

One Residential Flat measuring _____ Sq.ft. (Rera Carpet Area), _____ Sq.ft. (Super-built up area) in the _____ Floor and One Garage/Closed Parking Space measuring sq. ft. of the complex named “**SHIVA GARDENS**” with a proportionate undivided share in the land on which the same stands.

MOUZA : TALBANDA

J.L. NO. : 28

R.S. KHATIAN NO. : 312

R.S. PLOT NO. : 108 & 109

L.R. KHATIAN NO. : 2188, 2186, 2195, 2191, 2192, 2193 & 2194

P.S. : GHOLA

GRAM PANCHAYAT : JUGBERIA

CONSIDERATION :

WITHIN THE LIMITS OF GRAM PANCHAYAT AREA.

THIS DEED OF SALE IS MADE ON THIS THE _____ DAY OF _____ 2024.

BETWEEN

SRI _____, Son of Late _____, Hindu by Religion, Indian by Nationality, _____ by Occupation, Residing at _____, P.O. & P.S. _____ District - _____ --- hereinafter called the

"PURCHASER/FIRST PARTY" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **"FIRST PART"**. (PAN: _____).

AND

MERCSTONE INTERNATIONAL PRIVATE LIMITED (PAN:-AANCM6652N), A Private Limited Company, incorporated under the Companies Act,1956, having Certificate of Incorporation No. U51909WB2020PTC238739, dated 07.08.2020, having its registered office at FL/NO-B/1B 52/6 V.I.P. ROAD, Rajarhat Gopalpur, Parvati Vihar P-1, Raghunathpur, North 24 Parganas, D B Nagar, West Bengal, India, 700059, represented by its Directors, Mrs. Priyanka Dhara and Mrs. Lipi Roy, Hindu by Religion, Indian by Nationality, Business by Occupation hereinafter called the **"VENDORS/SECOND PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the **"SECOND PART"**

WHEREAS:

- A) The above named Vendor hereof had purchased land measuring 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109 (P) (area of land measuring 19 Cottahs 06 Chittacks) by two separate Registered Deeds of Conveyance being Nos. (1) No. 3937 dated 16.03.2023 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat and (2) No. 3938 dated 23.03.2023 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat.

AND WHEREAS the Vendor hereof being desirous of constructing multi-storied residential building on aforesaid landed property as more fully described in the Schedule "A" below, have amalgamated their landed property into one single Plot/unit.

AND WHEREAS the Vendors being desirous of constructing a multi-storied residential building and the said project shall be known as **"SHIVA GARDENS"** on the Schedule - A land and

thereafter started constructing on the said land, the plan prepared for which was approved by the North 24 Parganas Zilla Parishad, dated 30.08.2018 being Memo No. 1108/N.Z.P. for multi-storied residential Building.

AND WHEREAS the Vendors have formulated a scheme to enable a person/party intending to have own unit or premises in the said building along with the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the land is to be determined according to the constructed area comprising the unit or premises proportionate to the total constructed area on the said land.

AND WHEREAS the Vendors Party in the process of construction of the said building divided into several independent units/premises along with the common facilities.

AND WHEREAS the Vendors have now firmly and finally decided to sell and have offered for sale to the Purchaser/s a flat measuring about _____ sq.ft. (RERA carpet Area) at _____ Floor of the building more particularly described in the Schedule-B given herein below, for a valuable consideration of Rs. _____/- (Rupees _____ Only).

AND WHEREAS the Purchaser/s being in need of a flat in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendors/Developer to the said land, site plan, sanctioned building plan, standard of workman ship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the Vendors as fair, reasonable and highest have agreed to purchase from the Vendors/Developer, the said flat more particularly described in the Schedule - B given hereinunder with undivided common share or interest in the stairs, roof, open space, toilet, well, over head tanks and other fittings and fixtures and other common parts, services of the building, free from all encumbrances, charges, liens, lispendences, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule-B property for a valuable consideration of Rs. _____ (Rupees _____ Only).

AND WHEREAS an Agreement of Sale dated :- was executed between the Purchaser/s and Vendors/Developer in respect of the Schedule 'B' Property, being Document No. I - for the year and the same was registered in the Office of the, District

AND WHEREAS the Vendors/Developer have now agreed to execute the Deed of Sale of the Schedule-B property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule-B property for a consideration of Rs. _____/- (Rupees _____ Only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in consideration of a sum of Rs. _____ (Rupees _____ Only) paid by the Purchaser/s to the Vendors/ Developer, the receipt of which is acknowledged by the Vendors/ Developer by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendors/Developer do hereby convey and transfer absolutely the Schedule -B property, to the purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Govt. of West Bengal.
2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendors/Developer, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule-B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendors/Developer as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.
3. That the Purchaser/s shall have all rights, title and interest in the Schedule-B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the vendor or anybody claiming through or under it and all the rights, title and interest which vested in the Vendors/Developer with respect to the Schedule-B property shall henceforth vest in the Purchaser/s to whom the said Schedule-B property has been conveyed absolutely.

4. That the Purchaser/s hereby covenant with the Vendors/Developer not to dismantle the flat hereby sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for residential purposes.

5. That the Vendors/Developer declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendors/Developer have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule - B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.

6. That the Vendors/Developer do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule - A property is held by the Vendors/Developer under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendors/Developer proposes to transfer subsists and the Vendors/Developer have full right and authority to transfer the SCHEDULE-B property to the Purchaser/s in the manner as aforesaid and the PURCHASER/S shall hereinafter peacefully and quietly possess and enjoy the Schedule-B property without any obstruction or hindrance whatsoever.

7. That the Purchaser/s shall not do any act, deed or thing whereby the development/ construction of the said building is in any way hindered or impeded with nor shall prevent the Vendors/Developer from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendors/Developer shall have no responsibility or any liability in this respect.

9. That the Vendors/Developer further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the property hereby conveyed at the cost of the Purchaser/s.

10. That the Purchaser/s shall have the right to get his/her/their name mutated with respect to the said Schedule - B property both at the Office of the B.L. & L.R.O. and and get it numbered as a separate holding and shall pay Municipal taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule - B property or let-out, lease-out the Schedule - B property to whomsoever.

12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

14. That the Vendors/Developer will pay upto date municipal taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule-B property.

15. That the Vendors/Developer shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-B property except for unsold portion of the building which shall be borne by the Vendors/Developer proportionately with all the Purchaser/s unless separately levied upon and charged for.

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMOM PROVISIONS & UTILITIES shall be looked after by the Apartment owners Association by framing a proper memorandum of Association together with the Rules &

Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.

17. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc. as will be determined by the Vendors/Developer from time to time till the time an executive body or any other authority of the building or Apartment owners association is formed to take care of the common maintenance of the building.

That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement.

18. That in case the purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-C given hereinunder) within time allowed by the Vendors/Developer or the Apartment Owners Association the purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendors/Developer or the Association acting at the relevant time for any loss or damage suffered by the Vendors/Developer or the Association in consequence thereof.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendors/Developer for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendors/Developer or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorised act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal.

20. That the Purchaser/s further covenant with the Vendors/Developer not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendors/Developer shall not be held responsible in any manner whatsoever.

21. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the residential flat of the building save the battery operated inverter.

22. That the Purchaser/s shall have no objection if the other owners/occupants of the flat in another block in the said complex uses the parking facility in the block in which the purchaser/s of these present has/have purchased the Schedule-B property, provided the said facility has been allotted/sold by the Vendors/Developer .

23. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendors/Developer and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she shall have the right to move the local court.

SCHEDULE - 'A'

(DESCRIPTION OF THE LAND OF WHICH BUILDING STANDS)

ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109(P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholā, Kolkata - 700 110, Dist- 700 110, Dist- North 24 Parganas and together with all easementary rights thereto and also the right to use and enjoy over the said property. The proportionate Annual Rent payable to the Collector, North 24 Parganas District, of West Bengal The property is butted and bounded by :-

ON THE NORTH:- By Dag No. 108;

ON THE SOUTH:- By 18' ft. Wide Road and by Dag No. 146;

ON THE EAST:- By Dag No. 100;

ON THE WEST:- By Dag No. 105;

SCHEDULE – ‘B’
(DESCRIPTION OF FLAT)

All that Residential Flat, being Flat No..... on the Floor in Block-...., Rera Carpet area of square feet, super built-up area square feet, and one Garage/Closed Parking space in the Floor of the building named **“Shiva Gardens” together with proportionate undivided share in the Schedule ‘A’ land on which the building stands.**

SCHEDULE – ‘C’
(COMMON EXPENSES)

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1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipments and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.

6. Municipal tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the purchaser).
7. Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organisation for the common purposes.

SCHEDULE – ‘D’
(COMMON PROVISIONS AND UTILITIES)

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1. Stair case, lift and stair case landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes & common plumbing installation.
4. Generator Set, Security Guard Room and Common Toilet.
5. Drainage and sewerage.
6. Boundary wall and main gate.
7. Fire Fighting System.
8. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

IN WITNESS WHEREOF the Vendors do hereunto set their respective hands on the day, month and year first above written.

WITNESSES: -

1.

The contents of this document have been gone through and understood personally by the Purchaser/s and the Vendors.

2.

VENDORS

Advocate