

NIRMALA DEVELOPERS

Date:

West Bengal Real Estate Regulatory Authority

Calcutta Green's Commercial complex, 1st Floor,

1050/2, Survey Park, Kolkata- 700075.

Sub: Plan of Development work and facilities to be provided at Premises No. 95/2/1, Dakshindari Road, P.S.- Lake Town, Ward No. – 34, South Dum Dum Muinicipality, Kolkata- 700 048.

Sir,

We shall be carrying on the Development work at Premises No. 95/2/1, Dakshindari Road, P.S.- Lake Town, Ward No. – 34, South Dum Dum Muinicipality, Kolkata- 700 048 strictly in terms of building plan sanctioned by the South Dum Dum Municipality. The flat owners at the said project shall be entitled to following common areas and facilities:

THE VENDOR, PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:-

1. Stair cases landing on all floors and lift facilities.
2. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
3. Water pumps, water Tank, water pipes and overhead tank on the roof, and other common plumbing installation and also pump.
4. Installation of common services Viz. electricity, water pipes, sewerage, rain water pipes.
5. Lighting in common space, passage, staircase including electric meter fittings.
6. Common Electric meter and box.

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Aayush Tekrind.

Partner



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7. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular flat) and space required thereof, common walls in between the unit being the flat hereunder agreed to be sold, and any other flat beside the same on any side thereof.
8. Windows, Doors, Grills and other fittings of the common areas of the premises.
9. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the flat.
10. Electrical wirings, meters (excluding those installed for any particular FLAT).
11. Lift and its accessories.
12. GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'FLAT'.
 - a. All private ways, curves, side-walls and areas of the said premises.
 - b. Exterior conduits, utility lines, underground storage tanks.
 - c. Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - e. All elevations including shafts, shaft walls, machine rooms and facilities.
 - f. All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g. The foundation, corridor, lobbies, stairways Entrance and exists, Path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'FLAT', side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said building.
 - h. Utility lines, telephone and electrical systems contained within the said building.

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13. The ultimate roof or terrace in the said building will jointly be undivided property among the Vendor and the other owners, inclusive of the Purchasers herein, or other Purchasers of different units, subject to limitation, if any, to their such rights, the purchasers or purchasers being entitled to use and enjoy the said roof and/or terrace with the Vendor, other purchaser or purchasers without causing inconvenience to one another.

SPECIFICATION OF THE CONSTRUCTION AND THE FIXTURES AND FITTINGS IN THE FLAT ANNEXED SEPERATELY HERETO:-

1. BUILDING IN GENERAL : R.C.C. from structured building with good quality and proper R.C.C. foundation as per the design of Architect/Engineer.
2. OUTSIDE/PARTITION WALLS : Outside walls will be 8" and 5" and partition walls will be 5"/4" the standard quality brick in proper sand cement mortar.
3. WALL AND CEILING : Inside the walls and ceiling will be plastered with sand cement mortar and putty OR gypson finish with proper proportion and finished.
4. FLOORING : Entire floor of Bed rooms, Living-cum-dining, Kitchen, Toilets and Verandah with skirting will be Vitrified tiles finished (2x2).
5. KITCHEN : Black stone with granite finish on the top of the platform and glazed tiles upto 2'6" feet height from kitchen platform, one steel sink will be provided in kitchen.
6. DOORS & WINDOWS : All door shutters will be flush door and door frames in good quality complete and doors fitted with locking arrangement and the Aluminum sliding window and 3mm glass panels provided for all windows.
7. TOILETS : Bathroom with Western commode , showers and top tap, one wash basin and hot and cold water arrangement will be provided, in each of the toilets will be fitted with tiles upto six feet height from floor level. All C.P fitting of reputed brand like (essco of jaguar or hindware or any other equivalent brand).

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8. WATER SUPPLY : Twenty four hours water supply through Deep Tubewell in two toilets & and additional municipal water in kitchen.
9. ELECTRIFICATION : Full concealed wiring with copper conduit of (Havells, legrand or any other equivalent brand).Modular switches.
 - a. Bed Room – Two light points, One fan point, one 5Amp plug point. One A.C. point.
 - b. Living & Dining – three light points, Two fan points, Two 5Amp socket, provision for T.V. point, without cable or wiring.
 - c. Kitchen – one light Point, One exhaust fan point and one 5 Amp plug point.
 - d. Toilet– One light point, One exhaust fan point and one geyser point.
 - e. Verandah/Balcony – One light point, One 5Amp plug point.
 - f. Calling Bell – One calling bell point at the main entrance of each flat.
(All switches and wires of brand)
10. All stairs and landings of the stairs will be finished with tiles and common areas walls and ceilings will be finished by plaster of paris. One way light to staircase.
11. SWERAGE – All sewerage lines will be connected to the septic tank through underground pipe line, surface, drainage system will be provided if required connecting to the said drain.
12. WATER LINE/PLUMBING – Concealed G.I./P.V.C. pipe lines in Toilets and Kitchen, CP pillar cocks and bib cocks, Brass stop cock, outside water lines exposes PVC pipe. CI coil lines, PVC rain water lines, white porcelain, one wash basin in each Flat PVC cistern.
13. One Loft will be provided in each Flat.
14. Roof – Cast with roof tiles.
15. Lift facilities all the floors.
16. Outside walls of the building marching color (Weather coat paint).

Nirmala Developers
Ayazul Technical
Partner



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