

3) Instalment	At the time of the foundation	10% of total price		
4) Instalment	On casting of 1 st Floor slab/ for row house ground floor	10% of total price		
5) Instalment	On casting of 2 nd floor slab 1 st	15% of total price		
6) Instalment	On casting of 3 rd floor slab	10% of total price		
7) Instalment	On casting of 4 th floor slab	10% of total price		
8) Instalment	On casting of 5 th floor	NA		
9) Instalment	On casting of 6 th floor	NA		
10) Instalment	On casting of 7 th floor	NA		
11) Instalment	On casting of 8 th floor	NA		
12) Instalment	At the time of brick works, plaster & other internal works	10% of total price		
13) Instalment	At the time of possession and/or registration of the deed of Conveyance whichever is earlier	10% of total price		

"SCHEDULE - F"
(SPECIFICATIONS OF THE FLAT/APARTMENT)

BRICK WORK:

200 mm thick first class brick work in 1:6 cement sand mortar in external wall, 125 mm thick Brick work in 1:4 cement sand mortar in flat partition wall and 75 mm thick brick work 1:4 cement sand mortar with H.B. netting in internal walls.

PLASTERING:

20mm thick cement plaster (1:4) to external wall, 15 mm thick cement plaster (1:6) to internal wall and 10 mm thick cement plaster (1:4) to ceiling, beam etc.

WALL FINISH & PAINTING:

External walls to be painted with weather coat paint. Inner walls including veranda shall be provided with POP in the wall and ceiling. The Staircase shall be provided with POP and finished with paint. Wall & Ceiling of car parking area will be finish white cement base paint.

FLOORING SKIRTING & DADO:

2X2 VITRIFIED TILES WILL BE PROVIDED IN BED ROOMS, VERANDAH & Drawing cum Dining Hall. Staircases service space will be provided with marble chowka. Covered car parking area will be provided with neat cement. The Toilet floors area to be water tight and to be provided with non-skid tiles of reputed make.

KITCHEN:

Kitchen will be provided with 20" wide Black Granite lying over black Stone as counter. There will be 2 foot high glazed tile dado of standard make above cooking counter. One steel sink together with a tap above the sink and tap below the sink will be provided. Flooring will be with 12"x12" non-skid tiles.

TOILETS:

1 No. European style commode with PVC cistern and plastic seat cover, Basin with pillar cock overhead shower, 1 No.2 in 1 mixture, 1 no. Bib Cock near commode. All porcelain fittings will be of white in colour. Glaze tiles of standard make will be provided up to up to Door Top.

W.C.:

1 No. Floor mounted commode with 1 no. Bib Cock, be of white in colour.

STAIRECASE:

Staircase will be provided with windows for ventilation. Grill Stair railing will be provided as per design of Architect with handle. Lift Facia will be made of tiles.

ELECTRICALS:

- a) Separate meters for each flat (Flat owners will pay meter installation charges and other expenses)
- b) All electrical wiring will copper wiring and concealed in PVC conduits.
- c) All switches will be of semi modular type switches.
- d) Bed room: 2 lights point, 1 nos. 5 amp 5 pin plug points, 1 fan point, 1 AC Point.
- e) Drawing and dining Hall: 2 light points fans point, 2 nos. 5 amp 5 pin plug points, 1 no. 15 amp plug, 1 no. cable point.
- f) Toilets: 1 nos. light points, 1 no. 15 amp 5 pin plug point, 1 no. exhaust fan point.
- g) Kitchen: 2 nos. light points, 2 no. 5 amp plug point, 1 no. 15 amp plug points.
- h) Verandah: 1 no. light point, 1 no. 5 amp plug point.
- i) Car parking Area- Adequate light point.
- j) Boundary wall: 1 no. light point at every 6m length of the Boundary wall.
- k) Roof: 4 nos. light points and 2 nos. 5 amp. Plug points will be provided.
- l) Conduit wirings with fireproof (Havels / Finolex) Wire of required diameter will be provided.
- m) M.C.B. will be provided as per requirements.
- n) Isolators / main switches will be provided as per requirement.
- o) One calling bell point & light point at main door of each flat.

SANITARY PLUMBING:

All supply lines inside the flat will be concealed with CPVC Pipes, fittings.

UPVC Pipe will be used for outer water lines.

Outside soil, waste and rainwater line will be of PVC Pipe.

1 No. basin will be fitted at the dining area.

Septic tank will be constructed as per requirement.

ROOF:

Proper chemical treatment will be done over the roof surface for waterproofing which will be covered by IPS. The roof will be guarded on all sides with 3'-6" high parapet wall.

MAIN GATE:

Main Gate constructed of Hollow M.S. Sections and painted with synthetic enamel paint will be provided at the front part of the boundary wall as per design given by Architect / Engineer in charge.

DOORS:

- 14) Main Entrance Door: Teak pasting flush door with 3 No. hinges, 1 No. tower bolt, and wooden frame will be provided for main door.
- 15) Inside Doors: Flush door (31mm thick) with wooden primer paint and 1 nos. tower will be provided.
- 16) Toilet Doors: PVC Door with frame of standard make.

WINDOWS:

Sliding windows built of Anodized Rolled Aluminum Sections with Glass of 3mm thickness will be provided. Toilet windows will be provided with M.S top hanged windows with glass & guard bar.

M.S. GRILLS:

Grills will be provided on all the windows and painted with synthetic enamel paint.

LIFT:

Manual passenger lift of reputed brand with well interior of 4 person capacity to be provided as per requirement.

SCHEDULE G
(EXTRAS AND DEPOSITS)

1. The Purchaser/s shall pay to the Developer/Vendor 1.5% of the total Government prescribed Market Value towards the Advocate fees and/or legal charges for preparation of this Agreement for Sale and the Deed of Conveyance by the Advocate appointed by Developer/Vendor (out of which 50% of the payment against legal charges will be paid at the time of execution of this Agreement for Sale and the rest of the payment will be paid at the time of registration of the Deed of Conveyance). Legal Charges including Advocate fees shall be charged separately for registration of Agreement for Sale.

Legal Charges:-

Society Formation of Each Flat	Rs. 2,000/- extra
Legal Charges at the time of this Agreement for Sale	Rs. 1,000/- extra
Legal Charges at the time of Final Deed of Conveyance Registration	Rs. 1,000/- extra
Legal Charges for Registration	1.5% of the total Government prescribed Market Value

2. In addition to the abovementioned amounts, the Purchaser(s) shall also pay to the Landowner and/or Developer 'interest fee' deposit in addition to the consideration sum and the following amounts as applicable:-

CAR PARKING (COVERED)	Rs 4,00,000/-
CAR PARKING (OPEN)	Rs 2,50,000/-
BIKE PARKING	Rs 75,000/-

AMENITIES CHARGES

Wi-Fi Installation charge	Rs. 5000/-	Fire Fighting	Rs. 25,000/-
Power Backup	Rs. 30,000/-	External Development	Rs. 25,000/-
Additional Development	Rs. 50,000/-	External Electrification	Rs. 15,000/-
Road Development	Rs. 50,000/-	Club Membership	Rs. 20,000/-

VIEW PLC APPLICABLE

Corner Facing Rs 75/- per sq. ft.	Road Facing Rs 100/- per sq. ft.
-----------------------------------	----------------------------------

(a) In case the Purchaser/s requests any additions or alterations and/or change in the layout or specifications with regard to construction of the said Unit in excess of those specified in this Agreement, then without prejudice to the right of the Landowner and/or Developer to refuse or deny the same, in case the Developer/Vendor, in its sole discretion agree to do the same or any part thereof, the Purchaser/s shall be liable to pay upfront the full costs, charges and expenses for the Developer/Vendor doing the same.

(b) Security Deposit and the expenses as may be required by West Bengal State Electricity Regulatory Authority or other electricity provider for individual meter in respect of the Designated Unit directly with West Bengal State Electricity Regulatory Authority or other provider and proportionate share of the security deposit in respect of the common meters in respect of the Common Areas and Installations.

(c) All Stamp Duty, Registration Fees and Allied Expenses on Execution and Registration of this Agreement for Sale and of the Sale Deed or Deeds and other documents to be executed and/or registered in pursuance hereof.

(d) Service Tax, GST or any other statutory charges/taxes/levies by any name called, if applicable and payable on construction of the Designated Unit or on the transfer thereof and/or on any amount or outgoing (including Maintenance Charges) payable by the Purchaser/s in respect of the Designated Unit.

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

SIGNED, SEALED AND DELIVERED

By the Parties at Kolkata

in the presence of:-

1. Shazia Rahman
70B ELLIOT ROAD
KOL - 700016

2. John Gabriel
(JOHN GABRIEL)
68 ELLIOT ROAD
KOL - 700016

EVANIE INFRASTRUCTURE PVT. LTD.


Director

SIGNATURE OF THE DEVELOPER/VENDOR

Cybil Zacher Gabriel

SIGNATURE OF THE PURCHASER/S