

1. **Date:**_____

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

3. **Parties:**

3.1. **Owner: PASHUPATI PROPERTIES PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 3B, Lalbazar Street, Kolkata - 700 001, (PAN:_____), represented by its authorized signatory _____, of the **FIRST PART** ;

3.2. **Promoter: MERLIN PROJECTS LTD.**, (CIN:U70109WB1984PLC038040) (PAN: AACCM0505B), a company incorporated under the Companies Act, 1956, having its registered office at 22, Prince Anwar Shah Road, Kolkata -700033 and **PASHUPATI COMMOSALES PRIVATE LIMITED**, (CIN: U51909WB2010PTC140618) (PAN: AAFCP3220K), a company incorporated under the Companies Act, 2013, having its registered office at - 493/C/A, G.T. Road, Vivek Vihar Phase – 4, Block – 6, P.O and P.S. Shibpur, Howrah – 711 102, represented by its _____, of the **SECOND PART.**

3.3. **Allottee: 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 party of the first part is the absolute Owner of Premises No. 10, Convent Lane, Kolkata – 700 015, more fully described in Schedule-A, hereinafter referred to as the “Said Land” vide a Deed of Conveyance dated 23rd February, 1988 duly registered at the Office of the Registrar of Assurances, Calcutta, recorded in Book No. I, CD No. 69, Pages 52 to 73, Being No. 1965, for the year 1988.

- 4.2. Whereas the Second Party herein is a Promoter engaged in the development of real estate, properties in Kolkata.
- 4.3. The Owner has entered a Joint Development Agreement with the Promoter and granted Power of Attorney for development of the said Premises. The details of the Development Agreement, Power of Attorney are morefully mentioned in Schedule – B-1.
- 4.4. A plan for development of the Residential Complex was sanctioned by Kolkata Municipal Corporation and the same was revised subsequently. Based on the said sanctioned Plan and revised sanctioned plan the Promoter has completed construction of the Residential Complex “MERLIN REGALIA” and the KOLKATA Municipal Corporation (KMC) has granted a Completion Certificate (CC) for the Residential Complex and the details of the sanction plan, revised sanction and CC are mentioned in Schedule B-2. The particulars of the Residential Complex “MERLIN REGALIA” are more fully mentioned in Schedule – C.
- 4.5 By a Sale Agreement morefully mentioned in **Schedule-D** the Promoter have sold one Residential Apartment at “Merlin Regalia” more fully described in the **Schedule-D-1**, written hereunder, to the Allottee herein, and by executing and registering this deed of conveyance the Owner and Promoter is conveying /transferring the “Said Unit” in favour of the Allottee.
- 4.6 **Car parking space** – For better understanding, management and discipline amongst the apartment owners/occupiers of the Residential Complex, 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-D-1**, 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-D-1**.
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, hereinafter referred to as the **Said Unit** and forming part and parcel thereof, more fully described in the **Schedule D-1**, 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 Complex more fully described in **Schedule-F** (Share of Common area), are all comprised in and/or being part or portions of the said Residential Complex, 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.

7.2.3 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 Owner 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 –D-1**.

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 Unit/ Residential Complex 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 Residential Complex 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 Residential Complex amenities wherever applicable. The Allottee has been made aware and the Allottee expressly agrees that the regular wear and tear of the Unit/ Residential Complex 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 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 Complex ‘ Merlin Regalia’, 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 Owner and the Promoter shall transfer the common areas of the Residential Complex 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 conveyance deed, the Promoter have handed over possession of the said Apartment along with the car parking space, if allotted, 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 the piece and parcel of land measuring 1 (One) Bigha 10 (Ten) Cottahs (more or less), lying and situate at Premises No. 10, Convent Lane, Police Station Entally, Kolkata 700 015, within the limits of Kolkata Municipal Corporation Ward No. 56 in the District of South 24 Parganas within the Jurisdiction of Additional District Sub-Registrar: Sealdah and butted and bounded as follows:

On the North : Convent Lane;
On the East : Bustee and 9, Convent Lane;
On the South : Bustee and 5, Motijhil Lane;
On the West : Railway Lines.

**Schedule-B
[Devolution of Title]**

A. By and under an Indenture of Conveyance dated 5th May, 1936 and made between The Administrator General of Bengal (in his capacity as the Administrator to the Estate of Edith Mary Ann Balckford (deceased) therein referred to as 'the Vendor' of the One Part and Sreemati Kattayani Dassi, therein referred to as 'the Purchaser' of the Other Part, the Vendor therein granted, conveyed and transferred unto the said Sreemati Kattayani Dasi for the consideration therein mentioned ALL THAT land and premises fully described in the Schedule 'A' and 'B' thereunder written. The aforesaid Indenture of Conveyance was duly registered at the Office of the Sub-Registrar of Sealdah in Book No. I, Volume No.14, Pages 192 to 199, Being No. 930 for the year 1936.

B. By and under an Indenture of Sale dated 17th November, 1943 and made Sreemati Kattayani Dasi therein referred to as 'the Vendor' of the One Part and Sashi Kanta Chakravarty, therein referred to as 'the Purchaser' of the Other

Part, the said Sreemati Kattayani Dasi granted, conveyed, transferred and assigned unto the said Sashi Kanta Chakravarty for the consideration therein mentioned ALL THAT land and premises fully described in the Schedules 'A' and 'B' thereunder written. The aforesaid Indenture of Sale was duly registered at the Office of the Sub-Registrar of Sealdah in Book No. I, Volume No.39, Pages 232 to 241, Being No. 1738 for the year 1943.

C. By and under a Deed of Gift dated 3rd May, 1957 and made between the said Sashi Kanta Chakravarti, therein referred to as 'the Donor' of the One Part and Ashateeta Chakravarti, therein referred to as 'the Donee' of the Other Part, the said Sashi Kanta Chakravarti transferred in favour of the said Ashateeta Chakravarti all his right, title and interest in ALL THAT the Premises No. 10, Convent Lane (which was described in the said Deed of Gift dated 3rd May, 1957 as premises No. 10A and 10B, Convent Lane) Calcutta altogether measuring about 1 Bigha and 10 Cottahs more or less with the messuage, tenements and dwelling houses, constructed thereon and fully described therein as well as the Schedule thereunder written. The aforesaid Deed of Gift was duly registered at the Office of the Sub-Registrar of Sealdah in Book No. I, Volume No.19, Pages 200 to 202, Being No. 904 for the year 1957.

D. The said Ashateeta Chakravarti died on 31st March, 1980 leaving behind his last Will and Testament dated 18th August, 1961 whereby he bequeathed to his wife Smt. Shubhra Chakravarti (being the Vendor therein) all his properties both moveable and immovable and also appointed her as the Sole Executrix of the said Will. In the premises Smt. Shubhra Charavarti became the sole beneficiary as well as sole executrix under the said Will dated 18th August, 1961.

E. The said Will dated 18th August, 1961 was duly proved and registered before the Hon'ble High Court at Calcutta in its Testamentary Jurisdiction in Matter No. 66 of 1981 and a Probate of the said Will was duly granted to Smt. Shubhra Chakravarti on 27th April, 1981.

F. The said Smt. Subhra Chakraborty became lawfully seized and possessed of and/or otherwise well and sufficiently entitled all that the piece or parcel of land measuring about 1 bigha 10 cottahs, more or less TOGETHER WITH dwelling house, outhouses, sheds and other structures constructed thereon lying situate at and being premises no. 10, Convent Lane, Calcutta.

G. By and under a Deed of Conveyance dated 23rd February, 1988 duly registered at the Office of the Registrar of Assurances, Calcutta, recorded in Book No. I, CD No. 69, Pages 52 to 73, Being No. 1965, for the year 1988, the said Smt. Shubhra Chakravarti, being the Vendor as well as Confirming Party therein has duly transferred ALL THAT the piece and parcel of land measuring 1 Bigha 10 Cottahs more or less together with shed and structure situated thereon

being Premises No. 10, Convent Lane, Calcutta fully described in the Schedule thereunder written, unto and in favour of Pashupati Properties Pvt. Ltd, and thus Pashupati Properties Pvt. Ltd, became the absolute Owner of Premises No. 10, Convent Lane, P. S. Entally, Ward No. 56, Kolkata - 700 015.

H. Subsequently the said Pashupati Properties Pvt. Ltd. being the Owner, of the said premises mutated its name as Owner of Premises No. 10, Convent Lane, P. S. Entally, Ward No. 56, Kolkata - 700 015, in the record of Kolkata Municipal Corporation.

SCHEDULE – B-1
(Joint Development Agreement and Power of Attorney)

The Owner and the Promoter entered into a Joint Development Agreement on 25.01.2017. The said Agreement duly registered at the Office of District Sub Registrar (III) of Kolkata and recorded in Book No. I, Volume No. 1603-2017, Pages 7947 to 8002, Being No. 160300325 for the year 2017 and the Owner has also executed a Power of Attorney on 09.02.2017 in favour of the Promoter herein for development and sale of apartments/constructed areas to prospective allottee/s. The said power of attorney duly registered at the Office of District Sub Registrar (III) of Kolkata and recorded in Book No. I, Volume No. 1603-2017, Pages 13024 to 13048, Being No. 160300506 for the year 2017.

SCHEDULE – B-2
(Building Plan, Revised Sanction Plan and Completion Certificate)

The Kolkata Municipal Corporation (KMC) has provisionally sanctioned a plan for construction of Residential Complex, at Premises No. 10, Convent Lane, Kolkata – 700 015, Borough No. - VII, Ward No. - 56, vide Building Permit No. 2012070113 dtd.10.01.2017. Subsequently KMC has revised the said sanction plan vide Building Permit No. 2017070181 dtd. 12.03.2018. The Promoter on the basis of above mentioned plan and revised sanction plan, has completed construction of the Residential Complex ‘MERLIN REGALIA’ and KMC has granted completion certificate bearing No..... dated.....

SCHEDULE – C
(Residential Complex)

All that the newly constructed Residential Complex “Merlin Regalia”, comprising of Two Blocks out of which one Block being No. 1 consist of Basement + Ground + 12 Upper Floors and the other Block being No. II consist of Ground + 4 Upper Floors having self-contained residential apartments, car parking spaces, common

amenities/facilities and other constructed areas at Premises No. 10, Convent Lane, Kolkata – 700 015 Borough No. - VII, Ward No. - 56.

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 D-1**.

SCHEDULE –D-1
(Subject Matter of Sale)
The Said Unit

ALL THAT the Residential Apartment being No. _____, Block _____, on the _____ Floor, measuring _____ Carpet Area sq. ft. (excluding balcony/exclusive open terrace) more or less and _____sq. ft. 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 the Residential Complex “**Merlin Regalia**” at Premises No. 10, Convent Lane, Kolkata – 700 015.

SCHEDULE - E
(Consideration)

Price for the said Apartment as described in **Schedule – D-1**, above Rs. xxxxxxxxx

Price for car parking space as described in **Schedule – D-1**, above Rs. xxxxxxxxx

Total: Rs.xxxxxxxx

=====

(Rupees) only.

SCHEDULE - F
(Common Areas for Apartment Owners)

1. The following shall be the common areas, parts and equipment for all Apartment owners, subject however to the reservations and exceptions contained in **Clause 3** hereafter of this Schedule.
 - 1.1 Main Entrance & Driveways: The main gates, pathways and driveways for entry and exit (ingress & egress) into and upon the Said Residential Complex.
 - 1.2 All Lobbies, Passages and Staircases demarcated and earmarked for exclusive use of residential Apartments owners/occupants of the Residential Complex.
 - 1.3 The lift, its installations and space in which the same is installed, save and except certain areas/spaces alongside and/or on top of the lift machine room, stair headroom which are reserved for the installation of neon signs and/or equipment to be installed by the Promoter.
 - 1.4 The ultimate open roof on the top floor of the building(s) to be used by all Apartment owners in common.
 - 1.5 Electrical: The entire electrical system, by way of cables and equipments for providing electricity to the said Residential Complex ‘Merlin Regalia’ including the electricity meter space, required for common portions and/or supply to the Apartments.
 - 1.6 The entire space, equipment, pumps & motors, underground reservoir, overhead tanks, except pipes provided for supply of water to the Apartment in the said Residential Complex.
 - 1.7 Drainage: All drains, sewers and pipes provided for common use of the Residential Complex ‘Merlin Regalia’.
 - 1.8. All rooms and/or spaces and/or area provided for specific common purpose as per the actual/physical possession/ as per the sanction or revised sanction plan are as follows:

Common room/space/area

A) **Rooms/Covered space provided for :**

- 1) Electric meter
- 2) Entrance Lobby/Reception
- 3) Caretaker /Staff
- 4) Security Guard Room/Darwan
- 5) Common Toilet /Bathroom on ground floor
- 6) Community Hall
- 7) Gymnasium

- 8) Intercom/CCTV only on Ground Floor

B) Open /Covered space provided for –

- 1) Water Treatment Plant
 - 2) Rooftop Children's Play Area
 - 3) Letter Box/Notice Board
 - 4) CESC Transformer/D.G space.
 - 5) Plantation and/or greenery
 - 6) Stair and lift lobbies
 - 7) Entrance lobbies
 - 8) Generator
 - 9) Fire Pump
 - 10) Swimming Pool, Changing Rooms.
2. Nothing herein shall affect the right of the Owner and Promoter to grant exclusive rights for enjoyment of any part of the Residential Complex to any person and /or company/firm to retain the same, so long as the right of ingress and egress and enjoyment of the common utilities of the Allottees are not obstructed.
 3. It is clarified that notwithstanding anything contained elsewhere herein, all pipes, cables and drains, exclusive to or in any of the Apartments, shall not be deemed to comprise in the Common Portion.

**Schedule G
(Easement & Restrictions)**

All Apartment owners/occupants of the said Residential Complex 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 building(s) 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 building and/or the said Residential Complex.
 - 1.3 Make any claim of any nature whatsoever, with regard to any other areas, open or covered, of the said Residential Complex, 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 Park car/two wheeler or any car on the pathway or open spaces of the said Residential Complex, 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 Complex.
- 1.12 Put up or affix any signboard, nameplate or other things or other similar articles in the Common Portions or outside walls of the building and/or residential complex 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.
- 1.13 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.
- 1.14 Affix or draw any wire, cable, pipe from, to or through any Common Portions or outside walls of the building or other parts of the said Residential Complex.
- 1.15 Install any air-conditioner, except in the designated places provided for installation of air-conditioners.
- 1.16 Affix or change the design or the place of the grills, railings, the windows or the main door of the Apartment.
- 1.17 Alter any portion, elevation or the color scheme of the Building(s) and/or residential complex, the said Premises and/ or the Common Areas/Portions.

- 1.18 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.
- 1.19 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 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.
- 1.20 Restrict any of the other owners/occupiers of the said Residential Complex for the full and unrestricted enjoyment of the Easements described in **Schedule-G**.

2. **The Allottee shall:**

- 2.1 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 Building and the said Residential Complex within 7 (seven) days of being called upon to do so.
- 2.2 Observe, perform and comply with the all the conditions mentioned in other parts of this Schedule.
- 2.3 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.
- 2.4 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.
- 2.5 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.

- 2.6 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 the Residential Complex 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.
- 2.7 Pay, wholly in respect of the said Apartment/Unit and proportionately in respect of the Residential Complex, 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.
- 2.8 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 have constructed a Residential Complex called 'Merlin Regalia' as more fully mentioned in **Schedule – C**.
2. Upon formation of the Association or Body for the occupants/owners of the said Residential Complex, all rights and obligations with regard to the Maintenance & Common Expenses shall be transferred to such Association / Body.
3. The Allottee shall become a member of the Association/Body to be formed by the Apartment Owners of the said Residential Complex 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.

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.

5. 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.
6. 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.
7. 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 Complex.

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 Residential Complex 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 Residential

Complex 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 Complex.
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 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:**
 - 8.1 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 mensum 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 ‘Merlin Regalia’ 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, 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 HMC, till such time the same is done by 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.
6. 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 as full consideration and/or price for sale
of the said Apartment/Unit from the Allottee.

(Promoter)

DRAFT

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DATED THIS DAY OF 2018
=====

PRIVATE LTD.

BETWEEN

PASHUPATI PROPERTIES

... OWNER

AND

MERLIN PROJECTS LTD.

PASHUPATI COMMOSALES PRIVATE LTD.
... PROMOTER

AND

.....
... ALLOTTEE

DEED OF SALE

Apartment/Unit No. ..., Block.....
'Merlin Regalia'
Premises No. 10, Convent Lane,
Kolkata – 700 015.

DRAFT