

LOKENATH PROJECTS

156, Jessore Road, Kolkata-700 074

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SUBJECT :- SPECIFICATION FITTINGS & FIXTURE

1. BUILDING WORK : The building will be RCC framed structure with columns, beams, girders etc. as per structural design.
2. WATER SUPPLY : From deep bore tube well lifted to overhead water tank by submersible pump with de-ironing Plant.
3. ELECTRICALS : Superior quality copper wiring (Finolex or Havells) with the latest standard modular switches and miniature circuit breakers (Anchor Roma or Havells), A.C. point in all bed rooms and one A.C. point in living cum Dining and also providing overhead illumination for street and common areas.
4. WALL : External wall with good quality exterior paints. All internal wall & ceilings shall be finished with plaster of (Birla or JK) Putty.
5. FLOORING : Living cum Dining room, Bedroom fully furnished by Vitrified Tiles and kitchen, both toilets furnished by Antiskid Tiles Staircase and floor lobby furnished by fully Marble.
6. KITCHEN : Cooking Platform made of Indian Granite Stone with stainless steel sink and Dado ceramic wall tiles up to 3'ft height above cooking platform combined hot & cold water line will be provided in the wash basin with Bottle Trap system of living dining Hall.
7. TOILETS CUM BATHROOM : White, high quality porcelain wall Hanging commode with commode shower for both toilets fittings of Parry ware / Kajaria or equivalent make. Chromium Plate fittings of MARC or equivalent make, Geyser points in all bathrooms and hot and cold water line in all Basins and sink.

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8. DOOR : wooden door Frame will make of seasoned and treated sal or equivalent good quality wood and flush door shutter of commercial quality. Main door shall be provided with locks of brass / stainless steel with 2 coats primer.
9. WINDOW : Anodised colour Aluminum sliding window fitted with Glass and coloured M.S. Grill.
10. BALCONY : Covered Grill with paints.
11. FLOOR LOBBY : Staircases and floor lobby marbled.
12. GROUND FLOOR : Kezy Mosaic Floor.
13. LIFT : Lift of standard make.
14. KITCHEN ** : Modular kitchen if required to be done by the Developer of the cost of the purchasers on actual basis.
- EXTRAS : Any extra / additional work other than our standard schedule shall be charged extra as may be decided by the Project Engineer and shall be payable in advance prior to commencement of such work.

PARTICULARS OF EXTRAS AND DEPOSIT :-

- a) Deposit without carrying any interest on or before taking possession of the said flat towards obtaining and providing electric meter including costs and charges of lying service lines, sub-station / transformer, other installation and any increased and / or additional costs for obtaining service lines if any sum of Rs.60,000/- (Rupees Sixty Thousand only) subject to actual.
- b) Forming Association for common purposes.
- c) Betterment or any other levy / levies that may be charged on the premises by the government or any other Statutory Authority entitled or levy such charges.
- d) Rs.8,000/- (Rupees Eight Thousand) only towards the fees of the advocate applicable for the execution of this agreement.

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- e) Cost of extra works carried within the said flat / unit besides schedule work.
- f) The stamp duty registration fees and miscellaneous expenses for all documents to be required in pursuance hereof.
- g) Deposits of a sum of Rs. @Rs.20/- per Sq.ft. without carrying any interest on or before taking possession of the said flat towards management and maintenance of common service area.
- h) Deposits on account of Municipal Tax @ Rs.20/- Sq.ft. without carrying any interest on or before taking possession of the said flat.
- i) Cost of Diesel Generator provided for common lighting operation of water pump, lift and 500 watts supply in each individual unit on actual basis.
- j) GST as imposed by the tax authority.

COMMON AREAS AND INSTALLATION COMMON TO THE CO-OWNERS

1. Open and / or covered paths and passages.
2. Boundary wall and Gates.
3. Space for electrical installations.
4. Overhead water reservoir per unit.
5. Drains, Sewers, Septic chambers, pits etc.
6. Lift room together with machines and installations.
7. Staircase landing and lobbies.
8. Light and fittings in the common area and space.
9. Common toilets at Ground Floor.
10. A.C. Community Hall for common use and utility of the Flat owners of the Building.

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11. Others such common areas, fittings & Fixtures and installations as may be specified by the Developer.
12. Roof in common with others co- owners of Units / Flats.
13. Underground water reservoir Tank.

COMMON EXPENSES

1. Establishment and all other capital operational expenses for the Association.
2. All charges deposits for supply maintenance of common utilities.
3. All charges for electricity consumed for supply operation of the common machinery and equipments.
4. All expenses for ensuring the complex relating to inter-alia against earthquake, flood, tempest, fire, mob violence damages, civil commotion etc.
5. All litigation expenses incurred for the common purposes and relating to the common use and enjoyment.
6. All expenses for running and operating all machinery equipment installation comprised in the building including lifts, pumps and other common installation and other levies and expenses ancillary and incidental thereto.
7. Municipal taxes, charges, multi- storied Building tax, water tax and other levies in respect of the said flat and in respect of the building respectively.
8. The salaries of and all other expenses on the staff to be employed for the common purpose. i.e. Care taker, security personnel , lift man, plumber etc. including their perquisites Bonus and other emoluments and benefits.
9. OTHERS : All other expenses and outgoings including litigation expenses as may be incurred by the Owners / Association for common purpose.

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GENERAL TERMS AND CONDITION

1. The designs, dimensions and basic specifications are tentative and may vary or be modified if necessary at the time of construction.
2. Certificate of the project engineer in respect of the area shall be final.

CONSIDERATION AND PAYMENT SCHEDULE

a) Upon application	10%
b) Within 30 days of the booking	20%
c) Upon casting of roof of concerned Flat	30%
d) Upon commencement of brick work of concerned flat	30%
e) Upon handing over possession or within 30 days of Intimation to take possession whichever be earlier	10%

3. Registration and other incidental cost shall be borne by the purchaser.
4. Proportionate cost for providing infrastructure for effecting electricity connection to be paid separately on demand.
5. The sale shall be governed by the terms and condition recorded in the agreements for sale to be executed by the Purchaser. The layout and details of the amenities and facilities are subject to change owing to technical reason at the sole discretion of the promoters and / or architect without any references.

The descriptions and measurements contained in this literature do not form part of any contract through every effort be made to ensure the accuracy.