

determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less together with construction measuring an area of 15000 sq.ft. standing thereon appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas and the same is butted and bounded as follows:-

ON THE NORTH BY : Property of Dipak Majumder & Devi Paul;

ON THE SOUTH BY : Partly 22'-00" wide Ghanashyam Banerjee Road & partly building of Shyamal Roy & Ratan Dey;

ON THE EAST BY : Municipality High drain &

ON THE WEST BY : 12'-00" wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of entire ground floor of Block-II of the new building to be constructed at the said premises in finished condition with cemented floor, bath and privy and other amenities along with the consideration amount as mentioned in Article-I, Sub-Article-IX.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Common Area

- a) Land Mentioned in the First Schedule.
- b) The beams, supports, main walls, corridors, lobbies, stairs, landings, stairways, pump room, electric meter room, entrance to and exit from the building, community hall and other areas and space of the Building intended for common use.

- c) Installation of common services such as water, sewerage etc.
- d) Pumps, motors, pipes, ducts and all apparatus and installations in the said building for common use.
- e) Overhead water tanks and reservoir.
- f) Lift and
- g) The roof of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

- I. Construction will be RCC Framed Structure with Steel & Cement.
- II. All outer walls will be 200mm thick.
- III. All inside walls will be 125mm /75mm thick.
- IV. Internal walls will be POP finish over Cement Plaster work.
- V. All Doors will be good quality commercial Flush Doors.
- VI. Flooring of flats will be good quality marble/tiles with 4" skirting and cooking platform also will be black stone with steel sink with two-tap point
- VII. Toilet one number Indian type commode, white cistern, two-tap point and one shower point. Flooring of toilets will be marble.
- VIII. All concealed line will be **PVC** and outer lines will be **branded 'PVC'**.
- IX. Toilets will be provided with good quality fittings and wall tiles up to six feet.
- X. Sanitary fittings will be white good quality **fittings**.
- XI. External finish will be **designer** weather coat.
- XII. Main doorframe will be provided by Shawl wooded of 4x3 and others door will be provided 4x 2.5 with commercial flush door and bathroom will be provided PVC frame and PVC door.
- XIII. Main Door will be provided with fittings
- XIV. Electrical: - Concealed wiring with good quality Copper wire with switch. Total numbers of point will be 20 in case of two-bed room.
- XV. **Window & Grills:** Sliding Aluminum channel with glass fittings with safety grill.
- XVI. Kitchen will be opened and wall tiles upto four feet.
- XVII. Adequate lighting will be provided in the Common areas.
- XVIII. Dining : one white Basin & one Tap point.
- XIX. Lift facility: Semi Automatic Lift with collapsible gate/ door with capacity of (4+1) passengers.