

Plot No. 76(Dag No.1257&1248 by portion)
ON THE WEST : property of Das family & 4'9" wide common passage. (DagNo.1260)

SCHEDULE - B
(COMMON PORTIONS)

- 1) Entire structure of the building such as columns, girders, roof slabs, beams, supports, walls together with the foundation underneath.
- 2) Boundary walls and main gates.
- 3) Entrance to and exits from the building, lobby, corridor, paths and passages.
- 4) All open spaces on the ground floor save and except the area used for exclusive car parking.
- 5) Caretaker's room, toilet and electricity.
- 6) Lift, stair-case, landing on all the floors, lift-pit in the basement, lift-well, lift machine room.
- 7) Ultimate roof of the building.
- 8) Septic Tank, drainage and sewerage lines and other installations, for the same except only those, which are installed within the exclusive area of any flat exclusively for independent use.
- 9) Water pump, Under-ground water reservoir, Overhead water tank together with all common plumbing installations for carriage of water excluding only such parts of installation and fittings as are exclusively within and for the flat/unit.
- 10) Electricity connections/installations, equipments, wirings, fittings, fixtures in common parts, Motor, Pump, meter room, pump room.
- 11) Such other common parts, areas, equipments, installations, fittings, fixtures of the building as are necessary in common use by the co-owners.

SCHEDULE - C
(COMMON EXPENSES)

- i) All cost of maintaining, operating, cleaning, repairing, restoring, replacing, reinstating, rebuilding and/or keeping in order and good conditions of the lift, pump, under-ground reservoir, over-head tank, septic tank, electricity and plumbing system, sewerage lines, water lines and rain water lines and all other common installations, equipments, fittings, fixtures and conveniences belonging to or serving or used anyway for the building.
- ii) Premium for the insurance of the total building and the property, against fire and other risks.
- iii) White or colour washing, painting, decorating, cleaning, repairing, renewals, renovating, rebuilding, reconstructing, redecorating of the total building including boundary walls, main gates, stair, lobby, paths, passages, roof and open spaces at ground floor.
- iv) Municipal tax, multi-storied building tax (if any), water tax and all other rates, taxes, charges, levies, assessment, duties, impositions and outgoings in respect of the land and building save and except those separately assessed of the purchasers' individual unit.
- v) All litigation expenses for the common purposes and relating to the common use and enjoyment of the common portions.
- vi) Electricity charges for the electrical energy consumed for the operation of the common services, in the common portions of the building.
- vii) Salaries of all persons employed for the common purposes including durwan, security-guard, watchman, caretaker, sweeper, plumber, electrician etc.
- viii) Charges, deposits and outgoings for all other common parts, areas, services and supplies of common utilities to the co-owners.

SCHEDULE - D
(RULES AND REGULATIONS)
To be followed by Flat Holders

- a) There will be absolutely no demand / claim regarding the partition of the undivided proportionate share in the land. No reservations will be allowed in the common parts/portions of the building or in respect of the common service and utilities therein.
- b) Upon the formation of the Association, all the rights and obligations towards common purpose and in the common portions shall be handed over to the Flat owner's association of the said building.
- c) After taking possession of the flat, parties at their own costs and expenses do the followings: -
 - i) They will keep the flat and common portions properly painted and well maintained and decorate the exterior and keep the lift, pump, motor and all other equipments, installations, fittings, fixtures, sewers, drains, pipes, passages therein which are exclusive parts of the premises, in good working, substantial repair and in a neat and clean condition.
 - ii) They will use the flat and common portions quietly, peacefully and carefully and only for residential purpose.
 - iii) They will allow and co-operate with the vendor and/or members of Flat owner's association with or



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without workmen and necessary materials to enter within the flat from time to time and at all reasonable time for the purpose of repairing or maintaining pipes, drains, wires, conduits etc. so far as may be necessary.

- d) Parties and/or their employees, agents, tenants, customers, servants, guests, visitors, invitees or other authorized person shall not do any of the following acts, deeds or things:
- i) Violate any of the Rules and regulations laid down for the common purposes and of the users of the common portions.
 - ii) Cause or permit to be caused any acts, deeds or things which may be prejudiced other co-owners' peaceful possession or right or easement to the common areas, safety and security of the said building.
 - iii) Do or cause or permit to be done any act, deed or thing that may render void and voidable any insurance of the building or cause any increased premium to be payable in respect thereof.
 - iv) Make any additions, alterations, modifications or damage or cause to be damaged any construction or make or cause to be made any new construction or work of whatsoever nature in or about the said flat or common portions or any part of the building, whether temporary or permanent.
 - v) Alter any portion, elevation or colour scheme of the building or anyway affect the design, style, outlook, decoration or beautification of the building.
 - vi) Throw or accumulate or cause or permit to be thrown or accumulated any dust, dirt, filth, rubbish or refuses of any kind in the common portions.
 - vii) Place or cause to be placed any articles or object, materials or goods, useful or unused in the common portions.
 - viii) Do or allow anything to be done which is likely to cause nuisance or annoyance to the occupant of the other units in the building and/or neighboring houses.
 - ix) Obstruct or object to the developer using, allowing others to use, transferring or making any construction on roof, vacant spaces and/or any other part of the building.
 - x) Carry on or allow to be carried on any obnoxious, injurious, noisy, dangerous, hazardous, unauthentic, immoral or illegal acts or anything which may be forbidden under any law for the time being in force, within the flat/ unit / common portion.
 - xi) Do or cause or permit to be done any act, deed, matter or thing which may cause obstruction or hindrance in the erecting and/or making one or more floors or other structures in or upon the roof of and/or other vacant spaces of the said building according to plan sanction.
 - xii) Keep or store any offensive, combustible, explosive, obnoxious, dangerous or hazardous article in the flat / unit / common portion.

SCHEDULE - E

(SPECIFICATION of constructional work)

- 1) **STRUCTURE AND FOUNDATION:** - The building will be designed on R.C.C. foundations and frame structures, conforming to National Building Code and Building Rules of Kolkata Municipal Corporation.
- 2) **FLOORING & SKIRTING:** - All rooms and verandah will have White marbles.
- 3) **BRICK WORK:** - Plaster walls finished with POP. Bricks works will be done 8" thickness for external, 3" for internal partition walls, and 5" for intermediate common wall. All brick work will be finished by plastering and POP.
- 4) **DOORS & DOOR FRAMES:** - All doors will have wooden frames and 1 ¼ "thick ply flush doors., P.V.C. doors and P.V.C. frames for Toilets.
- 5) **WINDOWS, FRAMES & GRILLS:** - All window frames shall be made of Aluminium frames. Aluminium shutters with 3 mm. clear sheet glass along with M.S. Grills.
- 6) **KITCHEN:** - Kitchen will have one Black stone shelf for gas oven and one Steel Sink.
- 7) **TOILET FITTINGS:** - All toilets will be provided with one white pan / commode with flushing cistern, one shower, two taps, one extra point (provision for future)of GEYSER(non- mixing type). All toilets walls will have white glazed tiles up to 4' height all around and 5'-0" height in bathing area.
- 8) **PLUMBING, SEWAGE & SANITARY:** -K.M.C. water storage in under-ground reservoir, through pump over-head tank and distribution by concealed ½"pipe lines. 4" P.V.C. pipe lines separate for sewerage and drainage.
- 9) **ELECTRICALS:** - All concealed wiring with copper conduits. Every habitable rooms will have two light points, one fan point, two plug points. Kitchen will have one light point, one exhaust fan point, two plug points. Toilets will have one light point and one plug point for GEYSAR.
- 10) **ELECTRIC METER:** - The developer shall provide the electrical meter for common services including pump, lighting on the stair case, other common portions but the amount of deposit shall be proportionately recovered from the flat holders.
- 11) **EXTRA WORK:** - Requests for extra work and or change in above mentioned specifications towards betterment and fixing of costly items shall be entertained before commencement of the particular work of the specified item and against the extra cost paid in advance as may be required/determined by the developer or architect.



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ADDL. DIST. SUB-REGISTRAR
ALIPORE
18 OCT 2012

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

SIGNED, SEALED & DELIVERED AT KOLKATA

IN THE PRESENCE OF WITNESSES


1) Nirendu Saha
67, Banskroni Park
PO. - Banskroni
Kolkata - 700070


(NITYA GOPAL SAHA)

SIGNATURE OF OWNER

2) Prithwaraj Chongdar
Vill+P.O. - Gouwaranga Chak
Dist. - Howrah
Pin - 711410

NEO Construction


(JOYDEEP GHOSH), Proprietor

(JOYDEEP GHOSH)


PROPRIETOR : **NEO Construction**

SIGNATURE OF DEVELOPER

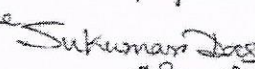
MONEY RECEIPT

Received a sum of Rs Rs.3,00,000/- (Rupees Three Lac) only, by cash

1) Nirendu Saha
67, Banskroni Park
PO. - Banskroni
Kolkata - 700070.


(NITYA GOPAL SAHA)
SIGNATURE OF OWNER


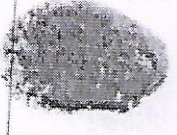




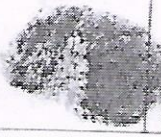




2) Prithwaraj Chongdar
Vill+P.O. - Gouwaranga Chak
Dist. - Howrah
Pin - 711410

Drafted and prepared
by me 
Sukumar Das,
Advocate
Alipore Police Court
Kolkata - 27.







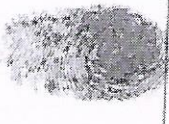






ADDL. DISTRICT REGISTRAR
ALIPORE, SOUTH 24 PGS

18 OCT 2012

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	left hand					
	right hand					

Name NITYA GOPAL SAHA
 Signature Nitya gopal Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JOYDEEP GHOSH.
 Signature Joydeep Ghosh

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PHOTO	left hand					
	right hand					

Name
 Signature

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PHOTO	left hand					
	right hand					

Name
 Signature



ADDL. DISTRICT REGISTRAR
ALIPORE, WEST BENGAL

18 OCT 2012

PLAN of Premises No. 67, Bansdroni Park, Kolkata - 700070, Municipal Premises no. 146 Bansdroni Park, Assessor no. 31/113-05-0146-0, Ward No. 113, Borough - XI of K.M.C., Police Station - Regent Park, Sub-Registry Office - Allpore, South 24 Parganas. The land is measuring more or less 3 Cottah 8 Chittak, (scheme plot no. 73) consisting of
 (I) - 2 Cottah 8 Chittak of land, be it a little more or less, lying or situated at Mouza - Bansdroni, P. No. 45, Touji No. 63/64, Pargana - Magura, R.S. Dag No. 1257 of Khatian No. 84.
 (II) - 1 Cottah 0 Chittak of land, be it a little more or less, lying or situated at Mouza - Bansdroni, P. No. 45, Touji No. 11, Pargana - Magura, R.S. Dag No. 1248 of Khatian No. 902.

SCALE-1/100

Property of Das family.

4'9" WIDE COMMON PASSAGE

35' 0"

2 Cottah 8 Chittak
 R.S. Dag No. 1257

515'

515'

Property of Prasad Chatterji.
 Plot No. 76

207'

1 Cottah 0 Chittak
 R.S. Dag No. 1248

207'

35'

35' Dist. Sub-Division...
 Mouza, South 24 Parganas

35' 0"

20' WIDE ROAD

Property of Deb family.
 Plot No. 74

NEO Construction

Wishyogopal Das
 (JOYDEO GHOSH)
 Proprietor



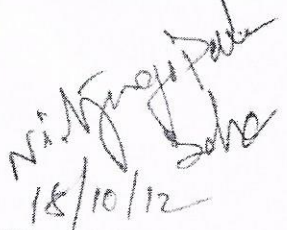


ADDL. DIST. SUB-REGISTRAR
ALIPORE, WEST BENGAL



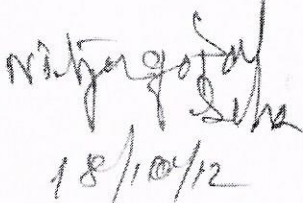



18 OCT 2012

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11121 / 2012, Deed No. (Book - I , 08481/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nitya Gopal Saha 67, Bansdrani Place, Kolkata, Thana:-Regent Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 18/10/2012	 LTI 18/10/2012	 18/10/12


II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nitya Gopal Saha Address -67, Bansdrani Place, Kolkata, Thana:-Regent Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 18/10/2012	 LTI 18/10/2012	 18/10/12
2	Joydeep Ghosh Address -24/1, Ratan Sarkar Garden St, Kolkata, Thana:-Posta, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007	Self	 18/10/2012	 LTI 18/10/2012	 (JOYDEEP GHOSH)

Name of Identifier of above Person(s)

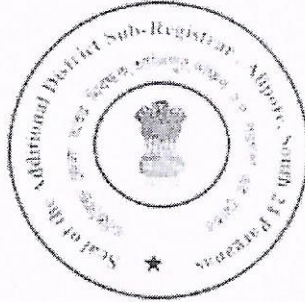
Nirendu Saha
67, Bansdrani Park, Kolkata, Thana:-Regent Park, P.O.
:- ,District:-South 24-Parganas, WEST BENGAL, India,
Pin :-700070

Signature of Identifier with Date


18/10/12

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 37
Page from 3945 to 3959
being No 08481 for the year 2012.



(Handwritten signature)

(Arhab Basu) 05-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal