

**SCHEDULES**  
**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(said Premises)**

All That the piece and parcel of land containing an area of 1 Bigha, be the same a little more or less situate lying at and comprised in R.S. Dag No.2903, recorded in R.S. Khatian Nos.9619, 9621 and 9623, in Mouza Bally, J.L. No.14, Police Station Nischinda (formerly Bally), in the District of Howrah, Pincode-711205 under Bally Durgapur Abhaynagar Gram I Panchayat. The said Premises is butted and bounded as follows:

on the <b>East</b> :	By 25ft wide Common Passage;
on the <b>North</b> :	By plot of Etone India (P) Ltd ;
on the <b>South</b> :	By the National Highway No.2 bye pass Road ;
on the <b>West</b> :	By the land of Shree Gita Saw Mill;

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(UNIT)

All That the Residential Flat / Apartment bearing No.F containing a Carpet Area of 764 Square Feet [Built-up Area whereof being 878 Square Feet (inclusive of the area of the balcony(ies) / verandah(s) being 51 Square Feet) and Chargeable Area/Super Built Up Area being 1171 Square Feet, which is inclusive of pro rata share in the Common Areas and Installations] more or less on the 2nd floor of the under construction Building at the said Premises described in the First Schedule and shown in the Plan annexed hereto, duly bordered thereon in "Red".

With right to park 1 (One) motor car/s in the covered space in the Ground Floor of the Building, exact location to be identified by the Promoter on or before the Deemed Date of Possession.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**PART-I**

**(Common Areas and Installations)**

- a) Land comprised in the said Premises.
- b) Lobbies, common passages and staircase of the Building/s and common paths in the Premises.
- c) Lifts, lift machinery and lift pits.
- d) Common drains, sewers and pipes.
- e) Common water reservoirs, water tanks, water pipes (save those inside any Flat) and deep tube wells appurtenant to the Building/s.
- f) Wires and associates for lighting of Common Areas of the Building/s.
- g) Pumps and motors.
- h) Fire fighting equipment in the Building/s.
- i) Electric line & Transformer.
- j) Generator.
- k) Furniture's, Children's Play area, Landscaped Garden, AC Community Hall, Indoor Games, Air Conditioned Gym.
- l) HT Transformer & Generator.

**PART-II**

**(Specifications of construction of the Said Unit)**

Structure:	RCC Frame Structure
Doors:	Quality Salwood frames and ISI Phenol bonded flush doors. Decorative Laminated entrance main door fitted with night latch and hatch bolt & tower bolt for all doors.
Windows:	Aluminium windows

Living/Dining:	Flooring-Vitrified Tiles
Bedrooms:	Flooring – Ceramic Tiles
Kitchen:	Flooring – Ceramic Tiles Counter – Granite Platform with Stainless Steel Sink & Ceramic Tiles upto 2 feet height above counter.
Internal Wall:	P.O.P
Toilets:	Flooring – Anti Skid Ceramic Tiles Wall Tiles – Wall Dados in Ceramic Tiles upto 6 feet height. Sanitary wares – White branded fittings CP fittings – Superior quality fittings
Electrical:	Concealed Copper Wiring with latest switches, AC Point in master bedroom. Telephone, cable & Intercom points in living/dining. 400 watts of backup power for every 2 BHK apartment and 500 watts of backup power for every 3 BHK apartment.
Exterior:	Latest durable outer finish
Lifts:	Passenger Lifts of reputed make

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
**(Common Expenses)**

- Association / Maintenance Company:** Establishment and all other capital and operational expenses of the Association / Maintenance Company.
- Common Areas and Installations:** All charges and deposits for supply, operation and maintenance of common areas and installations.
- Electricity:** All charges for the electricity consumed for the operation of the common areas, machineries and installations.
- Litigation:** After handing over of possession all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas & Installations.
- Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas & Installations of the Premises, including the exterior or interior (but not inside any Unit) walls of the Building/s.
- Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas & Installations of the Premises, including lifts, generator, changeover switches, pumps 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 Areas & Installations of the Premises.
- Rates and Taxes:** All Taxes, surcharge, Multistoried Building/s Tax, Water Tax, land revenue, khajana and other levies in respect of the Building/s and/or the Premises save those separately assessed on the Allottee.
- Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.
- Others:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
**PART-I**

The **Consideration** payable by the Allottee to the Promoter for sale of the said Unit shall be as follows:-

Head	Price
(i) Flat/Apartment No. F, Floor 2nd ; Carpet Area 764 Sft. ; Built-up Area 878 Sft.; Chargeable Area 1171 Sft.;	Rs.36,88,650/=

(iii) <b>1 (One)</b> number and Covered type Car parking Space at the covered space in the Ground Floor of the Building;	Rs.4,00,000/=
GST	Rs. 4,90,638/=
Discount on account of GST input credit	Rs. 3,06,649/=
<b>Total Price:</b>	<b>Rs.40,88,650/=</b>

(Rupees Forty Lakhs Eighty Eight Thousand Six Hundred and Fifty) only

**Note :** GST and discount are based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change.

**PART-II**  
**(Installments / Payment Plan)**

The amount mentioned in **PART-I** of this **FIFTH SCHEDULE** hereinabove shall be paid by the Allottee to the Promoter by cheques / Pay Orders / Demand Drafts drawn in the name of "**BHAIRAMALL GOPIRAM PROPERTIES LLP**" or by online payment (as applicable) as follows:

**PAYMENT SCHEDULE:**

Sl.	Particulars	Flat	Parking	Utility	Ancillary
1	Booking Amount	10%	10%	10%	50%
2	Within 30 days of booking	20%	20%	20%	
4	On Completion of 1st floor casting of block booked	10%	10%	10%	
5	On Completion of 3rd floor casting of block booked	10%	10%	10%	
6	On Completion of 4th floor casting of block booked	10%	10%	10%	
7	On Completion of 5th floor casting of block booked	10%	10%	10%	
8	On Completion of 6th floor casting of block booked	10%	10%	10%	
9	On Completion of flooring of flat booked	10%	10%	10%	
10	On Possession	10%	10%	10%	50%

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**  
**(Devolution of Title)**

- That under and by virtue of a Deed of Conveyance dated 27<sup>th</sup> December, 1977, registered in Book No.1, Volume No.12, pages 118 to 129, **Being No.175** for the year 1978 at the office of Sadar Joint Sub-Registrar, Howrah, one Prasantta Kumar Basu the Court Liquidator attached to The High Court of Calcutta in his capacity as Receiver in the bouncing company Suit No.1585 of 1958 (wherein Calcutta National Bank Ltd.in liquidation) for the consideration therein mentioned sold, transferred and conveyed, in favour of one Subhas Chandra Mittal **All That** the piece or parcel of land containing an area of One Bigha more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623** in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I, in the District of Howrah, absolutely and forever.

2. By a Deed of Conveyance dated 20<sup>th</sup> June 1986 made between the said Subhas Chandra Mittal therein referred to as the Vendor and one Balwant Singh and Surjit Singh, therein referred to as the Purchasers and registered with the Additional District Sub-Registrar, Howrah in Book No.I Volume No.11 Page Nos.409 to 422 Being No.727 for the year 1986, the said Subhas Chandra Mittal for the consideration therein mentioned granted sold conveyed and transferred unto and to the said **Balwant Singh and Surjit Singh All That** the piece or parcel of land containing an area of 10(ten) Cottahs 9(nine) Square feet more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623** in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I, in the District of Howrah (hereinafter referred to as "the said **First Property**"), absolutely and forever.
3. That the said Balwant Singh and Surjit Singh got their names mutated at the office of BL & LRO Bally Jagacha under Mutation Certificate Memo Nos.2840/BJ/15 and 2841/BJ/15 both dated 4<sup>th</sup> September 2015, respectively for an area of 0.0827 Acres each in respect of the First Property.
4. By a Deed of Conveyance dated 20<sup>th</sup> June 1986 made between the said Subhas Chandra Mittal therein referred to as the Vendor and Dewaki Sharma and Smt. Darmawati Sharma, therein referred to as the Purchasers and registered with the Additional District Sub-Registrar, Howrah in Book No.I Volume No.11 Page Nos.423 to 436 Being No.728 for the year 1986, the said Subhas Chandra Mittal for the consideration therein mentioned granted sold conveyed and transferred unto and to the said Dewaki Sharma and Smt. Darmawati Sharma **All That** the piece or parcel of land containing an area of **9 (nine) Cottahs 15 (fifteen) Chittacks 34 (thirty-four) Square feet** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623** in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I, in the District of Howrah (hereinafter referred to as "the said **Second Property**"), absolutely and forever.
5. The said Dewaki Sharma, a Hindu, died intestate on 7<sup>th</sup> January 2010 leaving him surviving his wife, Smt. Darmawati Sharma, his three sons namely, Bharat Bhusan Sharma, Kamal Kumar Sharma and Manoj Kumar Sharma and two daughters namely, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma as his only heirs heiresses and legal representatives in respect of his undivided half share in the said Second Property.
6. Subsequently, the said Smt. Darmawati Sharma got her name mutated at the office of BL & LRO Bally, Jagacha under Mutation Certificate Memo No.591/BJ/16 dated 25<sup>th</sup> January 2016 for an area of 0.0321 Acres each under each Khatian Nos.9619, 9621 & 9623 and the said Bharat Bhusan Sharma, Kamal Kumar Sharma, Manoj Kumar Sharma, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma also got their names mutated at the office of BL & LRO Bally, Jagacha under Mutation Certificate Memo Nos.612/BJ/16, 613/BJ/16, 614/BJ/16, 616/BJ/16 and 615/BJ/16 respectively, all dated 25<sup>th</sup> January 2016, for an area of 0.0046 Acres each under each Khatian Nos.9619, 9621 & 9623, with regard to the said Second Property.
7. By a Deed of Conveyance dated 29<sup>th</sup> April 2016 registered in the office of the Additional District Sub Registrar, Howrah, in Book No.I, Volume No.0502-2016, Pages 78677 to 78700 Being No.050202878 for the year 2016 and made between the said **Balwant Singh and Surjit Singh** therein referred to as the Vendor of the one part and M/s. Bhairamal Gopiram Properties LLP, a registered firm, therein referred to as the Purchaser of the other part, the Vendor thereto, Balwant Singh and Surjit Singh for the consideration therein mentioned granted sold conveyed and transferred unto and to the said M/s. Bhairamal Gopiram Properties LLP, **ALL THAT** the piece and parcel of land containing an area of 10 (ten) Cottahs 9 (nine) Square feet more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623**, in Mouza Bally, J.L. No.14, in the District of Howrah, absolutely and forever (hereinafter for the sake of brevity referred to as "the **First Property**").

By another Deed of Conveyance dated 23<sup>rd</sup> May 2016 registered in the office of Additional District Sub Registrar, Howrah, in Book No.I, Volume No.0502-2016, Pages 89646 to 89695 Being No.050203278 for the year 2016 and made between Smt. Darmawati Sharma, Bharat Bhusan Sharma, Kamal Kumar Sharma, Manoj Kumar Sharma, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma therein referred to as the Vendor of the First Part and M/s. Bhairamal Gopiram Properties LLP, therein referred to as the Purchaser of the Other part, the said Smt. Darmawati Sharma, Bharat Bhusan Sharma, Kamal Kumar Sharma, Manoj Kumar Sharma, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma for the consideration therein mentioned granted sold conveyed and transferred unto and to the said M/s. Bhairamal Gopiram Properties LLP, **ALL THAT** the piece and parcel of land containing an area of **9 (nine) Cottahs 15 (fifteen) Chittacks 34 (thirty-four) Square feet** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in R.S.Khatian Nos.9619, 9621 and 9623, in Mouza Bally, J.L. No.14, in the District of Howrah, absolutely and forever (hereinafter for the sake of brevity referred to as "the **Second Property**").

9. In the events aforesaid, M/s. Bhairamal Gopiram Properties LLP became seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner / raiyat to **ALL THAT** the said First Property and Second Property, both aggregating 1(one) Bigha more or less situate lying at and comprised in R.S. Dag No.2903, recorded in R.S. Khatian Nos.9619, 9621 and 9623, in Mouza Bally, J.L. No.14, Police Station Nischinda, in the District of Howrah, absolutely and forever; (hereinbefore referred to as "the said **Premises** and morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereinabove).
10. Subsequently, the said M/s. Bhairamal Gopiram Properties LLP got its name recorded in the office of BL & LRO Bally, Jagacha under Mutation Certificate Memo No.714/BJ/16 dated 17<sup>th</sup> February 2017 for an area of 0.3309 Acres under Khatian Nos.9619, 9621 & 9623.
11. Subsequently, the said M/s. Bhairamal Gopiram Properties LLP also got the aforesaid lands converted to Commercial (Housing Complex) and conversion certificates under Memo Nos. S-29/279/16/1489/1(5)/SDLS/HOWRAH, S-29/280/16/1490/1(5)/SDLS/HOWRAH, S-29/281/16/1491/1(5)/SDLS/HOWRAH, S-29/282/16/1492/1(5)/SDLS/HOWRAH, S-29/283/16/1493/1(5)/SDLS/HOWRAH, S-29/284/16/1494/1(5)/SDLS/HOWRAH, S-29/285/16/1495/1(5)/SDLS/HOWRAH and S-29/286/16/1496/1(5)/SDLS/HOWRAH all dated 25<sup>th</sup> November 2016 have been issued by office of the Sub-Divisional Land and Land Reforms Officer, Sadar Howrah with regard thereto.

