THE FIRST SCHEDULE ABOVE REFERRED TO:[1]

(Said Premises)

ALL THAT the piece and parcel of land containing an area of 258.92 decimal equivalent to 156.65 Cottah **but on actual measurement the area works out to 135.58 Cottahs** be the same a little more or less situate lying at 47, Matheshwartala Road Kolkata 700046 (formed after the amalgamation of 47, Matheshwartala Road, 24C, Matheshwartala Road, 24C/1, Matheshwartala Road) be the same a little more or less situate lying at various R.S Dags of Mouza Tangra, J.L.No 5, A.D.S.R Sealdah, Police Station Pragati Maidan, in Ward No.66 of the Kolkata Municipal Corporation

THE SECOND SfCHEDULE ABOVE REFERRED TO:

COMMON AREAS, FACILITIES AND AMENITIES

Swimming pool with attached baby pool,changing rooms and shower area
Health club with steam,massage and jaccuzi
Well equipped Gymnasium
Equipped AC indoor children's playing zone
AC banquet hall for hosting parties with attached lawn
Outdoor children play area
Multipurpose court
AC indoor games room with ppol,snooker,table tennis tables, dart,carrom and other board games
Decorated common roof with party and barbecque area
Central Lawn for community gathering and festivals etc
Efficient fire fighting and detection system as per WBFS norms
Close Circuit TV
Adda Zone

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Power Back Up

Visitors Parking

Car wash area provision

Servant/driver's toilet/shower area on the ground floor

Yoga/ aerobics/meditation area

Air Conditioned guest rooms

Stretched length service lift in each block

Centralized cable service provision

Rain water harvesting

Electric car charging provision

AC double height decorated entrance lobby

Drainage System

Sewage treatment plant

FMO with storage area

Mitsibushi Automated Lifts

Servant quarter on each floor

Landscaped natural water body

Decorated cabana on the pond

Landscaped sitting areas by the pond

Jogging track

Efficient Glass

Low Flow Water Fixture

Certified Wood

Natural Daylight & Fresh Air

Use of Recycled & Regionally Produced Materials

Electrical Charging Point

Solid Waste Management

Solar Powered Facilities

Waste Water Recycling

Incoming Telephone Facility at already installed Intercom Common Line through EPABX

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Hi-speed WI-Fi Internet Facility Connection with UPS for the residents
24 Hrs filtered water supply with water treatment plant
On-site wet and dry garbage composter
Provision for home automation
Swimming pool with attached baby pool,changing rooms and shower area
Health club with steam,massage and jaccuzi

THE THIRD 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.

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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.

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

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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 thereunder relating to the building excepting those which are the responsibility of the owner/occupier of any flat/flats.

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

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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 thereunder 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 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.

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 Organisation for the owners of the Units and shall only be applied in accordance with the decision of the Holding Organisation.

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.

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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 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:**
- **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.

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

THE FIFTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

Structure:

Mivan structure

Living Room/Dining Area:

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Main Door: Decorative Flush Door with Accessories- front side will be laminate finish and the back side will be raw

Balcony: Aluminum Sliding Door with Full Glazing

Windows: Anodized/Power Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make, Provision for telephone and television points.

Bedrooms:

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Power Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make, Provision for power points.

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Kitchen:

Flooring: Imported Marble

Wall: POP Finish, wall tiles up to 2 feet height on all around wall over Granite counter

Ceiling: POP Finish

Windows: Anodized/Power Coated Aluminum with clear glazing

Counter: Vitrified Slab with stainless steel sink and drain board

Electrical: Concealed Wiring with modular switches of reputed make. Water Filter Point, Exhaust Fan Point/Chimney Point and plug point for appliances.

Others: Provision for Outlets for exhaust fan or Chimney.

Toilet:

Flooring: Vitrified Tiles

Wall: Vitrified Tiles

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Power Coated Aluminum with clear glazing

Sanitary Ware: Sanitary Ware of Hindware/Varmora/Kohler/Bravator equivalent brand

CP Fittings: Sleek CP fittings from Jaguar or equivalent brand

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Electrical: Concealed Wiring with modular switches of reputed make, Provision for light, geyser and exhaust points

Others: Vitried Basin Counter in master bedroom toilet only.

Lifts:

Automatic High Speed elevators of reputed brand

Outdoor Finish:

Painted

THE SIXTH SCHEDULE ABOVE REFERRED TO:

TITLE DEEDS OF THE OWNERS

The Owners purchased the Said Land by following registered Conveyance Deeds at the office of DSR –III, South 24 Parganas in Book No. 1

Title deeds / document details under which ownership is acquired	**Owner/Details of Issuing Office**	**Date of Deed or Document**	**Details like Regd. etc.**
Deed of Conveyance	**Ashwagandha Merchants Pvt Ltd & & 9 Others**	**07th April 2017**	**DSR III, South 24 Parganas Book No.I, Volume 1603-2017**

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			Pages 39001 to 39043 Being No. 160301493 Year 2017
Deed of Lease	**1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD**	**07th April 2017**	**DSR III, South 24 Paragana s Book No.I, Volume 1603-2017 Pages 39115 to 39138 Being No. 160301497 Year 2017**
Deed of Conveyance	**Ashwagandha Merchants Pvt Ltd & & 9 Others**	**02nd April,2018**	**DSR III, South 24 Paragana s Book No.I, Volume 1603-2018 Pages 42669 to 42712 Being No.**

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			160301424 Year 2018
Deed of Conveyance	**Ashwagandha Merchants Pvt Ltd & & 9 Others**	**02nd April,2018**	**DSR III, South 24 Paragana s Book No.I, Volume 1603-2018 Pages 42588 to 42628 Being No. 160301422 Year 2018**
Deed of Conveyance	**Ashwagandha Merchants Pvt Ltd & & 9 Others**	**02nd April,2018**	**DSR III, South 24 Paragana s Book No.I, Volume 1603-2018 Pages 42629 to 42668 Being No. 160301423 Year 2018**
Deed of Lease	**1. CORDIAL BUILDWELL LLP (Formerly known as**	**19th April 2018**	**DSR III, South 24**

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	CORDIAL BUILDWELL PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD		Paragana s Book No.I, Volume 1603-2018 Pages 54259 to 54288 Being No. 160301772 Year 2018
Deed of Conveyance	Aaswagandha & 9 Others	02nd April,2018	DSR III, South 24 Paragana s Book No.I, Volume 1603-2018 Pages 42548 to 42587 Being No. 160301421 Year 2018
Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD)	02nd April 2018	DSR III, South 24 Paragana s Book No.I,

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	2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD		Volume 1603-2018 Pages 41208 to 41235 Being No. 160301380 Year 2018
Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD	07th April 2017	DSR III, South 24 Paragana s Book No.I, Volume 1603-2017 Pages 39391 to 39411 Being No. 160301500 Year 2017
Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL	16th August 2013	DSR III, South 24 Paragana s

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	PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD		Book No.I, CD Volume 15 Pages 1901 to 1927 Being No. 07591 Year 2013
Deed of Lease	Aaswagandha & 9 Others	16th July 2017	DSR III, South 24 Paragana s Book No.I, CD Volume 14 Pages 7132 to 7158 Being No. 06870 Year 2012
Deed of Lease	Aaswagandha & 9 Others	16th July 2012	DSR III, South 24 Paragana s Book No.I, CD Volume 14

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			Pages 6815 to 6841 Being No. 06852 Year 2012
Deed of Lease	**Aaswagandha & 9 Others**	**16th July 2012**	**DSR III, South 24 Paragana s Book No.I, CD Volume 14 Pages 6522 to 6547 Being No. 06851 Year 2012**
Deed of Lease	**Aaswagandha & 9 Others**	**16th July 2012**	**DSR III, South 24 Paragana s Book No.I, CD Volume 14 Pages 6548 to 6579 Being No. 06790 Year 2012**

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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 DELIVERED by the said **OWNERS** in the presence of :

1. Nilesh Kundu.
36/1A, Elgin Road,
Kolkata-700020

2. Tanvi Agarwal
36/1A, Elgin Road,
Kolkata-700020

*For **ASHWGANDHA MERCHANTS PRIVATE LIMITED, PARAKASHTHA MERCHANTS PRIVATE LIMITED, KRITYA COMMERCIAL PRIVATE LIMITED, AACHAMAN VINIYOG PRIVATE LIMITED, TAPASWAT COMMERCIAL PRIVATE LIMITED, SRIJAN ENCLAVE PRIVATE LIMITED, SRIJAN INFRAREALTY PRIVATE LIMITED, SRIJAN LAND & BUILDING PRIVATE LIMITED, PANCHKOTI STOCKIST PRIVATE LIMITED, SUVRIDHI COMMOTRADE PRIVATE LIMITED,***

Keshav Agarwal

Authorised Signatory

For CORDIAL BUILDWELL LLP, DECISIVE BUILDING SOULTIONS LLP

Authorised Signatory

For ENDORSE BUILDWORTH LLP,

Authorised Signatory

For CARNATION NIRMAN PRIVATE LIMITED

Authorised Signatory

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

1. Nilesh Kundu.

2. Tanvi Agarwal.

For ZEN PROMOTERS LLP

Authorised Signatory

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

Debjyoti Ghosh

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

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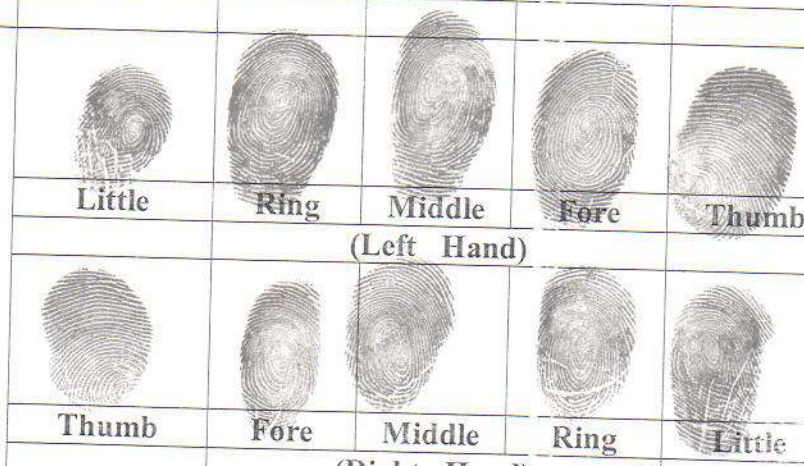
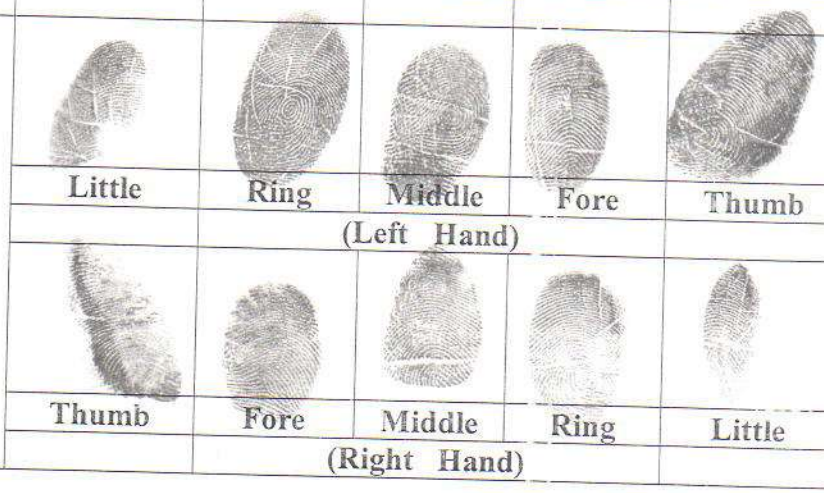
FINGER PRINTS



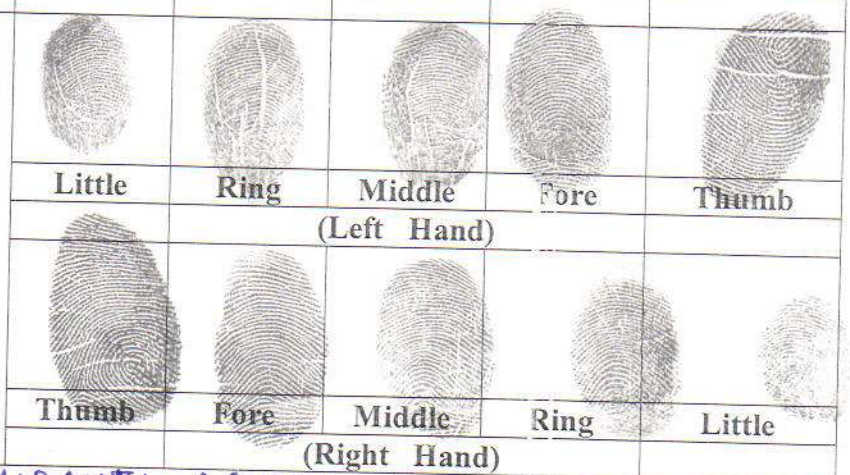
Name. KESHAV AGARWAL

Signature. Keshav Agarwal



Name. BISHAN M AGARWAL

Signature.



Name. KISHAN MIRANTA AGARWAL

Signature.

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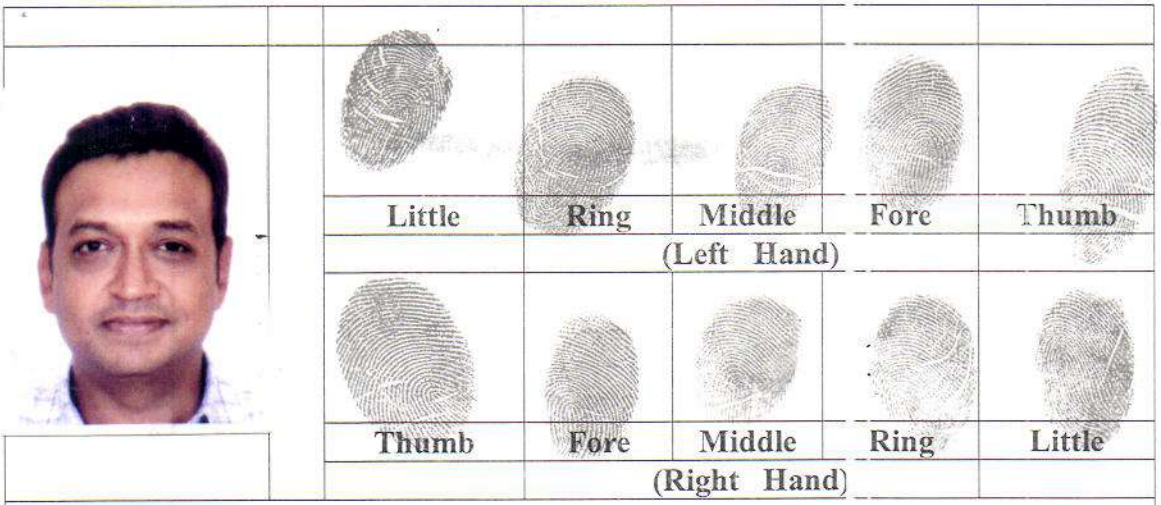

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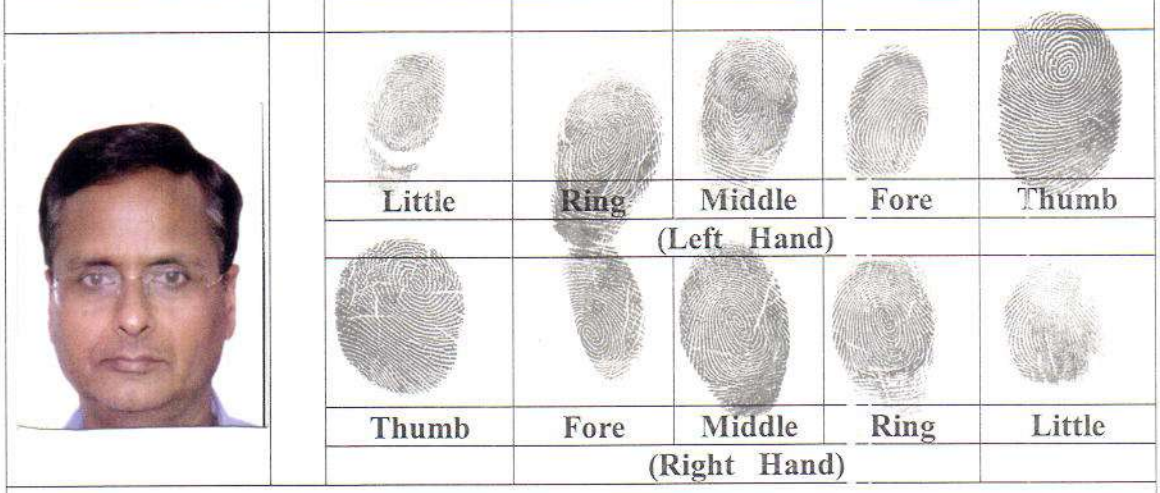
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name..RAHUL CHOKHANY.....

Signature.....



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

Name..RAM NARESH AGARWAL.....

Signature.....

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