

BIRATI ENCLAVE
251,NILACHAL ROAD, KOLKATA – 700051

TERMS & CONDITIONS.

I. General:-

- a) The following terms and conditions should be read carefully and understood before filling up the application form requesting for allotment of a flat/shop.
- b) In the event of allotment, the applicant will agree to sign, as and when required, all documents and buyer's agreement in the standard form provided by M/s Kumar Associates. The applicant should further pay installments of Sale price and all dues as stipulated in the schedule of payment, and in case of failure, the applicant will have to pay interest @ 18% per annum.
- c) 5% discount will be given to the applicants who are willing to make payments of all installments at the time of allotment.
- d) Loans for construction/purchase of flats can be obtained from recognized institutions.

II. Application procedure.

The applicants shall apply to M/S Kumar Associates in prescribed form duly filled in giving all particulars required there in.

III. Withdrawal and Refund Procedure.

- a) Applicant may withdraw his/her application money at any time before allotment of flat and may get refund of his/her application money without any interest. The refund will be made within 3 months of prayer.
- b) Applicant may cancel the allotment of flat showing sufficient reason of cancellation in writing at any stage of construction but before handing over and may get refund of his/her money without any interest. A service charge @ 5% of deposited money will be deducted and the refund will be made within 3 months time.

IV.Allotment.

- a) The allotment and choice of flat to the applicants shall be done on a first come first serve basis.
- b) The price of the flat as finally fixed shall be binding on the allottees.
- c) M/S Kumar Associates reserves the right of allotment/sale of any flat or rejection of any application without assigning any reason, whatsoever. M/S Kumar Associates has also the right to make change or amend any rule and other provision laid down in the deed of transfer of the flats and the same will be final and binding on the allottees. In case of rejection by the developer, the allottees will get his/her deposited sum along with interest @5% per annum at the time of rejection. No service charge will be levied.

V . Documentation for transfer of flat.

- a) The rules for documentation and transfer of the flats shall be prescribed by the developer.
- b) The flats shall be transferred by the Developer to each allottee, after payment of the final amount of price by cash/cheque in full by each allottee, and after execution and registration of the deed of transfer.
- c) The cost of registration of flat will be borne by the allottee at the time of registration. It is mandatory that the registration shall be done through the Developers advocate @ prevailing expenditure which is at present 10%.
- d) No complaint regarding design, layout, accommodation, specification, fittings and fixture etc. regarding amenities provided in the flats shall be entertained by the Developer.

VI. Change of address.

All correspondence will be made with the applicants in the address noted in their application forms. Any change of address will have to be instantly notified to the office of M/S Kumar Associates. The change of address should be attested by the Local Authority/Gazeted officer.

DETAIL SPECIFICATIONS OF FLAT:

A) STRUCTURE: Building structure is of RCC column, beam, slab, tie beam as per structural design approved by the competent authority. Outside brick wall 8”(eight) inches thick, inside partition wall 5” and 3” as per Engineer’s direction/drawing. Wall will be plastered both side with sand-cement mortar (6:1).

B) FLOORING: - All bedrooms, dining hall, drawing, inside passages, verandah, kitchen to have white marble floor and skirting will be 4” height. Antiskid ceramic tiles floor for Toilets.

C) DADO: I) The toilet dado will be upto door height with white 12” x 8” size glazed tiles.

II) Kitchen – On the gas tabletop of 20 mm thk. Black granite stone will be covered with white ceramic tiles upto 12” height above cooking platform.

D) TOILET: - One toilet will be provided with western type white vitrious water closet (commode), one shower point and one 600 mm long aluminum towel rail. In another toilet one western type white vitrious water closet (commode) and one 600 mm long aluminium towel rail will be provided. One 16” x 20” white basin will be provided in the dining space.

E) KITCHEN: - One gas table top made of 20 mm black granite stone slab with a provision for sink (18” x 16”x6”) made of stainless steel, fixed in the gas table.

F) PLUMBING WORK:- All plumbing line will be concealed and made of P.V.C pipes with G.I.fittings. Bib cocks, stop cocks, pillar cocks etc. will be of c p fittings(Generally Esco make or equivalent).

G) SANITARY LINE & SEWARAGE SYSTEM: - All soil line will be of best quality PVC Pipe line outside the building. Sewerage line under ground will be of S.W. line as per standard practice or as may be decided by the Architect. One septic tank with soak-pit will be constructed as per sanctioned drawing.

H) WATER SUPPLY: - Underground reservoir will be constructed by the developer but arrangement of water supply from Municipality is to be done by the purchaser’s association of the flats at their cost. One overhead RCC tank (6000 ltr.capacity) will be constructed by the developer on the roof as per drawing. The developer to raise water from underground reservoir to the overhead tank will install one standard pump of suitable capacity.

I) WINDOWS: - All windows will be made of aluminium sections fitted with 3 thk. Plain glass. All windows will be provided with M.S. grill @ 9.0 kg/sq.m weight.

J) DOORS: - All doorframes will be standard quality locally available seasoned hard wood (4” x 2” size) and shutter will be 30 mm thk. Commercial flush door. The purchaser as per their own choice will provide all door fittings.

K) ELECTRICITY: -

- i) Full concealed wiring.
- ii) In bedroom two light points, one 5 amp. Plug point and one fan point.
- iii) Living room- Two light points, one fan point and one 5 amp. Plug point.
- iv) Kitchen – One light point, one exhaust fan point and one 15 amp. Plug point.
- v) Toilet:
 - 1) One light point, one 15 amp. Plug point.
 - 2) One light point only for another toilet.
- vi) Verandah: One light point.
- vii) Calling bell: One calling bell point at the main entrance.

L) PAINTING: -

- a) Inside wall of the flats will be plaster of paris.
- b) All window and doorframe and palla will be painted with primer and two coats of white synthetic enamel painting.
- c) Outside wall will be painted with cement-based painting.

