

- As per the plan of*
As per the plan of
- Lift, stair-case, landing on all the floors, lift-pit in the basement, lift-well, lift machine room.
- 1) 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 - E
(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 - F
(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 of 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, carefully and only for residential use.
 - iii) They will allow and co-operate with the vendor and/or members of Flat owner's association with or 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.

Sudhansu Bhusan Das

Parvati Chandra Das



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

17 MAY 2013



Ashutosh Das
By the pen of Ashutosh Das

- v) 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.
- vi) Alter any portion, elevation or colour scheme of the building or anyway affect the design, style, outlook, decoration or beautification of the building
- vii) 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.
- viii) Place or cause to be placed any articles or object, materials or goods, useful or unused in the common portions.
- ix) 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.
- x) 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.
- xi) 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.
- xii) 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.
- xiii) Keep or store any offensive, combustible, explosive, obnoxious, dangerous or hazardous article in the flat / unit / common portion.

SCHEDULE - G
(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 1/4" 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.
- 8) **PLUMBING, SEWAGE & SANITARY:** - K.M.C. water storage in under-ground reservoir, through pump over-head tank and distribution by concealed 1/2" 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 GEYSER.
- 10) **ELECTRIC METER:** - The flat holders, immediately after registration of deed of conveyance, will apply for and obtain Individual electrical meter in their name. In the mean time they may use temporary electrical meter provided by the developer against the cost of usage as determined by the developer.
- 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.

Ashutosh Das

Sudhansu Bhushan Das

Paribosh Chandra Das

(Handwritten signature)

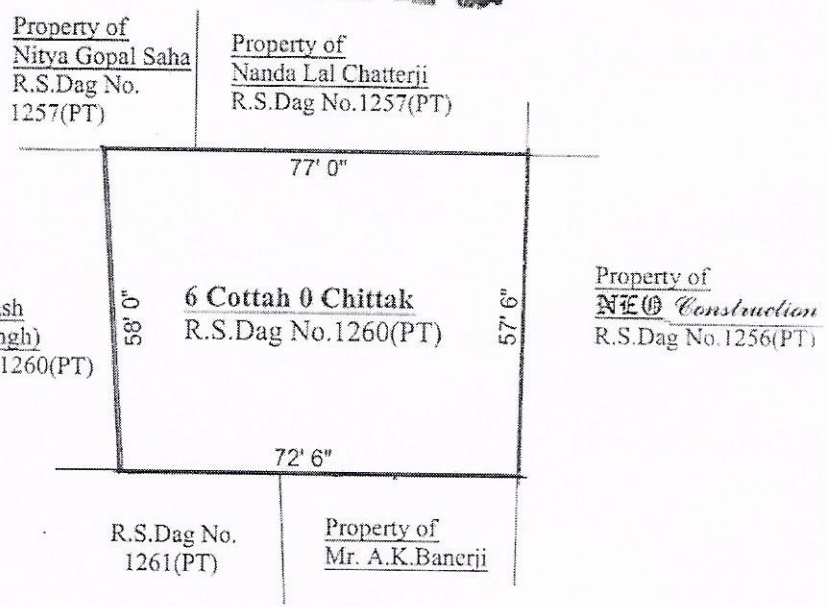
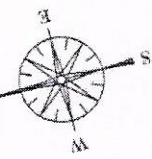


ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

7 MAY 2013

PLAN of a piece and parcel of Baastu Land measuring 6 cottah 0 Chittack, 0 Square Feet, be it a little more or less, lying and situated at Mouza- Bansdroni, Pargana- Magura, J.L. No. 45, Touzi No. 63/64, Daag No.1260 of Khatian no. 283, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 113, Borough-XI, P.S. - Regent Park of Kolkata Police.

Handwritten signatures and stamps at the top of the plan.



Ashutosh Das
by the pen of *Ashis Das.*

Sudhansu Bhushan Das. Puritosh chandra Das



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

17 MAY 2013

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

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF WITNESSES

1)

Biswajit Das,
56/87/1/B, N.S.C. Bose Road
KOL - 40
P.S. Jadavpur.

1.
JAGADISH CHANDRA DAS
Architect Das
by the pen of
ASHU TOSH DAS

2.

3. *Sudhansu Bhusan Das*
SUDHANSU BHUSAN DAS

4. *Paritosh Chandra Das*
PARITOSH CHANDRA DAS

5. *Bhabatosh Das*
BHABATOSH DAS
SIGNATURE OF OWNERS

2) *Sankar Das*
81/5, Regent Colony
P.O - Regent Park.
KOL - 700040
P.S - Jadavpur.

NEO Construction


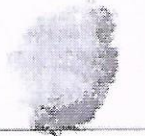









Proprietor

NEO CONSTRUCTION
SIGNATURE OF DEVELOPER














ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS


17 MAY 2013


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	left hand					
	right hand					










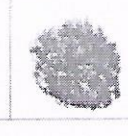

Name JAGADISH CHANDRA DAS

Signature 

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	left hand					
	right hand					












Name  Ashutosh Das

Signature  by the pen of Ashutosh Das.

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	left hand					
	right hand					

Name SUDHANSU BHUSHAN DAS

Signature Sudhansu Bhushan Das

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	left hand					
	right hand					












Name Paribek Chandra Das

Signature Paribek Chandra Das














ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS












17 MAY 2013

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	left hand					
	right hand					

Name BHABATOSH DAS
 Signature Bhabatosh Das

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	left hand					
	right hand					

Name JOY DEEP GHOSH
 Signature Joy Deep Ghosh

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	left hand					
	right hand					

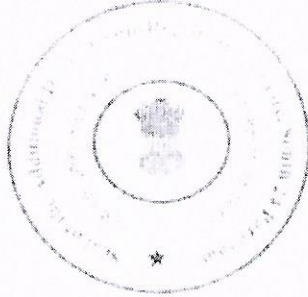
Name Ashis Das
 Signature Ashis Das

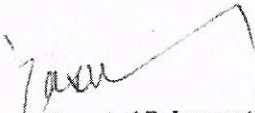
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Name
 Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 1374 to 1397
being No 06261 for the year 2013.




(Arnab Basu) 05-August-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal