



G.S. PROPERTIES AND MANAGEMENT  
(P) LTD

# *G. S. Enclave*



386/1 New R. N. Guha Road. Dum Dum, Kolkata - 700074

A "G+5" Residential cum Commercial  
Multi storied Complex at the Nagar Bazar.





## Specifications of Construction

*G. S. Enclave*

1. **Foundation:**
  - 1.1 R.C.C. Foundation.
  - 1.2 R.C.C. Framed Structure with 200 mm thick peripheral walls including plaster.
  - 1.3 Brick work. Internal Partition 100 mm thick or 125 mm including plaster as required.
2. **Flooring:**
  - 2.1 Ceramic tiles/Vitrified tiles or Marble in drawing, dining and bedrooms.
  - 2.2 Ceramic tiles or Marble in the floor and designer ceramic Tile DADO (up to 5 feet) in bathrooms.
  - 2.3 Ceramic tiled flooring with black stone counter and ceramic tiled DADO (above the kitchen counter up to 2 feet) with stainless steel/Black Stone sink.
3. **Doors and Hardware:**
  - 3.1 Painted/Polished or laminated flush main door.
  - 3.2 Flush door in bedrooms, and PVC Door in bathrooms and kitchen.
  - 3.3 Good quality hardware fittings.
4. **Windows:**
  - 4.1 Still or Natural anodized Aluminium windows with glass panes or wooden.
5. **Internal Finish:**
  - 5.1 Plaster of Paris on wall & ceiling.
6. **External Finish:**
  - 6.1 Mix of textured paint and waterproof-cum-weather-proof paint for external walls.
  7. Sanitary ware and fittings:
    - 7.1 White sanitary wares of reputed brands.
    - 7.2 C.P. fittings of reputed brands.
8. **Electrical:**
  - 8.1 AC point in master bedroom as per requirement (payable Rs.8,000/- per point)
  - 8.2 Geyser point in bathroom attached with bedroom.
  - 8.3 Telephone/ Intercom/ Cable TV points in drawing room.
  - 8.4 Adequate number of light, fan and plug points only, as suggested by the Architect.
  - 8.5 Concealed copper wiring of reputed brand.
  - 8.6 Good quality Piano type switches.
  - 8.7 Safety equipments such as circuit breakers etc.

9. **Plumbing and water Line:**
  - 9.1 Soil, waste & rainwater P.V.C. pipe of good quality.
  - 9.2 Good quality PVC pipes for internal pipeline in bathroom & kitchen.

### [ Common Portions/Facilities ]

1. Entrance lobby
2. Staircases and such other common areas earmarked for Common use
3. Electrical Meter rooms
4. Overhead Water Tank
5. Water Reservoir
6. Staircase Overhead
7. Lift Machine Room
8. Lift
9. Electrical installations
10. Deep Tube well/ Municipal Supply water.
11. Distribution pipes all around the project
12. Septic tank and drainage & sewage line.
13. Fully Developed infrastructure
14. And other area as may be provided and specified during or on completion of the project.



## Payment Schedule

| Sl. No. | Percentage (%) of Consideration                                                                   | Particulars                                                                                                  |
|---------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 1       | Rs.2,00,000/- (Rupees Two Lacks)                                                                  | On booking application fee.                                                                                  |
| 2       | 20% (of entire consideration money Including Car / Two-wheeler Parking Space less booking amount) | On the date of signing of agreement i.e. within 30 days from the date of Application with Application money. |
| 3       | 15%                                                                                               | On commencement of foundation work                                                                           |
| 4       | 15%                                                                                               | On completion of 1 <sup>st</sup> floor casting                                                               |
| 5       | 10%                                                                                               | On completion of 2 <sup>nd</sup> floor casting                                                               |
| 6       | 10%                                                                                               | On completion of 3 <sup>rd</sup> floor casting                                                               |
| 7       | 5%                                                                                                | On completion of 4th floor casting                                                                           |
| 8       | 5%                                                                                                | On commencement of Brick work                                                                                |
| 9       | 5%                                                                                                | On commencement of plaster work                                                                              |
| 10      | 5%                                                                                                | On completion of outside plaster work                                                                        |
| 11      | 5%                                                                                                | On commencement of flooring work                                                                             |
| 12      | 5%                                                                                                | On Possession                                                                                                |

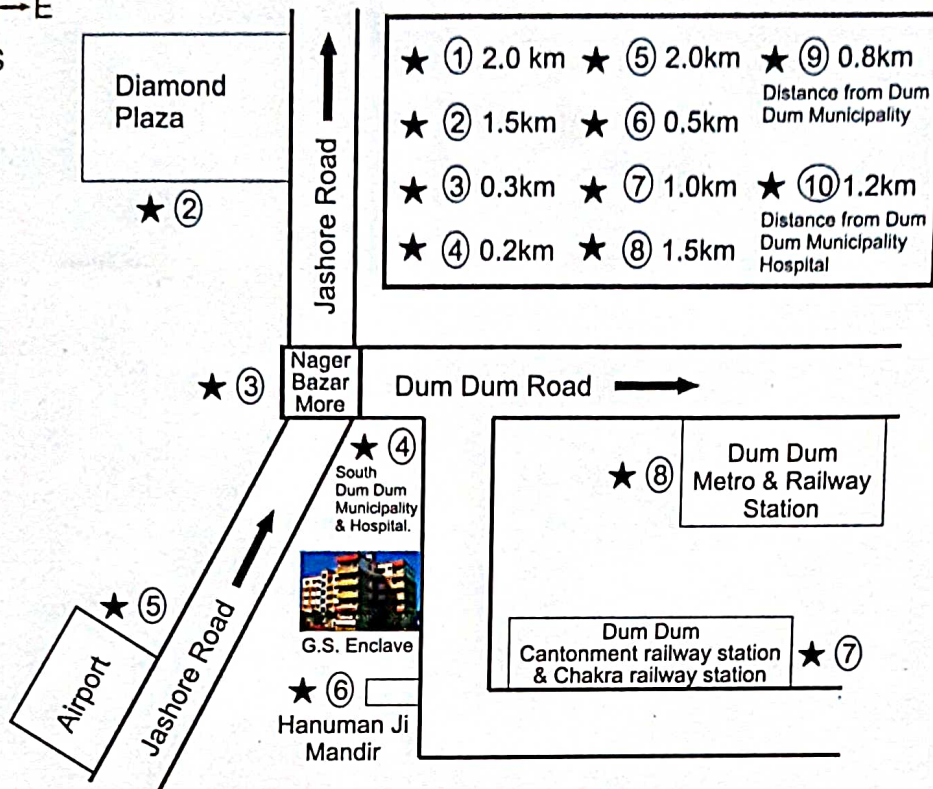
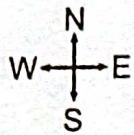


WORKING FLOOR PLAN OF A G+5 STORED BUILDING AT MOUZA-DUM DUM HOUSE, J.L. NO.-19, L.R. DAG NO.-934 & 935, R.S. DAG NO.-1580 & 332, L.R. KHATIAN NO.-1598, R.S. KHATIAN NO.-125, C.S. DAG NO.-332,334 & 336, HOLDING NO.-388/1, R. N. GUJHA ROAD, WARD NO.-8, P.S.-DUM DUM, DIST.-24 PARGANAS (N), UNDER "SOUTH DUM DUM MUNICIPALITY"





# Dum Dum Park, Bangur Avenue, Lake town



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**Disclaimer:** These documents are not a legal tender or an office document, its contains concept drawing which sancrionable changes at the discretion of the Developer.

## Extra Development Charges (EDC)

| Sl.No. | Facilities                                                             | 1 BR Amount (Rs) | 2 BR Amount (Rs) | 3 BR Amount (Rs) |
|--------|------------------------------------------------------------------------|------------------|------------------|------------------|
| 1      | CESC transformer and service line                                      | 15000            | 20000/-          | 25,000/-         |
| 2.     | Individual CESC meter installation security deposit                    | 12000            | 15000/-          | 18000/-          |
| 3.     | Water Treatment Plant                                                  | 12000            | 15,000/-         | 18,000/-         |
| 4.     | Single phase Generator (only for common passage Excluding Pump & lift) | 15,000/-         | 15,000/-         | 15,000/-         |
| Total  |                                                                        | 54,000/-         | 65,000/-         | 76,000/-         |