, 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 'Residential Complex' 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 Complex'.
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. **Delay/Default:** 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 month 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 Residential Complex 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) not 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 Residential Complex ‘*Serenia* Phase-I’ 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 Baranagar Municipality, the Purchaser Allottee alone is liable and responsible to pay the tax and/or any other levy or imposition for its respective Apartment/Unit, as per the bill raised by the Baranagar Municipality, till such time the same is done by Baranagar Municipality 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 of Impositions and Penalties in respect of the said Apartment/Unit would accrue with effect from date of Completion Certificate received for the said 'Residential Complex'.
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
OWNERS 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 as full consideration and/or price for
assignment of the said Apartment/Unit from the Allottee.

(Promoter)

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

BETWEEN

WHITEPETALS COMMODEAL PVT. LTD. & ORS.
... OWNERS

AND

MERLIN REALESTATE LLP
... PROMOTER

AND

.....
... ALLOTTEE

DEED OF ASSIGNMENT

Re: Apartment/Unit No. ..., Block.....
`Serenia Phase-I'