

**4th Schedule
(Specifications)**

Structure	:	RCC frame Structure
Finished Walls	:	Cement plaster over & B/W.
Doors	:	Main Door: Laminated main door with Lock Inside door: Flush Door with primer
Windows	:	Anodized Aluminum Sliding/UPVS with glass.
Flooring	:	Vitrified Tiles
Kitchen Floor	:	Vitrified Tiles
Counter Tops	:	Granite with steel sink
Kitchen Dados	:	Ceramic tiles up to a height of two feet from the counter top.
Toilet Floor	:	Anti skid tiles
Dados	:	Ceramic tiles dado upto 6 ft. height.
Sanitary ware	:	Standard make commode & Basin
Electricals	:	Fire Resistant wire with standard make switches.
Intercom	:	Standard make.
Exterior	:	Weather coat exterior finish.

**5th Schedule
(Common Expenses/Maintenance Charges)**

1. **Common Utilities:** All charges and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment of the Said Building.
3. **Association:** Establishment and all other capital and operational expenses of the Association.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions [including the exterior or interior (but not inside any Flat) walls of the Said Building].
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Portions, including lift, diesel generator set, changeover switch, pump and other common installations including their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Portions.
7. **Rates and Taxes:** RGM Tax, surcharge, Water Tax and other levies in respect of the Said Building **save** those separately assessed on the Buyer.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftman, sweeper, plumber, electrician etc. including their perquisites, bonus and other emoluments and benefits.

21. Execution and Delivery:

21.1 **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

SOUMITA CONSTRUCTION PVT. LTD.

(Signature)

Authorised Signatory

(Signature)