

- i) Concealed Electrical wiring and fitting and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s.
- j) Common toilet in the Ground Floor.
- k) Fire pump Room.
- l) Requisite arrangement of Intercom/EPABX with connections to each individual flat from the reception in the ground floor.
- m) Boundary walls.

**(Specifications of construction - applicable to Residential Flats only)**

**PART-II**

**DOORS**

- Rooms fitted with 35mm thick flush doors finished on both sides (except for Kitchens and toilets)
- Night latches and magic eyes for entrance doors & Mortise locks and doorstoppers on bedroom and kitchen doors

**WINDOWS**

- Anodized / powder coated aluminium section with clear glass inserts and matching fittings

**FLOORING**

- Living, Dining, Kitchen, Bedrooms finished with quality Vitrified Tiles
- Entrance Lobby, Lift Lobby, Staircases finished in polished Marble / Stone / Vitrified Tiles as per architectural scheme

**KITCHEN**

- Granite top cooking platform with one stainless steel sink
- Ceramic tiles upto 2 ft in height above the kitchen counter

**TOILETS**

- Floor-Anti skid tiles, Wall-Designer ceramic tiles up to Door height
- White porcelain sanitaryware of Hindware / Parryware or similar brands
- Sleek CP fittings of Jaquar or similar brand
- Concealed piping system for hot and cold water lines with provisions for Geyser & exhaust points
- Matching mirrors, shelves, soap-trays & towel rails.

**WALLS**

- External walls completed in cement and sand plaster with cement paint and/or texture finish and glazing as per Architectural scheme
- Internal walls finished in cement and sand plaster with near POP punning

**ELECTRICAL WIRING & FITTINGS**

- Totally concealed wiring with provision for AC & TV points in all bed rooms and living rooms. Telephone points in living room and master bedroom
- Video door phones at the main entrance doors
- Generator power during power failure for lighting and domestic purposes to the extent of 1 watt / sq.ft. of built-up area of each unit.
- CCTV monitoring for security & supervision

**WATERPROOFING**

- Waterproofing of bathrooms, balconies, planter box and terrace floor

**FIRE PROTECTION**

- Fire protection system as per WBFES

**PART-III**

**(Period of construction of Unit)**

The Unit described in the **SECOND SCHEDULE** hereinabove written shall be constructed and completed within August, 2017.



Handwritten signatures in blue ink.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:****PART - I**

lumpsum Consideration money for the said Unit, including for parking rights (if any) ...

Rs. 57, 73,750/-

(Rupees Fifty Seven Lakhs Seventy Three Thousand And Seven Hundred And Fifty only)

Note: Service Tax as be applicable from time to time shall be borne paid and discharged by the purchaser.

**PART-II  
(Installments)**

The amount mentioned in **PART-I** hereinabove shall be paid by the Purchaser to the Developer in installments as follows:

1	On or before execution hereof	5,7 7,375/-
2	Within 30 days of execution hereof	5,7 7,375/-
3	On completion of foundation	5,7 7,375/-
4	On completion of 1st floor casting	433031.25/-
5	On completion of 3rd floor casting	433031.25/-
6	On completion of 5th floor casting	433031.25/-
7	On completion of 7th floor casting	433031.25/-
8	On completion of 9th floor casting	433031.25/-
9	On completion of roof casting	433031.25/-
10	On completion of brick-work of concerned unit	433031.25/-
11	On completion of flooring of the concerned unit	433031.25/-
12	On possession	5,7 7,375/-
	Total	Rs. 57, 73,750/-

(Rupees Fifty Seven Lakhs Seventy Three Thousand And Seven Hundred And Fifty only)

(Note: Service tax and other taxes, duties and levies to be added as applicable)

**THE SIXTH SCHEDULE ABOVE REFERRED TO:****(Devolution of Title)**

- A.** By a registered Deed of Conveyance dated 10<sup>th</sup> day of September, 2010 executed between Tapan Kumar Dutta as the vendor therein and Jaiveer Housing Private Limited as the purchaser therein and registered with the Additional District Sub- Registrar of Behala in Book No. 1, CD Volume No. 21, Pages from 2846 to 2868 Being No. 08550 for the year 2010, the Purchaser therein purchased all that the erstwhile Premises No. 95A, Mahatma Gandhi Road, measuring 3(three) Cottahs 13 (thirteen) Chittaks 26 (twenty six) Sq. ft. ,more or less together with 100 Sq. ft. R.T.S. structure standing thereon assessed by the KMC vide Assessee No. 41-124-06-0452-1, absolutely and forever.
- B.** By a registered Deed of Conveyance dated 21<sup>st</sup> day of January, 2011 executed between Sreepati Apartments Private Limited as the vendor therein and (1) Ambalika Properties (P) Ltd., (2) Sarideep Developers (P) Ltd. (3) Jaiveer Properties (P) Ltd. (4) Jaiveer



(4) Jayveer Properties (P) Ltd., (5) Jayveer Construction (P) Ltd., (6) Padma Residency (P) Ltd., (7) Padma House (P) Ltd., (8) Padma Towers (P) Ltd., as the OWNERS therein and Trushivam Realty (P) Ltd. as the DEVELOPER therein for construction of a multi storied building thereon on the Premises No. 95 Mahatma Gandhi Road P S Tisakarpukur, Kolkata - 700063.

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

**SIGNED SEALED AND DELIVERED** by the abovenamed **DEVELOPER** at **Kolkata** in the presence of



TRUSHIVAM REALTY PVT. LTD.

  
Director

**EXECUTED AND DELIVERED** by the abovenamed **OWNERS** at **Kolkata** in the presence of:



**SIGNED SEALED AND DELIVERED** by the abovenamed **PURCHASER** at **Kolkata** in the presence of:

  
 Seba Mukherjee

**Dated : 11.03.2015**

**1) Mr. Anjan Kumar Mukherjee**

Flat-A /4A /6,  
Poushalee Housing,  
1, Raja Ram Mohan Roy Road  
Kolkata – 700 041

**2) Mrs. Seba Mukherjee**

Flat-A /4A /6,  
Poushalee Housing,  
1, Raja Ram Mohan Roy Road  
Kolkata – 700 041

Dear Sir/Madam,

**Sub : Allotment of Unit in the Project "Tiru Elysia" at Premises No.95 Mahatma Gandhi Road, Police Station Thakurpukur, Kolkata-700063.**

We have accepted your offer contained in the application form dated **7<sup>th</sup> March, 2015** and are pleased to provisionally allot to you **one Unit** in the project "**Tiru Elysia**" at Premises No.95 Mahatma Gandhi Road, Police Station Thakurpukur, Kolkata-700063, details whereof as well as the price etc., are as follows:

**Description of the Unit allotted:**

Flat No. 12C; Floor: 12<sup>th</sup>; Block: ARIA;

Saleable Area: 1433 sq.ft.

No. of covered car parks: 1 (one);

**Details of Consideration:**

Lumpsum Consideration for the Unit: Rs. 57,73,750/-;

(Note: Service Tax and other taxes, duties and levies to be added as applicable)



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In addition to the said Consideration, certain amounts are payable as Extras and Deposits, details whereof are mentioned in **Annexure "A"** hereto.

The total amounts payable by you and the installments thereof are mentioned in **Annexure "B"** hereto. Accordingly, an amount equivalent to **10%** of the Consideration amounting to **Rs. 5,77,375/-** and Service Tax amounting to **Rs. 17,841/-** is now payable by you. After adjustment of the Application Money of **Rs.2,00,000/-** and Service Tax amount of **Rs. 6180/-** already paid by you, you are now required to pay the balance **Rs. 3,89,036/- (Rupees Three Lacs Eighty Nine Thousand and Thirty Six) only** within 15 (Fifteen) days from the date hereof. The amount of Rs. 3,89,036/-, includes Service Tax of **Rs.11,661/-**.

You will be called upon for signing the sale agreement within 15 (Fifteen) days from the date of this Allotment Letter. It may be noted that you shall not be entitled to nominate / assign / transfer your rights / benefits of contract whatsoever in respect of the said Unit, for a period till expiry of one year from the date of execution of the agreement, whereafter you may do so after our approval and upon payment to us of a specified upfront nomination fee / charge as mentioned in **Annexure "A"** hereto, it being clarified that any change in your control or ownership (if being a Company or a partnership or an LLP etc.) shall come within the purview of such nomination / assignment / transfer and be subject to the above conditions.

In case the above payment is not received within due date, this Allotment Letter shall be treated as cancelled and **Rs. 1 Lac (Rupees One Lac)** will be deducted and forfeited from the Application Money. However, in case we extend the period for payment at your request, then you shall be liable to pay interest @18% p.a. on the amount due for the period of delay. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you,

Yours faithfully,

  
Director



**N.B.:** All payments through Cheques / Demand Drafts favouring "Tirushivam Realty Pvt. Ltd. " payable at **Kolkata**.

Date : 02-01-2017

Ref No: Tiru Elysia/12C/03

To  
**MR. ANJAN KUMAR MUKHERJEE**  
Flat-A/4A/6, Poushalee Housing,  
1, Raja Ram Mohan Roy Road,  
Kolkata – 700 041

**MRS. SEBA MUKHERJEE**  
Flat-A/4A/6, Poushalee Housing,  
1, Raja Ram Mohan Roy Road,  
Kolkata – 700 041

Dear Sir / Madam,

Re: Flat bearing no.12C containing a built-up area of 1060 Square Feet (Chargeable area being 1433 Square Feet) more or less on the 12th Floor in the ARIA Block of the Building "Tiru Elysia" at Premises No.95, M.G.Road, Police Station-Thakurpukur, Kolkata -700063 with Covered parking space of 1 (one) number of medium sized motor car at the ground floor of the premises, bearing No.12C (in short "the said Unit").

You are allottee of the above mentioned Unit. We are pleased to inform you that the casting work of the roof of ARIA Block at "Tiru Elysia" is completed.

Please be informed that the consideration amounting to Rs.43,30,311.00 & Service Tax Rs.1,60,250.00, Totalling Rs.44,90,561.00 is due as on date, out of which you have paid Rs.38,97,280.00 & Service Tax Rs.1,40,763.00, Totalling Rs.40,38,043.00, details whereof are annexed hereto as Annexure 'A'

You are requested to arrange for remittance of the above-referred balance amount including service tax with swachh bharaat and krishi kalyan cess thereon due amount of **Rs.4,52,518.00** within 7 days from the date of receipt of this letter by \*RTGS/Cheque/Demand Draft favouring "Tirushivam Realty Private Limited", payable at Kolkata.