

the total amount thereof for the period to which the account relates.

17. 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 thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.
18. 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.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. 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.
21. In such time to be fixed annually as shall be estimated by the Holding Organisation (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.





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22. 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 Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.
23. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.
24. Any other expense for common purpose.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

DEPOSITS/EXTRA CHARGES/TAXES

- **Special Amenities/Facilities:** provision of any special amenities/facilities in the common portions including Club Facilities etc.
- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
- **Diesel Generator Charges.**
- **Cancellation & Nomination**
- **Legal Charges**
- **Taxes:** deposits towards Municipal rates and taxes, etc.





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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 upgradation of fixtures and fittings.
- Gas Bank Charges
- Club Charges including Membership
- All Deposits (Sinking Fund, Maintenance Deposit, Corpus Deposit (if any))

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Part - I

(Developers' Allocation)

72% (Seventy Two percent) of the total realization from sale of total constructed area of the complex to comprise in various flats, units, apartments, office blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the Said land with **100%** share of car parking spaces (open and covered) **TOGETHER WITH** undivided proportionate impartible share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities.

Part - II

(Owners' Allocation)

28% (Twenty Eight percent) of the total realization from sale of total constructed area to comprise of various flats, units, apartments, office





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blocks, show rooms, shop rooms and/or constructed spaces of the buildings to be constructed on the said land without the share of car parking spaces (open and covered) **TOGETHER WITH** undivided proportionate impartible share in the said land attributable thereto **AND TOGETHER WITH** share in the same proportion in all Common Areas, Facilities and Amenities.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

FLOORING - Vitrified tiles in drawing, dining

BEDROOMS- Ceramic tiles.

TOILETS AND KITCHEN - Ceramic tiles

GROUND FLOOR LOBBY - Marble/vitrified tiles

STAIRCASE -Kota stone

DOORS - Decorative main door, others wooden framed enamel painted flush doors.

WINDOWS - Alumunium sliding windows with clear glass and grills.

BATHROOM FITTINGS- Ceramic tiles upto door height. Sanitary wares and cp fittings of reputed make. Hot and cold water supply.

KITCHEN - Granite top counters with stainless steel sink. Ceramic tiles upto 2 feet above kitchen platform.

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

WALLS - Plaster of paris finish.

LIFTS - Automatic Lifts.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

TITLE DEEDS OF THE OWNERS

Sl. No	Deed No.	Registration Office	Owner as per Deed

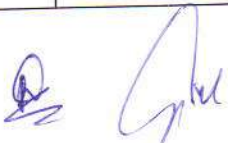
(Handwritten signatures)



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

1	1904152 5/2021	ARA - IV, Kolkata	<ol style="list-style-type: none"> 1. PICHOLA AAWAS LLP, 2. PICHOLA ABASAB LLP, 3. PICHOLA BUILDERS LLP 4. PICHOLA COMPLEX LLP, 5. PICHOLA CONCLAVE LLP, 6. PICHOLA CONSTRUCTIONS LLP, 7. PICHOLA DEVCON LLP, 8. PICHOLA DEVELOPERS LLP, 9. PICHOLA ENCLAVE LLP, 10. PICHOLA ESTATES LLP 11. PICHOLA INFRABUILD LLP 12. PICHOLA INFRACON LLP 13. PICHOLA INFRAPROMOTERS LLP 14. PICHOLA INFRAPROPERTIES LLP 15. PICHOLA INFRAREALTY LLP 16. PICHOLA INFRASTRUCTURE LLP 17. PICHOLA NIKETAN LLP 18. PICHOLA NIRMAN LLP 19. PICHOLA PLAZA LLP 20. SAHARSH YARN PRIVATE LIMITED 21. SHYAMA WEALTH MANAGEMENT PRIVATE LIMITED, 22. SHYAMA BIO-CONS PRIVATE LIMITED 23. ADHUNIK DEALCOM PRIVATE LIMITED 24. KALIMAA REALTY LLP 25. JAYRADHA REALTY LLP 26. BACALAR PROJECTS LLP 27. BACALAR INFRABUILD LLP 28. BACALAR NIRMAN LLP 29. BACALAR DEVELOPERS LLP 30. BACALAR CONSTRUCTION LLP 31. BACALAR BUILDERS LLP 32. BACALAR ABASAN LLP 33. TARAMAA REALTY LLP
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

			<p>34. SHIVAPRIYA REALTY LLP</p> <p>35. PARBATI REALTY LLP</p> <p>36. SCIENTIFIC APPURATUS MANUFACTURING COMPANY PRIVATE LIMITED</p> <p>37. SHREY ROONGTA HUF</p> <p>38. SUBHASH KUMAR ROONGTA</p> <p>39. KAILASH ROONGTA</p> <p>40. BELA ROONGTA</p> <p>41. ANITA ROONGTA</p> <p>42. SUBHASH KUMAR ROONGTA HUF</p> <p>43. KAILASH ROONGTA HUF</p> <p>44. ABHISHEK ROONGTA</p> <p>45. VIDHII ROONGTA</p> <p>46. ABHISHEK ROONGTA HUF</p> <p>47. GANGAPURNA AAWAS LLP,</p> <p>48. GANGAPURNA ABASAN LLP</p> <p>49. GANGAPURNA BUILDERS LLP</p> <p>50. GANGAPURNA COMPLEX LLP</p> <p>51. GANGAPURNA CONCLAVE LLP</p> <p>52. GANGAPURNA DEVCON LLP</p> <p>53. GANGAPURNA ENCLAVE LLP</p> <p>54. GANGAPURNA ESTATES LLP</p> <p>55. GANGAPURNA HIGH PROPERTIES LLP</p> <p>56. GANGAPURNA INFRABUILD LLP</p> <p>57. GANGAPURNA INFRACON LLP</p> <p>58. GANGAPURNA LAND AND BUILDING LLP</p> <p>59. TERRIIFIC AAWAS LLP,</p> <p>60. TERRIIFIC ABASAN LLP,</p> <p>61. TERRIIFIC BUILDCON LLP,</p> <p>62. TERRIIFIC BUILDERS LLP,</p> <p>63. TERRIIFIC BUILDWELL LLP,</p> <p>64. TERRIIFIC COMPLEX LLP</p> <p>65. TERRIIFIC CONCLAVE LLP ,</p> <p>66. TERRIIFIC DEVCON LLP ,</p> <p>67. TERRIIFIC ENCLAVE LLP</p> <p>68. TERRIIFIC INFRACON ,</p> <p>69. TERRIIFIC NIKETAN LLP,</p>
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

			<p>70. TERRIIFIC NIRMAN LLP 71. TERRIIFIC NIWAS LLP, 72. TERRIIFIC PLAZA LLP , 73. TERRIIFIC REALCON LLP, 74. TERRIIFIC ELECTRICALS LLP , 75. TERRIIFIC REALESTATE LLP, 76. TERRIIFIC REALTY LLP, 77. TERRIIFIC REGENCY LLP, 78. TERRIIFIC RESIDENCY LLP 79. TERRIIFIC SKYVIEW LLP, 80. BACALAR REALDEV LLP, 81. BUTTERMERE REALTY LLP, 82. CHAMLANG PROPERTIES LLP, 83. GYACHUNG REALDEV LLP, 84. KARIBA TOWER LLP, 85. KHARTAPHU DEVCON LLP, 86. LADOGA NIRMAN LLP, 87. MAILAN REALTY LLP, 88. MELISSANI HEIGHTS LLP, 89. NAKURU REALTY LLP, 90. PICHOLA NIWAS LLP, 91. POYANG PROPERTIES LLP, 92. QINGHAI ENCLAVE LLP, 93. SIGUANG AAWAS LLP</p>
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 6 DEC 2021

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 **OWNERS** at Kolkata in the presence of :

1. *Shyama Chandra*
 36/1A, ELGIN ROAD,
 KOLKATA-700 020

For PICHOLA AAWAS LLP,
 PICHOLA INFRASTRUCTURE LLP,
 PICHOLA ABASAB LLP,
 PICHOLA BUILDERS LLP
 PICHOLA COMPLEX LLP,
 PICHOLA CONCLAVE LLP,
 PICHOLA CONSTRUCTIONS LLP,
 PICHOLA DEVCON LLP,
 PICHOLA DEVELOPERS LLP,
 PICHOLA ENCLAVE LLP,
 PICHOLA ESTATES LLP
 PICHOLA INFRABUILD LLP
 PICHOLA INFRACON LLP
 PICHOLA INFRAPROMOTERS LLP
 PICHOLA INFRAPROPERTIES LLP
 PICHOLA INFRAREALTY LLP
 PICHOLA INFRASTRUCTURE LLP
 PICHOLA NIKETAN LLP
 PICHOLA NIRMAN LLP
 PICHOLA PLAZA LLP
 SAHARSH YARN PRIVATE LIMITED
 SHYAMA WEALTH MANAGEMENT PRIVATE
 LIMITED, SHYAMA BIO-CONS PRIVATE
 LIMITED
 ADHUNIK DEALCOM PRIVATE LIMITED

Pradeep Kumar Poddar
 (PRADEEP KUMAR PODDAR)
 (AUTHORISED SIGNATORY/DIRECTOR)

2. *Tanni Agarwal*
 36/1A, ELGIN ROAD,
 KOLKATA-700 020



~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

For KALIMAA REALTY LLP
JAYRADHA REALTY LLP
BACALAR PROJECTS LLP
BACALAR INFRABUILD LLP
BACALAR NIRMAN LLP
BACALAR DEVELOPERS LLP
BACALAR CONSTRUCTION LLP
BACALAR BUILDERS LLP
BACALAR ABASAN LLP
TARAMAA REALTY LLP
SHIVAPRIYA REALTY LLP
PARBATI REALTY LLP, SCIENTIFIC
APPURATUS MANUFACTURING COMPANY
PRIVATE LIMITED

(SUBHASH KUMAR ROONGTA)
(AUTHORISED SIGNATORY)

1 *Subhash Kumar Roongta*
Adv.

For SHREY ROONGTA HUF

(SHREY ROONGTA)
(KARTA)

(SUBHASH KUMAR ROONGTA)

(KAILASH ROONGTA)

(BELA ROONGTA)

2 *Tanni Agarwal*



(ANITA ROONGTA)

For SUBHASH KUMAR ROONGTA HUF

(SUBHASH KUMAR ROONGTA)
(KARTA)

For KAILASH ROONGTA HUF

(KAILASH ROONGTA)
(KARTA)



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 6 DEC 2021

Abhishek Roongta
(ABHISHEK ROONGTA)

Vidhi Roongta
(VIDHI ROONGTA)

For ABHISHEK ROONGTA HUF

Abhishek Roongta
(ABHISHEK ROONGTA)
(KARTA)

1. *Selvyoti Ghosh*
Adv

For GANGAPURNA AAWAS LLP,
GANGAPURNA ABASAN LLP
GANGAPURNA BUILDERS LLP
GANGAPURNA COMPLEX LLP
GANGAPURNA CONCLAVE LLP
GANGAPURNA DEVCON LLP
GANGAPURNA ENCLAVE LLP
GANGAPURNA ESTATES LLP
GANGAPURNA HIGH PROPERTIES LLP
GANGAPURNA INFRABUILD LLP
GANGAPURNA INFRACON LLP
GANGAPURNA LAND AND BUILDING LLP

Ram Naresh Agarwal
(RAM NARESH AGARWAL)
(AUTHORISED SIGNATORY)

2. *Tami Agarwal*

For TERRIIFIC AAWAS LLP,
TERRIIFIC ABASAN LLP,
TERRIIFIC BUILDCON LLP,
TERRIIFIC BUILDERS LLP,
TERRIIFIC BUILDWELL LLP, TERRIIFIC
COMPLEX LLP TERRIIFIC CONCLAVE LLP,
TERRIIFIC DEVCON LLP,
TERRIIFIC ENCLAVE LLP
TERRIIFIC INFRACON, TERRIIFIC
NIKETAN LLP, TERRIIFIC NIRMAN LLP
TERRIIFIC NIWAS LLP, TERRIIFIC PLAZA
LLP, TERRIIFIC REALCON LLP, TERRIIFIC
ELECTRICALS LLP, TERRIIFIC
REALESTATE LLP, TERRIIFIC REALTY LLP,
TERRIIFIC REGENCY LLP,
TERRIIFIC RESIDENCY LLP
TERRIIFIC SKYVIEW LLP,

R. Manoj Kejriwal
(R. MANOJ KEJRIWAL)
(AUTHORISED SIGNATORY)



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

1. *Debjyoti Ghosh*
Adm

For BACALAR REALDEV LLP,
BUTTERMERE REALTY LLP,
CHAMLANG PROPERTIES LLP,
GYACHUNG REALDEV LLP,
KARIBA TOWER LLP,
KHARTAPHU DEVCON LLP,
LADOGA NIRMAN LLP,
MAILAN REALTY LLP,
MELISSANI HEIGHTS LLP,
NAKURU REALTY LLP,
PICHOLA NIWAS LLP,
POYANG PROPERTIES LLP,
QINGHAI ENCLAVE LLP,
SIGUANG AAWAS LLP

2. *Tamni Agarwal*

Rakesh Sharma
(RAKESH SHARMA)
(AUTHORISED SIGNATORY)

SIGNED, SEALED AND DELIVERY by
the said **DEVELOPER** at Kolkata in the
presence of :

1. *Debjyoti Ghosh*
Adm

For SRIJAN RESIDENCY LLP

Ram Narain Agarwal
Director/ Authorised Signatory

2. *Tamni Agarwal*

Drafted by me
(As per instruction and the
documents made available
to me by the parties herein)

Debjyoti Ghosh
(DEBJYOTI GHOSH).












Advocate
Sealdah Civil Court
Kolkata- 700014
WB/547/2009



~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 6 DEC 2021

FINGER PRINTS

					
	(Left Hand)				
					
	(Right Hand)				

Name- Pradeep Kumar Poddar

Signature.....


					
	(Left Hand)				
					
	(Right Hand)				

Name- Subhash Kumar Roongta

Signature.....

					
	(Left Hand)				
					
	(Right Hand)				

Name- Shrey Roongta

Signature.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 6 DEC 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Name- Kailash Roongta

Signature... *Kailash Roongta*

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Name- Bela Roongta

Signature... *Bela Roongta*

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Name- Anita Roongta

Signature... *Anita Roongta*










ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 6 DEC 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little

Name- Abhishek Roongta

Signature..... *Abhishek Roongta*

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little

Name- Vidhii Roongta

Signature..... *Vidhii Roongta*

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little





Name- Ram Naresh Agarwal

Signature..... *Ram Naresh Agarwal*



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 6 DEC 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					


Name- Raman Kejriwal

Signature.....

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Name- Rakesh Sharma

Signature.....

						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

Name- 

Signature.....



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