

date of **FINAL NOTICE** on the defaulting party, after which the aggrieved party shall be entitled to refer the matter to court of Law at District Court of Barasat.

**THE FIRST SCHEDULE OF THE LAND ABOVE REFERRED TO:**

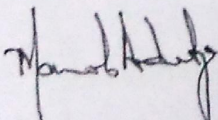
**All That** the piece and parcel of land, admeasuring an area of 25 Cottah be the same little more or less Together With all easements rights there to and right to use the said Common Passage, situate, lying at Mouza – Dum Dum Cantonment, Touzi No. 3194, J.L. No. 13, R.S. No. 177, comprised in R.S. Khatian No.- 11, Dag Nos. 2283, 2284, 2286 and 2287, within the limits of Dum Dum Municipality, having Holding No. 33/1, K B Sarani (Mall Road), Kolkata -700 080, Ward No. 22, Police Station –Dum Dum, Post Office -Motijheel, in the District of 24 Parganas (North) as shown in the map or plan annexed hereto and marked in 'RED' border thereto and butted bounded in the following manner -.

ON THE NORTH: 18, K.B.Sarani, Kolkata- 700 080.  
 ON THE SOUTH: Plot of 33, K. B. Sarani. Kolkata – 700 080.  
 ON THE EAST : Canal  
 ON THE WEST: Block "A" and 36' wide, Common Passage of the 33, K. B. Sarani and 33/1, K. B. Sarani, Kolkata -700 080.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**'The said Common Passage'**

**All That** the 20ft wide Common Passage, with the private parking along with the said Adjacent Land admeasuring an area of 27 Cottah be the same little more or less situate, lying at Mouza – Dum Dum Cantonment, Touzi No. 3194, J.L. No. 13, R.S. No. 177, comprised within the limits of Dum Dum Municipality, which is common for

  
 Jayanti Aditya

ADITYA ESTATE  
  
 Partner

premises No. 33 & 33/1, K.B. Sarani (Mall Road), Kolkata -700 080, Ward No. 22, Police station -Dum Dum, Post Office -Dum-Dum, in the District of 24 Parganas (North) and butted bounded in the following manner -

- ON THE NORTH: 18, K.B. Sarani, Kolkata - 700 080.  
 ON THE SOUTH: Anandalok Housing Complex.  
 ON THE EAST : 33/1. K.B. Sarani, Kolkata - 700 080.  
 ON THE WEST: 40' wide, Municipal Road ( Mall Road ).

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(Common areas and Facilities)**

- 1) The foundation, columns, shear walls, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
- 2) Stair case of the building up to roof and stair case landing.
- 3) Common passage and Common land.
- 4) Septic Chamber, its fittings and sewerage.
- 5) Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes.
- 6) Electric wiring fittings in common places & Generator set.
- 7) Drains, sewers pipes, rain water pipe from roof and from floors, bathrooms, privies on all equipments for common use.
- 8) Motor Pump place and Electric motor place.
- 9) The roof will NOT be the common right of the flat owners. This will belong to the developer company for the development of the club amenities for the use of both "Block- A& B residents".
- 10) Such other common parts, areas, equipments, installation, fixtures, fittings and spaces in or about the said building as are necessary for passage to or user and occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.
- 11) Community Hall on the roof floor.
- 12) Gym, Children play area, Senior Citizen lounge on the Roof.

**THE FORTH SCHEDULE ABOVE REFERRED TO:**

**(SPECIFICATIONS)**

- a. FOUNDATION: R.C.C foundation (strip and combined) as plan sanctioned by the Dum-Dum Municipality. For the Casting Work Branded Company's Steel, Cement will be used. Other materials such as Stone Chips, Sand and Bricks will be used of

*Mandabadi*  
*Jayanti Khatun*

ADITYA ESTATE  
*Mandabadi*  
 Partner

First Class Quality, e. g. for Foundation Work 3/4<sup>th</sup> Stone Chips and Full Course Sand for other casting work 5/8<sup>th</sup> Stone Chips and Full Course Sand and for Brick work and plastering 1<sup>st</sup> Class Bricks and Medium Coarse Sand will be used respectively.

- b. FLOORS: The Entire Floors of the proposed buildings will be provided with 2' x 2' VITRIFIED, JOINT-FREE, GLOSSY FLOOR TILES.
- c. WALLS: Outer wall 8" thick, inner wall 5" thick & partition wall between each flat 5" thick.
- d. DOORS: 4" x 2.5" section Door Frames made with MALAYSIAN SAL WOOD. Other Doors will be 32mm ISI WATER PROOF FLUSH DOOR finished with WOOD PRIMER and ENAMEL PAINT. But single Sheet PVC DOOR will be provided in TOILETS with necessary HINGES SCREWS.
- e. WINDOWS: Aluminum Sliding Windows.
- f. TOILETS: 8" x 12" Luster Series Color Printed glazed tiles in walls upto Door Frame Level, Concealed PVC pipe line, Shower point with necessary C. P. Fittings of Branded Company's and White Porcelain Anglo-Indian Commode or Plain Commode of make PARRYWARE/HINDUSTHAN for Toilets and White PVC Cistern of same Make.
- g. KITCHEN: Black granite counter on top. Ceramic tiles above platform up to 3 feet height. Stainless steel sink.
- h. PLUMBING: 1/2" diameter concealed PVC Pipe & Fittings will be provided in kitchen & toilets. 1.5" diameter concealed PVC pipe, Fittings & necessary Valves (ISI Marked) will be provided for 24 Hours water supply from overhead reservoir.
- i. SANITARY: All sanitary lines both vertical & horizontal for each and every kitchen & toilets of each flat will be finished with SUPREME make HDPE Pipe & Fittings.
- j. ELECTRICAL: All wiring will be concealed by PVC ..... with Copper Wire with standard brand like FINOLEX / HAVELS along with Finger-Tips Switch, Plug-Points, and 15 AMP Power Points, Fuses, Main Switches of ISI Marked.
- k. INTERIOR WALL COATS: All interiors wall will be finished with a coat of Plaster of Paris.
- l. EXTERNAL PAINTS: External Walls will be finished with Exterior Acrylic Emulsion.

*Manoj Khatke*

*Jyoti Ashikya*

ADITYA ESTATE  
*Manoj Khatke*  
Partner

- iii. **TERRACE CLUB AND AMMINITIES** : The whole of the roof will be utilized for Club with all sophisticated amenities. The open Roof Surface of the proposed buildings will be provided with 10"x 10" Water Proof Roof Tiles with necessary water-proofing chemical treatment.
- COMMON AREAS**: All roads, driveways, paved, paths and passages will be finished with (anti-skid) TILES. This will be accessible to all the residents of the 33/1, K B Sarani, Kolkata - 700080.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

**EXECUTED AND DLIVERED** by the Parties herein at Kolkata in the presence of:

*Mansab Aditya*  
*Jayanti Aditya*

'the Owners'

ADITYA ESTATE  
*Mansab Aditya*  
Partner

Developer