

700032 together with the all right of easement through the common passage leading to the main road of the land, which is butted and bounded as follows :

ON THE NORTH : 18 Chittaranjan Colony.
 ON THE SOUTH : 15A Chittaranjan Colony.
 ON THE EAST : Tank of Late Ajit Mondal.
 ON THE WEST : 16 feet K.M.C Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat hereby conveyed)

ALL THAT piece and parcel one self contained residential flat on the _____, measuring an area _____ square feet super built up area, Marble flooring, consisting of _____ bed rooms, _____ kitchen, _____ dining, _____ toilet, and _____ verandah, of the said G+IV storied building, together with undivided proportionate share of land lying and situated at Premises No. 75, Chittaranjan Colony "A", within the Kolkata Municipal Corporation under Ward No. 102, P.S.- Jadavpur, Kolkata 700 032, District - South 24 Parganas, Kolkata - 700032, more fully described in the **FIRST SCHEDULE** hereunder written herein above written altogether with the common right to use with other occupiers of the building, the common parts and portions of building, described in the **THIRD SCHEDULE** written hereunder along with all easement and quasi-easement right annexed to the said proposed building and to pay common expenses proportionately as described in the **FOURTH SCHEDULE** written hereunder.

Shine Enterprise

Shankar Das

Proprietor



THE THIRD SCHEDULE ABOVE REFERRED TO

(Common parts and portions of the building to be enjoyed by all the occupiers of the building the owners and the Developer)

1. Entrance and exit gate and roof of the building.
2. Boundary walls and main gate and surrounding open space to the Sky of the building, pillars, cantilevers, partition walls, exterior walls, girder walls, etc.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing and lift
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession as per mutual consent between developer and the owners.

Shine Enterprise
Shankar & Co
 Proprietor

THE FOURTH SCHEDULE REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, lift and electric pipes, wires and installation, under or upon the building and enjoyed or used by the Purchasers in common with the Owners and the other occupier/ Purchasers and the main entrance, passage, landing and staircase of the building as enjoyed by the Purchasers or used by the Purchasers in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the Purchasers /s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

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Shankar Das

Proprietor

THE FIFTH SCHEDULE REFERRED TO AS ABOVE
SPECIFICATION

GENERAL	:	The building shall be R.C.C. framed structure as per the design of the Architect and Engineer:
Excavation	:	Earth work in excavation of foundation trenches of drains in all sorts of soils including removing, spreading or staking the spoils as directed and including the trimming the sides of trenches leveling dressing* and ramming the bottoms, bailing out water etc. as required complete;
Earth Filling	:	Earth work in filling in foundation, trenches, plinth etc. with good earth in layer not exceeding 6" at the time including catering and ramming etc. layer by layer;
Foundation Bedding	:	R.C.C. (1:3:6), 3" thick in leveling course for foundation bedding;
Brick Wall	:	All exterior brick works shall be 8" thick of approved quality and C.M. (1:6). All partition walls shall be 3" and 5" thick with bricks of approved

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		quality and C.M. (1:4).
R.C.C. Work	:	Providing and laying concrete mix. (1:2:4) with reinforcement design in foundation, tie beams, lintels, columns, floor beams, floor slabs, stair case, chajja, drop wall etc.;
Floor finish skirting Dado etc.	:	Floor Tiles finish in all the rooms of the building. Cooking platform in kitchen; In toilets cast-in-citu marble floor will be provided with 4" high skirting wall tiles in toilet; . Dado will be 6'-0" high from the 4" high skirting with white glazed tiles in toilet;
Plaster	:	The outside of the building will have plaster 12MM thick (Ave) whereas, the inside plaster will be 20MM thick (Ave.);
Doors and Windows	:	Main entrance Door; a) All doors are commercial plywood. b) Wood frame (saal); c) 6" long Aluminium Tower Bolt; d) Electric calling bell point; e) One handle from outside; f) 3 nos. 4" hinges; g) Night Latches; Aluminium tower

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