

DATED 27.11.2025

The project name **“NIPABAN”** Premises No.- 1871, Nayabad, P.S.- Purba Jadavpur, Mouza- Nayabad, J.L No.- 25, Comprised in C.S. Dag no.- 31, R.S Dag No.- 110 under R.S. Khatian No.- 145 Touzi No.- 56, Ward No.- 109, Borough No.- XII, under K.M.C, Kolkata - 700094, District South 24 - Parganas having:-

1. TOTAL NUMBER OF UNITS	: 11 Nos.
2. TOTAL BUILT UP AREA	: 659.621 (Sq.M)
3. TOTAL CARPET AREA	: 495.574 (Sq.M)
4. TOTAL AREA OF EXCLUSIVE BALCONY OR VARANDAH AND EXCLUSIVE OPEN TERRACE AREA	: 17.088 (Sq. M)
5. TOTAL CUPBOARD AREA	: 17.132 (Sq. M)
6. OPEN TERRACE AREA (IF ANY)	: Nil

RESIDENTIAL UNITS

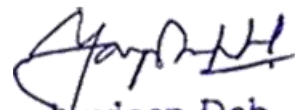
A. TOTAL NUMBER OF RESIDENTIAL UNITS	: 8 Nos.
B. TOTAL BUILT UP AREA OF RESIDENTIAL UNIT	: 621.404 (Sq. M)
C. TOTAL CARPET AREA OF RESIDENTIAL UNIT	: 463.544 (Sq. M)
D. TOTAL AREA OF EXCLUSIVE BALCONY OR VARANDAH AND EXCLUSIVE OPEN TERRACE AREA:	17.088 (Sq. M)
E. TOTAL CUPBOARD AREA	: 17.132 (Sq. M)
F. OPEN TERRACE AREA (IF ANY)	: Nil

SL	FLOOR	FLAT No.	BHK	CARPET AREA OF FLAT (SQ.MTS)	BALCONY OR VARANDAH (SQ.FT)	BALCONY OR VARANDAH (SQ.MTS)	CUPBOARD AREA (SQ.MTS)	OPEN TERRACE AREA (SQ.MTS)
1	FIRST	A	2BHK	45.888	20	1.819	1.760	-
2	FIRST	B	3BHK	69.998	26	2.453	2.523	-
3	SECOND	A	2BHK	45.888	20	1.819	1.760	-
4	SECOND	B	3BHK	69.998	26	2.453	2.523	-
5	THIRD	A	2BHK	45.888	20	1.819	1.760	-
6	THIRD	B	3BHK	69.998	26	2.453	2.523	-
7	FOURTH	A	2BHK	45.888	20	1.819	1.760	-
8	FOURTH	B	3BHK	69.998	26	2.453	2.523	-
	Total			463.544	184	17.088	17.132	-

COMMERCIAL UNITS

- A. TOTAL NUMBER OF COMMERCIAL/SHOP UNITS : **3 no.**
B. TOTAL BUILT UP AREA COMMERCIAL/SHOP UNIT : **38.217 (Sq.M)**
C. TOTAL CARPET AREA OF COMMERCIAL UNIT : **31.030 (Sq.M)**
D. TOTAL AREA OF EXCULSIVE BALCONY OR
VARANDAH AND EXCLUSIVE OPEN TERRACE AREA: **Nil**
E. OPEN TERRACE AREA (IF ANY) : **Nil**

SL	FLOOR	UNIT No.	CARPET AREA OF SHOP (SQ.MTS)	BALCONY OR VARANDAH (SQ.FT)	BALCONY OR VARANDAH (SQ.MTS)	OPEN TERRACE AREA (SQ.FT)	OPEN TERRACE AREA (SQ.MTS)
1	GROUND	1	8.781	-	-	-	-
2	GROUND	1	9.059	-	-	-	-
3	GROUND	1	13.190	-	-	-	-
	Total	3	31.030	-	-	-	-



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