

3. Children play zone.
4. Multipurpose court.
5. Landscaped garden.
6. Common roof to be used exclusively for Solar Panel in future
7. Filtered water supply.
8. Round the clock security.
9. Cable TV wiring.
10. Septic Tank/ STP
11. Common area lighting
12. Space for Garbage area

Any other facilities may be decided by the Developer at their discretion.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

COMMON EXPENSES

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the complex.



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7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the complex.
9. Cleaning as necessary of the areas forming parts of the complex.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex and providing such additional apparatus as the builder may think fit.
11. Providing and arranging for the emptying receptacles for rubbish.
12. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
13. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.
14. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
15. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
16. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.



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17. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common television aerials and such other equipment as the Builder may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
18. Administering the management company staff and complying with all relevant statutes and regulations and orders there under and employing suitable persons or firm to deal with these matters.
19. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Management Company/Association it is reasonable to provide.
20. In such time to be fixed annually as shall be estimated by the Holding Organization (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.
21. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organization for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organization.
22. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
23. Any other expense for common purpose

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

DEPOSITS/EXTRA CHARGES/TAXES

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities and Development charges etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Sinking Fund:**



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- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- Diesel Generator Charges.

- Legal Charges
- **Taxes:** deposits towards Municipal rates and taxes, etc.
Stamp Duty, Registration Fees, Service Tax and any other tax and imposition levied by the State Government, Central Government or any other authority

- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.

- Formation of Association/Holding Organization
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.

- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or up gradation of fixtures and fittings.

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

Part – I

(Developers' Allocation)

ALL THAT the **81.5% (Eighty One point five percent)** of the total realization from sale of constructed areas of the Complex to comprise in various flats, units, apartments, and/or constructed spaces of the buildings to be constructed on the said Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space

Part – II

(Owners' Allocation)

ALL THAT the **18.5% (Eighteen point five)** of the total realization from sale of constructed areas Saleable area of the Complex to comprise in various flats, units, apartments, and/or constructed spaces of the buildings to be constructed on the said Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space



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THE NINTH SCHEDULE ABOVE REFERRED TO:
SPECIFICATIONS

FLOORING – Rectified tiles

TOILETS AND KITCHEN – Rectified tiles

STAIRCASE – I P S/Stone/Tiles/Mosaic/Concrete polished with railing.

DOORS - Flush door

WINDOWS - Steel windows with glass.

BATHROOM FITTINGS - SS chrome fittings./CP

KITCHEN – Black Stone top counters with stainless steel sink. Vitrified tiles up to 2 feet above kitchen platform.

ELECTRICAL - Concealed wiring. Semi modular switches of reputed brands.

WALLS - Plaster of paris finish./ Gypsum plaster.

THE TENTH SCHEDULE ABOVE REFERRED TO:

The Owners purchased the Said Land by following registered Conveyance Deeds at the office of ADSR Bishnupur in Book No. 1

Sl. No.	Deed No.	Vendors Name	Purchaser/s Name	R.S. Dag No.	L.R. Dag No.
1	950/199 6	1. Patitosh Kumar Mondal 2. Pabitra Kumar Mondal	Decorative Stone (India) Pvt. Ltd.	978	1831
2	708/200 6	1. Nitai Chandra Hudait 2. Basana Hudait 3. Putul Rani Samanta 4. Chhaya Rani Samanta 5. Manimala Sardar 6. Chhabi Rani Mondal	Do	978	1831
3	2023/19 96	Nitai Chandra Hudait	Do	978	1831
				980	1838
				981	1837
				985	1836



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				979	1832
				979	1832
				979	1832
				978	1832
				979	1832
				979	1832
4	2025/19 96	Bijay Krishna Ghosh	Do		
5	1889/19 96	Minati Rani Ghosh	Do	979	1832
6	2021/19 96	Bholanath Maji	Do		
7	4585/19 96	Biswanath Maji	Do		
8	1151/19 96	Durjyadhan Ghosh	Do	979	1832
9	3519/19 96	1. Gobindo Malik 2. Mukundu Malik 3. Pramila Bala Malik 3. Sandhya Bala Halder 4. Kamala Dalui	Do		
10	3521/19 96	Gobindo Malik	Do		
11	1131/19 96	Pran Krishna Samanta	Do	966 &	1948
12				966/114 7	1947
12	949/199 6	Nitai Charan Basu	Do	965	1939
13	2024/19 96	1. Mahadev Sardar 2. Basudev Sardar	Do		
14	1133	Bechulal Mondal	Do	967	1949
				968	1950
15	709/200 6	1. Nitai Chandra Hudait 2. Basana Hudait 3. Putul Rani Samanta 4. Chhaya Rani Samanta 5. Manimala Sardar	Do	976	



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		6. Chhabi Rani Mondal			
16	5202/20 08	1. Santosh Kumar Ghosh	Do	969	1951
		2. Balai Chandra Ghosh		974	1956
		3. Puspa Bala Ghosh		963	1936/21 73
				953	1979
17	6747/20 10	1. Biswanath Ghosh	Do	969	1951
		2. Kasinath Ghosh		974	1956
		3. Ranjit Ghosh		963	1936/21 73
		4. Parbati Ghosh		953	1979
18	6748/20 10	1. Biswanath Ghosh	Do	969	1951
		2. Kasinath Ghosh		974	1956
		3. Ranjit Ghosh		963	1936/21 73
		4. Parbati Ghosh		953	1979
19	5931/07	1. Sadhan Chandra Ghosh	Do	970	1952
		2. Santosh Kumar Ghosh			
		3. Pravas Chandra Ghosh		975	1957
		4. Subhas Chandra Ghosh			
20	2022/19 96	1. Santosh Kumar Maji	Do		
		2. Biswanath Maji		962	1946
				960	1945
21	2323/19 96	1. Ajit Kumar Bara	Do		
		2. Subal Chandra Bera			
		3. Arovinda Bear		977	1959
		4. Nanda Gopal Bera			
22	5507/20 16	Debdas Mondal	Do	838	1849
23	4914/20 16	Karunamoyee Mondal	Do	838	1849
24	4914/20 16	Karunamoyee Mondal	Do	840	1850



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25	2284/20 16	1.Laltu Das 2.Kumari Mousami Das 3.Arti Rani Das	Do	842	1851
26	2340/20 16	1.Goutam Das 2.Sushil Das 3.Malati Chowdhury	Do	842	1851
27	4908/20 12	Aparna Banerjee	Do	734	1746
29	8608/20 15	1.Arun Ghosh 2.Barun Ghosh	Do	740	1801
30	6745/20 11	1.Sadhan Gosh 2.Santosh Ghosh 3.Subhas Ghosh 4.Prabash Ghosh	Do	740	1801
31	5773/20 09	Mala Bhattacharjee	Do	738	1751
32	5774/20 09	1.Mala Bhattacharjee 2.Rubi Dutta 3.Baby Banerjee 4.Sayani Mukherjee 5.Supriya Mukherjee 6.Gopa Sen Sharma	Do	739	1800
33	653/201 6	Pranati Hudait	Do	959	1944
34	596/201 6	1.Ashim Pan 2.Samir Kumar Pan 3.Amit Pan 4.Dilip Ghosh 5.Pradip Ghosh 6.Kartik Ghosh	Do	964	1940
35	2210/20 16	1.Durgabala Hudait 2.Shankar Hudait 3.Tarak Nath Hudait 4.Anath Hudait 5.Manati Hudait 6.Prasanta hudait 7.Samita Karuti 8.Namita Das	Do	953	1979
36	1013/19 96	1.Hem Chandra Das	Do	846	1846



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	1132/19 96	2.Prasanta Kumar Mondal			
37	705/200 6	1.Radha Rani Das 2.Paaer Salil Das	Do	841	1852
38	629/200 2	Jagannath Gogh & Others	Do	839	1848
39	1442/20 01	Jagannath Ghosh & Others	Do	843	1847
40	752/200 6	Amit Ch.Bera & Others	Do	843	1847
41	2022/19 96	Santosh kumar Majhi	Do	787	1803
42	8517/20 15	Barun Ghosh	Do	788	1799
43	363/200 3	Subhas Ghosh	Do	788	1799
44	3638/19 96	1.Santosh Ghosh 2.Prabhash Ghosh	Do	788	1799
23	168/200 0	Sadhan Ghosh	Do	788	1799
Balance land for which Owners undertake to provide Deeds shortly					



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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERY by the said **DECORATIVE STONE INDIA PRIVATE LIMITED** at Kolkata in the presence of:

1. Souvik Das.
36/1A Elgin Rd, Kol-20
2. Sunny Agarwal
36/1A Elgin Rd, Kol-20

1. Pavandeep Singh Soni
Director
DECORATIVE STONE (INDIA) PVT. LTD
2. Hannu Singh Soni
Director
DECORATIVE STONE (INDIA) PVT. LTD

SIGNED, SEALED AND DELIVERY by the said **SRIJAN REALTY PVT LTD** at Kolkata in the presence of:

1. Souvik Das.
36/1A Elgin Rd, Kol-20
2. Sunny Agarwal
36/1A Elgin Rd, Kol-20.

For SRIJAN REALTY PRIVATE LIMITED
Ranjan Ashy
Director / Authorised Signatory

Drafted by me

Debjyoti Ghosh
Advocate
Enrolment No. WB/547/2009
Jeebadah Court Complex
Room No 411
Col-14



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