

12.05.24.**GREENFIELD CITY PROJECT LLP**

To

Date: / /

 _____,
 _____,

Re: Allotment offer to successful bidder of the Unit No. ____ on the ____ **Floor** in Building Block No. ____ **in Phase – VI** and Right to Park ____ (____) car in **open / covered / dependable Car** on the Ground Floor/Open area under **COMFORT** segment at '**GREENFIELD CITY**', E-3/398 JotShibrampur, Ward No.14, (New) Kolkata - 700141

Dear Sir/ Madam,

With reference to your successful bid in the auction held on _____ and your EOI No. _____ dated _____, we are pleased to offer you Flat No _____, on ____ Floor of Block No _____ having Carpet Area/sellable area measuring _____ Sq.Ft together with **Open/covered Terrace** area measuring ____ Sq.Ft and **Open/Covered Balcony** area which are appurtenant to net usable area of flat, working out to a **Built-Up area** of _____sq. ft **together with** the proportionate undivided indivisible share in the common parts and facilities in the Block working out to a **Super Built-up area** of ____ Sq. ft. **together with** the variable proportionate undivided and indivisible share or interest in the land underneath the Block attributable to the Unit and Right to Park ____ (____) **Car** in the Open/Covered area on the Ground Floor/Open Parking space and also **together with** the right of entrance, exit and/or right of way in the '**COMFORT**' segment of the Complex Common Parts (hereinafter referred to as the **COMPOSITE UNIT**) at "**GREENFIELD CITY**", has been provisionally allotted in your favour on the basis of your Application No. _____ dated _____ and on your depositing the application money of Rs. _____/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park will be identified on the date of possession.

The price of the said Composite Unit is Rs. _____/- (Rupees _____) only payable as per the table provided below:

A. **Table-1**

Sl. No.	Price Constituents	Amount (In Rs.)
1	UNIT COST & CAR PARKING	
2	Generator Charges	
3	Incidental Charges	
3	Legal Charges	
4	Transformer and Electricity Expenses	
5	Total [Summation of all Extra Charges except Maintenance Deposit]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

The price of the said Apartment payable as per the Table provided below: -

We will send Demand Notices for each installment and the Allottee will have to pay within 15 days of the date of such notice.

B Table-2

Instalment payable	DUE ON	% of Total Consideration	Tentative completion
On EOI (Application)	On Application		
Booking Amount	Within 15 days from application		
On Agreement	On Sale Agreement		
1 st Instalment	On Starting of piling / foundation		
2 nd Instalment	On starting of Ground floor		
3 rd Instalment	On 2 nd Floor slab casting		
4 th Instalment	On 4 th floor slab casting		
5 th Instalment	On 6 th floor slab casting		
6 th Instalment	On 8 th floor slab casting		
7 th Instalment	On 10 th floor slab		

	casting		
8 th Instalment	On completion of brick work of the unit		
9 th Instalment	On completion of plaster of unit		
10 th Instalment	On completion of flooring		
Final Instalment	On possession		
TOTAL PRICE			<u>Rs.</u>

Please visit our website <https://www.srijanrealty.com>..... To make ONLINE PAYMENTS towards your Apartment/Unit

Timely payment is the essence of the Allotment.

NOTE- GST as applicable is payable with payments.

If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days, interest @SBI PLR +2% will be applicable on booking amount and also on the payment due as per payment schedule (for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given.

Additionally, the following Extra Charges and Deposits as stated will also become payable within 15 days of the demand notice being made:

B. Table-3

	FACILITIES	
A.	EXTRA CHARGES	
1	Generator	Rs. ____/- per Sq. Ft of Carpet Area
2	Transformer & Electricity Expenses	Rs ____/- per Sq. Ft of Carpet Area
3.	Legal Charges incl formation of association)	Rs. ____/-
B	DEPOSITS	
4.	Stamp Duty and Registration Fee and incidental expenses/Service Tax	As Applicable
5.	Maintenance Expenses	At actual presently estimated at approx Rs.____ per Sq. Ft. Carpet Area per month

- 1) SRIJAN REALTY PVT.LTD, Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020.
- 2) PROJECT SITE OFFICE at E-3/398 Jotshibrampur, Ward No.14, (New) Kolkata - 700141

NOTE:

Item Nos 1,2,3 & 6 will be paid in four instalments as follows:

- (i) 25% on Allotment
- (ii) 25% on 2nd Floor Casting
- (iii) 25% on Brick Work
- (iv) 25% on Possession

Item No. 7 & 8 will be paid @ 50% on allotment and 50% on Possession.

The Allottee before accepting this Provisional Booking Offer is made aware of the following facts and shall at all times be bound by the terms, conditions of sale as provided hereunder.

- (i) The State of West Bengal by virtue of acquisition became seized and possessed of the land admeasuring about 45.69 Acres at Mouzas Parui and Chakjotshibrampur, District South .24 Parganas more fully described in **PART—I** of the **SCHEDULE-A** hereunder and hereinafter referred to as the '**ACQUIRED LAND**'
- (ii) By Notification dated 9th September 2002, vide Memo No. 700'111/ MCL/ 12/ 02 the State of West Bengal transferred the Acquired land to the WBHB.
- (iii) The WBHB after obtaining possession of the Acquired Land, executed a Development Agreement dated 21st February, 2007 along with a Power of Attorney of the even date appointing BGHDCL as the Developer of the Housing Project granting necessary powers interalia to do all lawful works required for the implementation of the scheme of development by itself and / or by other contractor / partner appointed by it and/or in any manner it deemed fit and proper.
- (iv) BGHDCL to develop the said land a Limited Liability Partnership under the name and style of GREENFIELD CITY PROJECT LLP was promoted (hereinafter referred to as the LLP).
- (v) The BGHDCL caused to be obtained various permissions approvals and/ or consents for undertaking a Housing Project on

the entirety of the said land and also caused a map or plan being No. IIIB/MM/2/ 134/ 07/ SP/BP dated 15.6.2009 which was subsequently revised by Plan No. III- B/MM/2/ 185/ 10- 11/ SP/ BP dated (hereinafter referred to as the said PLAN) sanctioned by the authorities concerned for undertaking the construction of the said Housing Project.

- (vi) According to the said Plan the entire complex would comprise of Flats of different categories in different portions namely HIG portion (ELITE), MIG portion (CLASSIC / PREMIUM) and LIG portion (COMFORT) and the entirety of the said Housing Project is known as 'GREENFIELD CITY'.
- (vii) The layout and building plans, specifications of the building(s) /complex and the flat(s) are tentative and are subject to variation. Promoters may affect such variations, additions, alterations, deletions and/or modifications therein as they may, at their sole discretion, deem appropriate and fit or as may be directed by any competent authority. The provisional Price of the flat / Unit changing on account of any increase or decrease in the Chargeable area of the flat / Unit shall be payable or refundable without interest @ the rate per sq. ft as mentioned in the allotment letter.
- (viii) The occupants of 'Elite' and Classic' category Flats shall be entitled to use the roads and gates of Comfort segments for the purpose of "Exit' and 'Entry", to and from Gonipur Road. Provided further that occupants of comfort category flats shall not be entitled to the use of the roads, amenities, and gates of 'Elite' and 'Classic' segment of housing complex.
- (ix) The allottees of Comfort category shall not be eligible for availing themselves of any of the facilities provided for the owners in the "CLASSIC" and "ELITE" categories.
- (x) Comfort Homes Block Numbers - 85, 86, 87, 88, 89, 90, 91, 92, 93 ,94, 95 ,96 has since been completed and the Maheshtala Municipality has granted Occupancy certificate No- 569/III-B/ MM/ 2/ 134 2007/W- 14/ 2015, DATED 16.10.2015.
- (xi) It is understood that the applicant has applied for allotment of residential flat under "COMFORT" Phase – IV category more fully described in Part-II of SCHEDULE –A bordered in COLOR _____in a Plan annexed hereto with full knowledge and subject to all the laws / notifications and rules applicable to this area in general, and group housing project in particular, which have been understood by Him/her It is further understood that the applicant has fully satisfied himself / herself about the interest and the title of Promoter in the said land on which the flats will be/are being constructed.

- (xii) Internal wiring for electrification will be provided for each flat. However, the allottee(s) will have to apply to CESC Ltd. individually for obtaining supply of power and the meter for their respective flats. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to CESC Ltd.
- (xiii) D.G back - up will be provided for Common areas and utility only.
- (xiv) The allottees(s) may be required to execute, if necessary, a formal agreement for sale in such form as may be prescribed by Promoter within 15 days of being required in writing to do so by Promoter Under the existing laws the stamp duty at the applicable rate, is leviable on such agreement for sale. Such stamped shall be payable wholly and exclusively by the allottee(s).
- (xv) After delivery of possession of the flat as stated in sub-clause (ii) of Clause H hereinabove, the allottee shall be liable to pay to Promoter on demand all rates, taxes, levies, deposits pertaining to the flat wholly and common areas proportionately.
- (xvi) All correspondence will be made with applicants at the address for correspondence on Promoter's record initially indicated in the application form, unless changed. Any change of address will have to be notified in writing to the Promoter at its Registered office and acknowledgement obtained for such change. In case there are joint allottees, all communication shall be sent by Promoter to the allottee whose name appears first and which shall for all purposes be considered as served on both the allottees.
- (xvii) The applicants must quote the application number as printed in the acknowledged Pay-in-Slip and/or CIs (on allotment] and their flat number as indicated in the allotment letter in all future correspondence.
- (xviii) The allottee of a flat agrees to sign and execute all documents and agreement in the standard form as may be provided by Promoter.
- (xix) An association of flat owners has been formed under the referent laws for comforts segments vide Certificate Registration No. 002612021 of 2021. The Allottees of Phase-VI shall become members of the Association.
- (xx) Dispute(s), if any, shall be subject to the jurisdiction of courts of law at Kolkata only.

- (xxi) The Promoter, however, may at their sole discretion, relax any of the conditions. They also reserve the right to reject any application without assigning any reason whatsoever.
- (xxii) This "EOI" is only a request of the applicant/applicants for the provisional Booking of the Unit and does not create any right, whatsoever or howsoever of the applicant.
- (xxiii) Any legal paper relating to the Project can be downloaded from the RERA website and no printout will be provided to the customer by the Promoter.
- (xxiv) The Facilities and amenities may be located in handed over blocks and new block of comfort category inter-alia, the Unit Owners and the Occupiers of all the handed over blocks shall be entitled to all such facilities and amenities irrespective of their location.
- (xxv) Different phases will be defined and constructed by the Promoter from time to time and the Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA.
- (xxvi) Water supply will be made available from deep tube wells till such time the local authority / Water Supply Scheme is developed. After handing over of the common areas and facilities of the project, the concerned association shall make necessary correspondence with the concerned Local Authority for getting water supply connection from the Local Authority Water Supply Scheme as and when developed.
- (xxvii) Arrangement for disposal of the sanitary sewerage and storm water will be made to the nearest off - facility as per the permission granted by local authority.
- (xxviii) Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units as per the provisions of the West Bengal Apartment Ownership Act, 1972 or a demarcated area on the Roof of the Unit or Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, the elevation and exterior of the Block;, storage areas, any community or commercial facility which is not meant for common use; such other open or covered spaces which is hereafter expressed or intended not to be common portion and the rights thereto which will also be described in details in the Agreement. The Promoter shall however have the sole prerogative to alter the elevations solely at its discretion.

- L. All The Facilities and Amenities as would be provided in the various phases/projects will be mutually shared by all the phases/projects of the entire "Greenfield city – Comfort" and with the progression of development of the different phases/projects the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase/project, both current and future, as part of a common development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases/projects all the common Facilities and Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase/project to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time .
- M. The Promoter shall also take out proposed lay-out plan showing proposed development in future phases as would be disclosed by the Promoter in his application / registration before RERA Authority and further to be disclosed on the website as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other portions of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.
- N. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Sixth Phase/Project. Provided that the Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee, the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent.
- O. The Allottee is made aware that the occupants of Units under Comfort category in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually which are meant or allowed by the Promoter for use and enjoyment so intended by the Promoter for use of the occupants of other parts/phases and the Future Phases/Projects as defined hereinabove.

- P. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in **Schedule – B** hereunder. No substantial or significant changes will be made. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
- Q. The Promoter shall ensure that only approved specifications mentioned in **Schedule- -C** hereunder are used.
- R. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Housing Project with further future extensions.
- S. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases/projects out of the entire Housing Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee.
- T. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of **31st October 2028** with a grace period of six months (**Completion date**).
- U. After obtaining possession, the Unit Owners shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new building.
- V. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.
- W. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.

- X. Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts, entrances, sewerages, drains and others.
- Y. The Unit along with open parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing Project is an independent, self-contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except extension of the same Project on adjacent future land and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc. It is clarified that the Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Complex with further future extensions.
- Z. The Allottees shall observe and strictly abide by the Rules, Regulations, Restrictions and User Rules Fire Safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Housing Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
- AA. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
- BB. The Promoter will not entertain any request for any internal / external change in the layout. The allottee, however can do the changes of its own after getting the possession with prior permission from the concern authority.
- CC. RESERVED RIGHTS OF THE PROMOTER:
1. After this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases of comfort segment including this project/ phase. The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project. The promoter will have free and uninterrupted access

for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises.

2. The Promoter its successors and assigns are hereby permitted, at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors, cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines, sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization, easement, relocation and connections of lines shall not materially impair or interfere with the use of any Flat units.
3. The said phase is earmarked for the purpose of building a residential Project, comprising 144 multistoried apartment building of G + XII and the said projects shall be known as GREENFIELD CITY COMFORT – PHASE –6 (project) along with other Phases/Projects of the entire complex,
4. The present Phase-6 will be part of the entire COMFORT SEGMENT of the Housing complex and part of the sanctioned as per sanctioned plan of Mheshtala Municipality.
5. The entire housing complex will consist of several independent segments, viz (i) Residential Units (ii) Club, which may be changed and varied as per the decision of Promoter. The independent segments are only indicative and may be modified and varied at the option of the Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.
6. It is clarified that the CAM Charges shall commence from 45 (forty-five) days after the date of offer of Possession letter, regardless of whether the Allottee/s take such possession (for fit outs) or not. Such date shall be referred to as "CAM Commencement Date". The Association of Apartment Owners of the COMFORT Segment has already formed. The Association has already taken over the administration of all the facilities and other common purposes as several service connections/facilities as most of them will be common to all the phases.
7. The copy of the proposed layout plan and the proposed building /phase/wing plan showing proposed development as disclosed by the Developer in its

registration before the RERA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto.

8. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this said Phase/Project (project/wing) which is clearly demarcated and marked.
9. The Allottee is made aware that the occupants of apartments in other phases of the Project including current phase shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
10. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of 6th Phase / Project. Provided that the Promoter may make such minor changes, additions, or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee, the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent.
11. It is clarified that Project's Infrastructure, services, facilities, and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire COMFORT SEGMENT of the Housing Project with further future extensions, if any.
12. The Promoter states subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any variation / alteration / modification in this phase except rise in the floors , .that too if possible before giving possession to the Allottee and also within Scheduled time of delivery. The Promoter shall also ensure that only approved specifications mentioned in Schedule-C hereunder are used.
13. The Promoter may at any subsequent period undertake development Complex and Complex on land which is adjacent but not part of this Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Apartment Owners of this Housing Complex and their Association . The Promoter may extend the size

of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

14. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date of the _____ which is on, with a grace period of six months (Completion date).
15. Allottee shall signed this Provisional Booking Letter on each page as a token of acceptance.
16. This allotment /Booking offer is provisional and subject to:-
 - i) Your strict compliance of the terms and conditions of the Sale Agreement to be executed. As per EOI you were required to visit the Project Web-Site and read the Agreement for Sale available therein. For your convenience, we had already mailed a soft copy of the Agreement on_____ and we have also sent a completely filled-up hard copy ready for execution to you. You are required to sign the Agreement and submit the same along with the Booking Amount of to enable us to set a date for registration of the same. **It should be noted that the Allottee does not have the liberty to ask for any change in this Agreement. In the event the Allottee does not agree to any clause in this Agreement, he would be free to cancel the booking and take refund of the money paid by him within the stipulated time of 30 days of EOI.**
 - ii) Your executing and/or submitting necessary documents as may be required before delivery of the possession of the unit and the car parking space, if any.
 - iii) Please note that this Provisional Booking letter shall not be treated as an agreement for sale or transfer.
 - iv) Your Customer's Identification Number (CIN) is _____.
 - v) Please quote your CIN number and the Unit No booked in your favour, in all your future correspondence.

- vi) We will appreciate if you kindly send the acceptance of booking offer together with the signed Agreement along with the Booking Amount of 10%.

- vii) This offer letter of booking of the aforesaid Apartment is being sent to you in duplicate. Please retain one copy with you and sign and return the other copy as a token of your acceptance along with the signed Agreement.

- viii) Please note this Provisional Booking Letter will remain valid for 30 days within which time our standard format of the Agreement for Sale must be read and executed by you and sent alongwith Confirmation of your Booking Letter and 10% Booking amount. After confirmation of this booking within 15 days you need to register the Agreement for Sale failing which this Provisional Booking will automatically stand cancelled and **10% of the total consideration paid on Booking will stand forfeited**. Further after acceptance of Booking and upon cancellation of Agreement if any cheque is dishonoured, a penalty (including tax) shall also be deducted. All amounts collected as taxes, charges, levies, cess , assessments and all other impositions which may be levied by any appropriate authorities including but not limited to GST , value added tax, works contract tax or any other tax of any nature.

- ix) If Provisional Booking Letter is not confirmed by you and/or also the agreement for sale is not executed by you and both are not sent to us within 30 days, the entire Application Money paid will be forfeited and we will be free to deal for that Unit with others.

Thanking you,

Yours faithfully,

FOR _____(PROMOTER)

Authorised Signatory

I/We Confirm and accept the allotment/Booking as stated above:

Signature of Sole/First Allottee)

Place:

Date:

THE SCHEDULE –A ABOVE REFERRED TO

PART-I

(THE SAID ACQUIRED LAND)

ALL THAT the piece and parcel of land containing an area of 45.69 Acres (more or less) situate lying at Mouzas Parui, JL No.103 and Chokjotshibrampur, J.L. No.25, Holding No – E3-398, Ward No. 14(New) under P.S. Maheshtala, Maheshtala Municipality, District 24 Parganas(South))in the following R.S Dag Nos: Mouza Parui: J.L. No. 103 :R.S. Plots acquired by West Bengal Housing Board in full : Nos 382, 383, 384,384/994, 385, 385/995, 386, 386/1129, 387, 388, 391, 395, 403, 407, 426, 427, 430, 431, 432, 433, 434, 434/1149, 435, 436, 436/1026, 436/1151, 437, 438, 439, 440, 441, 442, 444, 445, 446, 448, 449, 450, 451, 453, 454, 455, 456, 457, 458, 459, 459/1152, 460, 460/1153, 460/1154, 460/1155, 461, 461/999, 462, 463, 464, 465, 465/1156, 465/1157, 465/1158, 465/1159, 466, 466/996, 466/997, 467, 468, 469, 467/1124, 479, 480, 481, 482, 483, 483/1160, 483/1161, 484, 485, 486, 487, 529 and 590.

(ii) Mouza Parui: R.S.Plots acquired by West Bengal Housing Board in part:

Plot Nos	Specific Portion of the Plot	ACRE	HECTOR
381	Towards North South	0.13	0.0526
404	Middle	0.12	0.0486
404/998	South East	0.23	0.3480

(iii) Mouza Chakjyotshibrampur, J.L. No. 25: 409, R.S Plots acquired by West Bengal Housing Board in full : Nos : 409, 410, 411, 412 ,413, 414,

415, 420, 421, 422, 428, 429, 430, 431, 432, 435, 438, 439, 440, 441, 447, 450, 451, 459, 452, 453, 454, 455, 456, 457, 458, 473, 474, 515, 516, 517, 518, 520, 521, 522, 523, 524, 536, 538, 539, 540, 541, 542, 543, 428/773, 430/838, 431/822, 453/840, 453/841, 453/842, 453/843, 453/844, 458/797 and 544.

THE SCHEDULE – B ABOVE REFERRED TO:
(THE COMMON AREA/COMMON PARTS & FACILITIES)

- 1.1 **LEVEL 1: Those which are common to all the five segments and are collectively called the “Service Zone” and includes the following:**
- 1.1.1 Sewerage treatment Plant
 - 1.1.2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps and common utilities.
 - 1.1.3 Electric Sub-Station
 - 1.1.4 Garbage Disposal System
 - 1.1.5 Roads, installations, -and security arrangements not exclusive to any segment.
 - 1.1.6. Drains and sewers from the premises to the Municipal Duct.
 - 1.1.7. Water sewerage and drainage connection pipes from the Flats/Units to drains and sewers common to the premises.
 - 1.1.8 Boundary walls of the premises including outer side of the walls and main gates.
 - 1.1.9 Water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
 - 1.1.10 Transformer electrical wiring meters and fittings and fixtures for lighting common areas
 - 1.1.11. Management/Maintenance Office
 - 1.1.12. Round the Clock Security arrangements with CCTV and intercom
 - 1.1.13. Main entrance Gate
 - 1.1.14 Fire Fighting Equipment and Extinguishers and Protection system
 - 1.1.15 24Hrs water supply
 - 1.1.16 Rainwater harvesting
 - 1.1.17 Dedicated communication system for telephone
 - 1.1.18 The water pump, the pump room, water reservoir, tube-well, and distribution pipes
 - 1.1.19 Durwans Room

1.1.20 Cable connection

1.2 The Builder shall hold the Service Zone in trust for the benefit of the Owners of all the segments.

1.3 LEVEL-2: Those which are to remain common to all the Unit Owners of the residential complex. All the Unit Owners shall have proportionate share therein. These include the following:

- 1.3.1. Landscaped Garden, Central Lawns, water bodies and fountains if any,
- 1.3.2. Children Park.
- 1.3.3. Separate area for elderly people if any.
- 1.3.4. Community Hall for common use of all the occupants of the said New Building
- 1.3.5. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
- 1.3.6. Toilets and bathrooms for use of durwans, drivers, servants, maintenance staff of the premises.
- 1.3.7. Visitors Car Parking with Car Wash provision

1.4. LEVEL 3: Those which are to remain common to THE Units in any particular Building Block. These include the following:

- 1.4.1. Entrance lobby and the lobbies on each of its floors and the staircases from the ground floor up to the terrace and also the ultimate roof of the tower.
- 1.4.2. Elevators in Towers, their installation and rooms.
- 1.4.3. Roof for common use
- 1.4.4. Overhead Water Tank.
- 1.4.5. Lifts and their accessories installations and spaces required therefore.

2. RESIDENTIAL COMPLEX TO BE SEPARATE – To provide exclusivity to the ALLOTTEES, the residential complex is and will be separated from the other segments by proper hedges and/or fences with secured gates. The plans for such separation will be finalized by the Company by the time the possession of Units are delivered to the Allottees after completion of construction.

3. Unless otherwise indicated herein and in addition to these mentioned in Levels 1,2 and 3 the common portions like land (to be demarcated by the Architect), roads, lighting equipments, gates, building for guards, trees bushes, decorations e.g. sculptures etc. pipes, ducts and cables situate within the area whether over or under the land of the service zone shall be deemed to be common to the Owners of all the segments and those that are inside the Residential Complex including its boundary walls and/or fences, water body etc. shall be deemed to be common Portion only of the residential complex and common to its Unit

Owners. Similarly, those in any particular tower shall be deemed to be the Common Part only of that tower.

4. The Builder reserves the right to alter the above scheme or any of the items mentioned in Clauses 1.1, 1.3 or 1.4, if so, advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owners of any segment or part thereof.

THE SCHEDULE – C ABOVE REFERRED TO:
specification

Structure	R.C.C. frame structure
External Finish	Blending of waterproof acrylic base paint and other decorative finish
Staircase	Mosaic
Lobby	Ground Floor Lobby in Vitrified tiles
	Lift fascia of granite tiles
	Floor Lobby of rectified
Balcony	MS Railings
Flooring	Ceramic tiles in Living Room, Dining Room and Balcony
	Ceramic Tiles in Bedroom
	Ceramic Tiles in Kitchen and Toilet
Kitchen	Counter with Granite & Stainless-Steel Sink
	Ceramic Tiles upto 2 Ft. Height above platform
Toilets	Ceramic tiles upto door height
	White EWC & wash basin with PVC cistern
	CP Fittings (Ceramic/Essco)
Windows	Anodized aluminium windows and grill is not compulsory but optional @ extra cost
Doors	Laminated Main Door; Internal Flush Door with Oil Paint
Interior Finish	Smooth finish plaster of paris on walls
Hardware	Lock, Tower, Bolt, Buffer & Stopper
<u>ELECTRICAL POINTS IN A 1B/R FLAT</u>	
	CALLING BELL SWITCH BOARD OUTSIDE THE MAIN DOOR
LIVING-DINING	
A	CEILING FAN POINT
B	TWO WALL LIGHT POINTS
C	SWITCH BOARD WITH THREE PIN PLUG POINT (4'6" HT)
D	PROVISION FOR CABLE TV POINT (CONDUIT LAYING ONLY NO WIRING)
E	THREE PIN PLUG POINT (4' 6"HT) TV
F	CALLING BELL POINT ABOVE THE KITCHEN DOOR
G	DISTRIBUTION BOX (7'0"HT) (GENERATOR SUPPLY-750W)-CHANGE OVER
KITCHEN	

A	15 AMP POINT FOR FRIDGE
B	SWITCH BOARD WITH THREE PIN POWER PLUG POINT (4' 6"HT)
C	EXHAUST FAN POINT ABOVE THE WINDOW
D	ONE WALL LIGHT POINT
BEDROOM	
A	ONE CEILING FAN POINT
B	TWO WALL LIGHT POINTS
C	SWITCH BOARD WITH THREE PIN PLUG POINT (4' 6"HT)
D	
TOILET	
A	ONE WALL LIGHT POINT
B	ONE EXHAUST FAN POINT (CONDUIT LAYING ONLY NO WIRING)
C	SWITCH BOARD SHOULD BE INSIDE THE TOILET
D	POWER PLUG POINT-15 AMP FOR GYSER_(CONDUIT LAYING ONLY NO WIRING)
BALCONY	
A	ONE CEILING LIGHT POINT

THE SCHEDULE – D ABOVE REFERRED TO:
PAYMENT PLAN

The price of the said Apartment is Rs _____/- (Rupees _____)
only payable as per the Table provided and annexed hereto: -