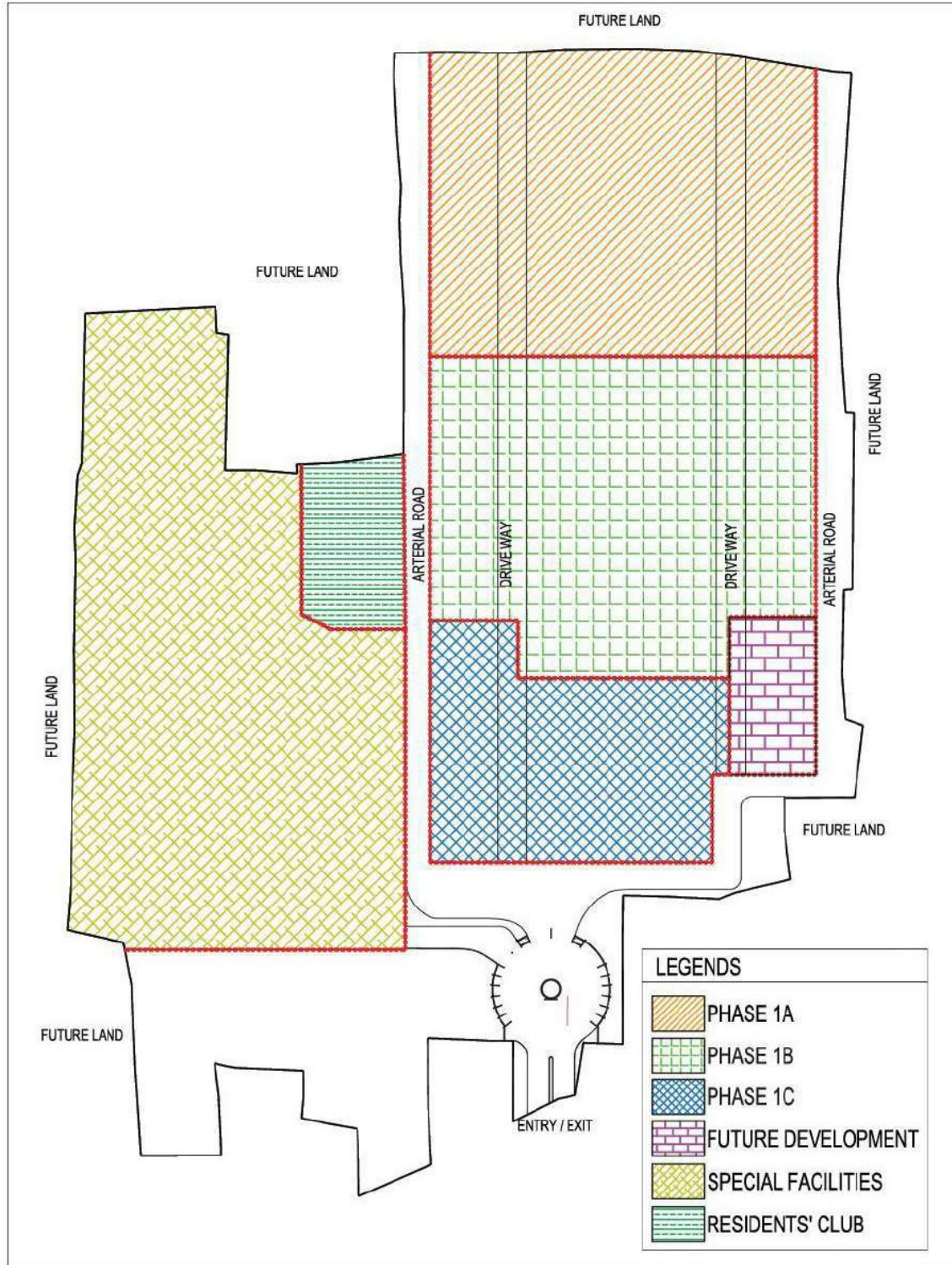


ANNEXURE – 1 : LAYOUT PLAN



ANNEXURE – 2 : UNIT DETAILS

Particulars	Tower No				Total
	1C - TRAFFORD	1D - COLOSSEUM	2A - OLYMPIA	2B - OVAL	
1 APhase Launch Plan					
Total No Of units	286	286	262	228	1062
Proposed No of Units in Lottery	256	256	240	216	968

Tower 1C - TRAFFORD & Tower 1D - COLOSSEUM						
Floor 3RD TO 18TH						
Sl. No	Flat Marked	Type of flat	Built-Up Area incl alcove (Sq.ft.)	Carpet Area (Sq.ft.)	Balcony Area (Sq.ft.)	Cupboard Area (Sq.ft.)
1	Flat-A	3BHK+2 T	746	639	26	23
2	Flat-B	2BHK+2 T	624	526	29	22
3	Flat-C	2BHK+2 T	624	526	29	22
4	Flat-D	2BHK+2 T	630	533	24	22
5	Flat-E	2BHK+2 T	630	533	24	22
6	Flat-F	2BHK+2 T	624	526	29	22
7	Flat-G	2BHK+2 T	624	526	29	22
8	Flat-H	3BHK+2 T	746	639	26	23
9	Flat-J	3BHK+2 T	746	639	26	23
10	Flat-K	2BHK+2 T	624	526	29	22
11	Flat-L	2BHK+2 T	624	526	29	22
12	Flat-M	2BHK+2 T	615	519	24	22
13	Flat-N	2BHK+2 T	615	519	24	22
14	Flat-P	2BHK+2 T	624	526	29	22
15	Flat-Q	2BHK+2 T	624	526	29	22
16	Flat-R	3BHK+2 T	746	639	26	23

Tower 2A - OLYMPIA & Tower 2B – OVAL						
Floor – 5TH TO 22ND						
Sl. No	Flat Marked	Type of flat	Built-Up Area incl alcove (Sq.ft.)	Carpet Area (Sq.ft.)	Balcony Area (Sq.ft.)	Cupboard Area (Sq.ft.)
1	Flat-A	3BHK+2 T	746	639	26	23
2	Flat-B	2BHK+2 T	624	526	29	22
3	Flat-C	2BHK+2 T	629	524	28	22
4	Flat-D	2BHK+2 T	629	524	28	22
5	Flat-E	2BHK+2 T	624	526	29	22
6	Flat-F	3BHK+2 T	746	639	26	23
7	Flat-G	3BHK+2 T	746	639	26	23
8	Flat-H	2BHK+2 T	624	526	29	22
9	Flat-J	2BHK+2 T	629	524	28	22
10	Flat-K	2BHK+2 T	629	524	28	22
11	Flat-L	2BHK+2 T	624	526	29	22
12	Flat-M	3BHK+2 T	746	639	26	23

ANNEXURE – 3 : PRICING DETAILS

Category	Type 1	Type 2	Type 3	Type 4
FLOORS	3 rd & 5 th to 6 th Floors	7 th to 12 th Floors	13 th to 18 th Floors	19 th to 22 nd Floors
PAYMENT TYPE	Price(₹)	Price(₹)	Price(₹)	Price(₹)
2 BHK DOWN PAYMENT	2880000	2950000	3017000	3040000
2BHK INSTALMENT PLAN	3205000	3280000	3355000	3380000
3 BHK DOWN PAYMENT	3555000	3602000	3670000	3715000
3 BHK INSTALMENT PLAN	3955000	4005000	4080000	4130000

PARKING PRICING - (OPTIONAL)		
Sl. No.	Parking Type	Price(₹)
1	Dependent LB Covered Parking	325000
2	Dependent UB Ground Covered Parking	375000
3	Dependent Ground Covered Parking	450000
4	Independent LB Covered Parking	425000
5	Independent UB Covered Parking	475000
6	Independent Ground Covered Parking	550000

EXTRA CHARGES - (MANDATORY)						
TYPE	CLUB FIT-OUT CHARGES	GENERATOR BACKUP	TRANSFORMER	LEGAL FEES	ADVANCE MAINTENANCE DEPOSIT (FOR 2 YEARS)	SINKING FUND
2 BHK	₹62400	₹68640	₹74880	₹25000	₹130 per Sq.ft.	₹54 per Sq.ft.
3 BHK	₹74600	₹82060	₹89520	₹30000		

APPLICATION AMOUNT	
TYPE	APPLICATION AMOUNT
2 BHK	₹75000
3 BHK	₹95000

ANNEXURE – 4 : PAYMENT SCHEDULE

INSTALLMENT PAYMENT SCHEDULE		
Sl	Particulars	Percentage
1	On Application	10% + GST
2	Within 15 days from the date of execution of sale agreement	10% + GST
3	On Commencement of Foundation	10% + GST
4	On Casting of 1st Floor Slab of the Respective Block	10% + GST
5	On Casting of 5th Floor Slab of the Respective Block	8% + GST
6	On Casting of 9th Floor Slab of the Respective Block	8% + GST
7	On Casting of 12th Floor Slab of the Respective Block	8% + GST
8	On Casting of 15th Floor Slab of the Respective Block	8% + GST
9	On Completion of Roof of the Respective Block	8% + GST
10	On Commencement of flooring of Particular Floor	10% + GST
11	On Possession of the Respective Block	10% + GST

DOWN PAYMENT SCHEDULE		
Sl	Particulars	Percentage
1	On Application	Applicable Application Amount
2	At the time of Allotment (Booking Amount)	10% + GST
3	On Registering the Agreement for Sale	90% + GST

Note :

1. GST applicable on Unit price and parking price at 1% or 5% as per prevailing statutory law.
2. GST applicable on Extra Charges at 18%.
3. Any other charges/cost as provided in the Model Sale Agreement.
4. Extra Charges and Parking Price under Down Payment as well as Installment Payment Plan are the same.
5. Total Price = Unit Price + Parking Price (optional) + Extra Charges + Applicable GST, to be calculated after draw of lottery and subsequent allotment.
6. The advance maintenance deposit shall be adjusted as mentioned in model agreement.

ANNEXURE – 5 : RESIDENTS' CLUB FACILITIES

- | | |
|------------------------------|-----------------------|
| 1. LOUNGE | 8. MULTIPURPOSE COURT |
| 2. PRE FUNCTION AREA | 9. CHANGING ROOM |
| 3. BANQUET | 10. SQUASH ROOM |
| 4. GYMNASIUM WITH SAUNA BATH | 11. SNOOKER ROOM |
| 5. STEAM BATH | 12. MINI THEATRE |
| 6. LOCKER & SHOWER | 13. TENNIS COURT |
| 7. AEROBICS | 14. OPEN LOUNGE |

ANNEXURE – 6 : LIST OF COLLECTION CENTRES

Last date of submission of Application Form 15th December

For submission of online and hard copy of the application and GTC
Contact No.: +91 33 4025 4025

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Note: The promoter may at their sole discretion add additional centre collection centre with the promoter self-publish on

ANNEXURE – 7 : AFFIDAVIT FORMAT FOR INDIVIDUAL APPLICANT

(A copy of this to be executed on 10/- stamp paper, duly notarized and submitted on or before the issuance of Provisional Allotment. This copy to be submitted along with the GTC).

I, Mr/Ms/Dr _____ Son/Daughter, Wife of _____ by faith _____ by occupation _____ aged about _____ years, permanently residing at _____ do hereby solemnly affirm and state as follows:

1. That I am eligible to apply for a Flat, in RISE Sports Republic Phase 1A ("Project") as per the GTC
2. That I have applied for one flat in the Project in the following preference:

2BHK _____ 3BHK _____ and I have also applied for Yes/No car parking _____

The Application Number allotted to me is _____

3. That I have read, fully understood and shall abide by the terms and conditions in the General Terms and Conditions (GTC) including but not limited to the terms and conditions associated with all aspects of the electronic lottery, the procedure for Application, the manner in which it would be conducted, the linkage to future phases and the possibility of expansion of project area by inclusion of future phases and of allotment of Unit and/or Parking Facility from the future phases, the formalities and documentations require to be complied post allotment, the terms associated with waitlist applicants, the terms of rejection/cancellation/withdrawal/forfeiture and the events in which the refund (with or without interest) would be processed and the time period associated with the same. I have also read and fully understood Annexures attached to the GTC as well as the Model Agreement including the planning of the Project and about the Resident Club and its expandability and membership amongst occupants of the Projects and RISE Future Phases, the sharing of certain common amenities and facilities within and outside the Project amongst the occupants of the Project and Future Phases, the price and payment schedule therein and also with regard to the Special Facilities.

4. That I am aware that in case I have applied for parking facility and have been selected as a Successful Applicant, there is no guarantee of allotment of parking facility applied and parking facility that may be actually allotted to me (as a Successful Applicant) can be in any floor i.e Ground Floor/Upper Basement/Lower Basement and may either be dependent or independent and I shall be bound to accept the same and I shall not challenge or dispute the same or raise any objections to the same or seek to withdraw his application in respect of the Unit on account thereof.

5. That I shall abide by the GTC, the Model Agreement and also by any other terms and conditions which may be prescribed by the Promoter in future.

6. That I have complied with all prerequisites of filling up the application form and submitted all the requisite documents as required to be submitted by me under the GTC.

7. That if allotted, I shall use and occupy the flat for residential purpose only and the parking facility, if applied and allotted for purposes connected with my residential use of the flat.

8. That in case of non-allotment in the electronic, I shall not be entitled to raise any dispute and shall have no claim against the Promoter of any nature whatsoever.

9. That I shall sign and execute the necessary documents with respect to allotment of flat and Parking Space (if any).

10. That I shall become the member of Flat Owners' Association or any such body of owners to be formed in accordance with the applicable Acts, Rules and Bye-Laws for maintenance and management of common areas and facilities of the Complex and as and when required I shall sign and execute and/all documents/POA in connection with formation of such Flat Owners' Association or the body of owners formed under the applicable Acts, Rules and Bye-Laws and the initial rules/byelaws of such association/body as shall be approved by the Promoter.

11. That I have duly gone through the Model Agreement uploaded by Merlin Projects Limited ("the Promoter") on the website mentioned in the GTC and that I have completely understood, verified and satisfied myself regarding all terms and conditions stated therein and the same with any modifications hereafter made shall be binding upon me.

12. That relying on my statements above, the Promoter had permitted me to participate in electronic lottery.

13. That I understand that since there is no authority incorporated/formed under the Real Estate Law prevailing in the State of West Bengal at present, RISE Sports Republic Phase 1A is neither registered under the West Bengal Housing Industry Regulatory Act, 2017 (WBHIRA) nor under Real Estate (Regulation and Development) Act, 2016 (RERA) therefore all documents forming part of the Application Kit or the publicity materials of any nature whatsoever as well as the Promoter's Website, does not have the registration number under the applicable Real Estate Laws. However as and when the authority is incorporated/formed under the RERA Laws and/or any other statutory enactment that may have application over the Project comes into force either during the subsistence of this lottery procedure or in the future, the Promoter shall be duly entitled to register the Said Project under the applicable Act in due course as per the norms prescribed and further it shall be entitled to make all changes, additions, alteration, substitutions in the Said Project as well as the Model Agreement, Allotment, AFS and other documents and I shall have no objection or claim in this regard.