

BOOKING LETTER
(ETERNIA -PHASE-IV)

To

Date : / /

_____,

Re: Offer of Provisional Booking of the Unit No. ____ on the ____ **Floor** together with Right to Park ____ (____) Open/Covered Car(s) / Multi level independent at '**ETERNIA -PHASE -IV**' .

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment Flat No _____, on ____Floor of Block No ____having Carpet Area / Saleable area ____ Sq.Ft- together with **Open/covered** Terrace area measuring ____ Sq.Ft and **Open/Covered Balcony** area admeasuring ____ Sq.Ft which are appurtenant to net usable area of flat, working out to a **Built-Up area** of ____sq. ft **together with** the pro-rata share in the common parts and facilities in the Block working out to a **Super Built-up area** of ____ Sq. ft. **together with** Right to Park ____ (____) **Car(s)** in the Open/Covered/Multilevel Independent CP also **together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) at " **ETERNIA- PHASE-IV**" , has been provisionally allotted in your favour on the basis of your EOI 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 open/covered **Dependent/Independent** will be identified on the date of possession

The price of the said Apartment is Rs. _____/- (Rupees _____) only as per the following details:

A. Table-1

Sl. No.	Price Constituents	Amount (In Rs.)
1	UNIT COST & OCP/GCP/MLCPCAR PARKING	
2	CLUB/USAGE RIGHTS	
3	Generator Charges	
4	Height Escalation Charges	
5	Incidental Charges	
5	Legal Charges	
6	Transformer and Electricity Expenses	
	Total [Summation of all Extra Charges except Maintenance Deposit]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

PARKING CODE	TYPE OF PARKING
MLCP	Covered connected podium
OCP(I)	Open On Ground
OCP(I-RT)	Open on connected podium
GCP(D)-MS	Tower stilt dependent(mechanical)
OCP(D)-MS	Open Mechanical on Ground

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 from the date of such notice.

B Table-2

	Payment Schedule	Amount (Rs)	GST	Total
1.	EOI Amount	50,000.00		
2.	On Booking within 30 days of application 10% of total price less amount paid on EOI			

3.	On Agreement @ 10% of Total Price			
4.	On start of foundation @10% of Total Price			
5.	On start of 1st floor slab casting @10% of Total Price			
6.	On start of 3rd floor slab casting @10% of Total Price			
7.	On start of 5th floor slab casting @10% of Total Price			
8.	On start of 7 th floor slab casting @ 10% of Total Price			
9.	On completion of Brickwork @10% of Total Price			
10.	On completion of Flooring @ 10% of Total Price			
11.	On Completion of Doors & Windows @ 5% of Total Price			
12.	On Offer of possession @ 5% of Total Price			
	T o t a l : 100%			

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

C- Table-3

EXTRA CHARGES		
A		
1.	Club Development Charges	Rs.90,000/- for 2BHK and Rs.1,00,000/- for 3 BHK Apartments which is payable along with the Unit cost according to the Payment Schedule.
2.	WBSEDCL Transformer and Cabling Charges	Rs 95/- per sqft of SBU which is payable along with the Unit cost according to the Payment Schedule .
3.	Generator connection	Rs. 65/- per sqft of SBU which is payable along with the Unit cost according to the Payment Schedule .
4.	Legal Fees	Rs.10,000/- which is payable 50% on Agreement and 50% on Conveyance.
5.	Incidental Charges	Rs.10,000- which is payable 50% on Agreement and 50% on Conveyance.
6.	Maintenance Charges	Rs. 2.50 per sqft on SBU per month
7.	Nomination Charges	1% of the Total Flat value including Car Parking plus + GST
8.	Association Formation Fees	Rs. 10,000/- per Unit

B	DEPOSITS	
1.	Electricity Deposit	Meter Deposit at actual
2.	Sinking Fund(interest-free)	Rs. 2.50 per sqft per month for 18 months on SBU.
3.	Maintenance Deposit	Equivalent to 2 years' Maintenance at the time of possession (12 months' adjustable and 12 months' Deposit) Currently estimated @ Rs.2.50 per sq.ft. on SBU area .

(1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation is to be paid at the time of registration.

(2) 0.75 (Zero Decimal seven five) KVA power back-up will be provided for 2 (two) Bed Room Flats and 1 (One) KVA Power back-up will be provided for 3(three) Bed Room Flats

(3) The above Items will be paid by the Allottee within 15 days of demand:

GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.

(4) Extra Charges will also be applicable for 50% of the terrace area.

(5) Payments received will be appropriated firstly towards taxes,charges,levies etc. thereafter towards interest, if any, thereafter towards the instalment.

(6) Previous dues if any, are payable as per the due date for the invoice /Demand Note.

(7) Over dues, if any, are payable immediately.

(8) System generated statements will not require signatures.

D. The Allottee/s confirm that they have chosen to invest in the said Unit after exploring all other options of similar properties available with other developers/promoters and available in re-sale in the vast and competitive market in the vicinity and further confirm that the said Unit is suitable for their

requirement and therefore has voluntarily approached the Promoter for allotment of the said unit in the Project.

The Allottee has no objection to receiving marketing material , correspondence, calls and SMS from the Promoter.

E. THE COMPREHENSIVE PAYMENT PLAN IS PROVIDED IN SCHEDULE – D HEREUNDER.

Promoter does not accept “CASH DEPOSITS “ as payments.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of “ **BADU ROAD DEVELOPERS LLP – ETERNIA COLLECTION ESCROW A/C** ” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- 1) **BADU ROAD DEVELOPERS LLP** , Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at Holding no 1048,Kutulsahi Road, Ward no 29, Kolkata – 700155.

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.

1.The Owners and Promoters are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx **1162.225** decimals more or less for making one big Residential Housing Complex hereinafter referred to as the **Said Land** more fully described in **Part-I** of **SCHEDULE–A**.

2. The Owners and Promoters may purchase additional land which is adjacent to the present property as a result the present area of the Said Residential Housing Complex will increase and the Allottee has no objection to such increase in the area of the Said Land. The Allottee further agrees to allow and hereby gives his/her/its consent to the Promoter for modification of plan to incorporate such Land already purchased and/or to be purchased and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Besides extending the Complex, the Promoter will also create few more facilities in the future development defined hereinafter which will also be shared by Allottees of all phases.

- 3 After keeping aside 84 decimal Pond area the developable area works out to 1078.225 decimal out of which 30.78 Decimal has been set aside for Common Pathways. The First Second and Third Phases have been completed on land measuring 529.22 decimal hereinafter referred to as **COMPLETED PHASE** more fully described in **Part-II** of the **SCHEDULE-A**
4. Presently Construction is progressing on Phase IV . Phase -III land is admeasuring 158.80 Decimal more fully described in **Part III** of the **Schedule-A** and Phase- IV/Said Project land is measuring 261.904 Decimal more fully described in **Part-IV** of **Schedule-A**
5. Phase-IV/Said Project of the residential Housing Complex on Land measuring 261.904 decimal more or less is now being offered and also demarcated in the Plan Bordered in Color _____ in the Plan Annexed hereto .
6. **Phase-V** land measuring 44.096 decimal described in Part-V of the Schdule-A and lastly Phase-VI land measuring 212.225 **Decimal** is more fully described in **Part-VI** of the **Schedule-A**. Land measuring 30.78 Decimal has been reserved for Common pathway more fully described in **Part-VII** of the **Schedule-A** hereunder written.
7. There is a demarcated road/passage and services on land measuring 30.78 decimal as shown in the plan annexed hereto provided by the Promoter and running along such passage will keep on extending with extension of the passage which will provide a Common access for all future phases and also for Club and common amenities and also to future development of the Promoter. This Road/Passage will always remain the exclusive property of the Developer/Landlord but all phases including future development of the Developer will utilize this passage as demarcated in the same Plan in Color _____ annexed hereto .
8. The Owners and the Promoter have decided to develop the Phase-IV /Said Project of the said entire Housing Complex.

9. The said phase is earmarked for the purpose of building a residential Project, comprising 8 multistoried apartment buildings and the said projects shall be known as ETERNIA - PHASE -IV (project) along with other Phases/Projects of the entire complex,;
10. It is presently envisaged that the entire Residential Complex comprising several phases will consist of Residential Housing Complex, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s). Other phases are defined by Promoter time to time and the Residential Housing Complex is being constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA.
11. The Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the entire Housing Complex including future phases.
12. The entire housing complex will consist of several independent segments, viz (i) Residential Units (ii) the Club house alongwith other entertainment centres together with open spaces, common pathways, landscaped gardens , other amenities and facilities in accordance with the plan sanctioned by the Municipal authorities to be implemented by the Developer. 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.
13. 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**". Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is

made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases.

14. The copy of the proposed layout plan and the proposed building /phase/wing plan showing proposed development as disclosed by the Developer in his registration before the RERA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto
15. 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.
16. The Allottee is made aware that the occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
17. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Phase-IV/Said 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.
18. 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.
19. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Promoter has planned to utilize further Floor Space Index by availing of FSI available on payment

of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations . The Promoter has disclosed as proposed above its intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Residential Complex based on the proposed construction and sale of Residential Units to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in the later phases at its discretion .

20. 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.
21. The Promoter may at any subsequent period undertake development of a separate 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.
22. 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 out of the entire Housing

Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications (**Schedule-C**) committed by the Promoter to the Allottee.

23. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date which is on,with a grace period of six months (**Completion date**).
24. A 'CLUB' /(A 'CLUB'(Club) type facilities has been set up and for this purpose the Promoter may propose to develop a club house or community building (as the case may be) as part of the entire Housing Complex comprising of this phase and all the other phases including future phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. It is however clarified that the Promoter shall be entitled to grant membership rights to such other persons as they may deem fit and the Allottee shall not object to the same. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations. The rights and obligations of the Allottee as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the facilities will be formulated by the Promoter or the Property Management Agency , as the case may be in due course and circulated to members before the Club is made operational. There may be changes in future to the terms which are presently circulated.
25. On failure of the Allottee to regularly pay the charges, subscription etc. in respect of the Club, the Promoter, Property Management Agency as the case may be , shall be entitled to restrict the Allottee's entry to the Club and withdraw all the privileges .
26. (ii) If any Allottee becomes a member of the Club and In the event such Allottee leases or rents out his/her/its Apartment Unit , it will be mandatory of such Allottee to notify the Club/ Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the

Club / Common facilities till such time he/she/it is back in possession of the Apartment and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.

27. (iii) **Club Scheme:** The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / its facilities will be circulated to the Allottee (Club Scheme) (1) The Allottee will be required to abide by the Club Scheme (2) Each Apartment can opt for 1 (one) membership, irrespective of the number of Apartment Owners/Lessees, (3) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Apartment, who, for all purposes, shall be treated as the member of the Said Club (4) The Said Club can be used by the member and his/her immediate family who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager (5) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (6) in the event of sale/transfer of the Apartment, the membership will stand terminated and the new Owner may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee lets out his/her Apartment, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee and (9) the acceptance by the Allottee of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Apartment, .
- 28.(iv) The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every phase will be entitled to use the Club as and when they get possession (Maximum three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body . i.e monthly club charges will be calculated on the basis of the following formula:

29. Total Club and other facilities Expenses /Total Sq.Ft of all the Allottees who have got deemed possession

30. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Residential Complex is being developed phase-wise and 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 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 and/or Building/Block.

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 Unit.

A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Booking Letter.

This allotment /Booking offer is provisional and subject to:-

a)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 alongwith the Booking Amount of 10% to enable us to set a date for registration of the same.

b)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.

Please note that this Provisional Booking letter shall not be treated as an agreement for sale or transfer.

Your Customer's Identification Number (CIN) is _____.

Please quote your CIN number and the Unit No booked in your favour, in all your future correspondence.

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

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 alongwith the signed Agreement.

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.

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****(SAID LAND)**

ALL THAT the several pieces and parcels of land collectively admeasuring **1162.225 decimal** more or less , comprised in several L.R. dag nos., appertaining to several L.R. khatian nos. in Mouzas-Kutulsahi and Digberia, in the district of North 24 parganas as detailed herein below, partly situated within police station Barasat, and partly in P.S. Madhyamgram, partly within the jurisdiction of post office Barasat and partly within the jurisdiction of P.O. Madhyamgram, being holding no 1048,Kutulsahi Road under Barasat Municipality, Ward no 29, Kolkata - 700155 and holding no 233,Badu Road, under Madhyamgram Municipality, ward no. 4 (formally known as ward no. 12), Kolkata - 700155, respectively, together with all easement rights and all other rights, appurtenances and inheritances for access and user thereof, delineated on Plan 'A' annexed hereto and bordered in colour "RED" thereon.

PART - II**(COMPLETED PHASE - FIRST SECOND andTHIRD PHASES)**

ALL THAT the pieces and parcels of land containing an area of 529.22 decimal in various Dags as more fully demarcated in the Plan 'A' annexed hereto.

PART-III**(THIRD PHASE)**

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ALL THAT the pieces and parcels of land containing an area of **158.80 Decimal** in various Dags as more fully demarcated in the Plan 'A' annexed hereto.

PART-IV

(FOURTH PHASE/SAID PROJECT)

ALL THAT the pieces and parcels of land containing an area of 261.904 Decimal in various Dags as more fully demarcated in the Plan 'A' annexed hereto.

PART-V

(FIFTH PHASE/FUTURE)

ALL THAT the pieces and parcels of land containing an area of 44.096 Decimal in various Dags as more fully demarcated in the Plan 'A' annexed hereto.

PART-VI

(SIXTH PHASE/FUTURE)

ALL THAT the pieces and parcels of land containing an area of 212.225 Decimal in various Dags as more fully demarcated in the Plan 'A' annexed hereto.

PART-VII

(COMMON PATHWAY)

ALL THAT the piece and parcel of land having a total area of 30.78. decimals, more or less in various R.S and L.R dags in Mouza - Kutulshahi, under Barasat Municipality as shown in the Plan annexed hereto together with rights advantages and privileges appurtenant thereto.

THE SCHEDULE – B ABOVE REFERRED TO:

(THE COMMON AREA/Common Parts & FACILITIES)

(Common Parts , Portions and Amenities)

A. Common Areas

ALL THAT the common areas, facilities, amenities and/or the portions of the Complex including those situated within the Phase-IV and/or the Complex, which are and which will, in due course be constructed and earmarked by the Developer (in consultation and with the consent and concurrence of Owners) for the beneficial common use and enjoyment of the Allottee and/or other occupants of the buildings of the Phase-IV and/or the Complex and which are not earmarked/reserved for any specific person(s) or specific purpose(s) by the Developer and shall include:

- (i) The Larger Land on which the Complex is to be constructed and/or developed.
- (ii) The stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings within the Complex;
- (iii) The common basements, terraces, parks, play areas, open parking areas and common storage spaces
- (iv) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
- (v) Installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- (vi) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vii) All community and commercial facilities as provided in the Phase-IV;
- (viii) All other portions of the Complex, including those, situated within the Phase-IV, necessary or convenient for its maintenance, safety, etc., and earmarked by the Promoters for common use

(LIMITED COMMON AREAS AND FACILITIES)

(If available in the Complex)

1. Open, Mechanical and covered Car Parking areas(Dependent/Independent);
2. specified area in Basement not declared to be common.;
3. Exclusive right of use of Garden space attached to an Apartment, ;
4. Demarcated area of terrace/roof appurtenant to a particular Apartment, ;
5. The Roof of the overhead water tank and Lift Machine Room, the Parapet Walls;

6. Open Terrace of any Floors of the Block;
7. The elevation and exterior of the Block;
8. Storage areas ;
9. Basement not meant for common use;
10. Any community or commercial/**other** facility which is not meant for common use;
11. Daily Convenience Store with Milk, Fruits, Vegetables and other edibles;
12. Beauty Parlour **and other commercial facilities** within the Project or entire Complex.
13. Such other open or covered spaces which is hereinafter expressed or intended not to be common portion and the rights thereto.

THE SCHEDULE – C ABOVE REFERRED TO:

(Specifications, Amenities and Facilities)

RCC Framed Structure with anti-termite treatment in foundation

External & Internal Walls:

External wall of 8 inches eco-friendly premium brick work with AAC Blocks/Fly-ash brick with good quality weather proof emulsion paint. All internal walls of 5 inches thick AAC Blocks, with high quality plaster of paris finish

Ground Floor Main Entrance Lobby:

Beautifully decorated and painted

Doors and Hardware:

- Good quality main door with lock , handle and eye-hole
- Other doors - good quality flush doors. No door in kitchen

Windows:

Anodized/powder coated aluminium with clear glazing sliding window

Flooring:

Bedrooms/Living/Dining/Balcony- Vitrified tiles/porcelano

Kitchen:

- Flooring - Porcelano
- Counter – Black stone with a stainless steel sink, wall tiles up to 2 ft. height over the counter

Toilet:

- Flooring- Anti skid ceramic tiles
- Wall-Dado in ceramic tiles up to door height
- Sanitary ware floor mounted WC with PVC system.
- C P Fittings from ESSCO or equivalent make

Electricals:

- Concealed copper wiring with modular switches of reputed make
- Provision for exhaust fan in toilets and kitchen
- Provision for, water purifier and refrigerator in the kitchen
- TV and telephone points, DTH cabling in the living and dining area
- Power back up, at an additional cost upto 2BHK-0.75Kva; 3BHK-1 Kva

Lifts:

- Elevator of reputed make

Elevation:

- Modern elevation conforming to contemporary design

Security Features:

- Round the clock security
- Fire fighting system
- CCTV on the ground floor with recording system
- Intercom facility.

THE SCHEDULE – D ABOVE REFERRED TO:**PAYMENT PLAN****(PART – I)****(Total Price)**

Rs. _____/- (Rupees _____ only) for the Said Unit to be paid by the Allottee to the Owner in the manner as mentioned in Part – II below:

(PART – II)**(Manner of Payment)**

	Payment Schedule	Amount	GST	Total
1.	EOI Amount			
2.	On Booking within 30 days of application 10% of total price less amount paid on EOI			
3.	On Agreement @ 10% of Total Price			
4.	On start of foundation @10% of Total Price			
5.	On start of 1st floor slab casting @10% of Total Price			
6.	On start of 3rd floor slab casting @10% of Total Price			
7.	On start of 5th floor slab casting @10% of Total Price			

8.	On start of 7 th floor slab casting @ 10% of Total Price			
9.	On completion of Brickwork @10% of Total Price			
10.	On completion of Flooring @ 10% of Total Price			
11.	On Completion of Doors & Windows @ 5% of Total Price			
12.	On Offer of possession @ 5% of Total Price			
	T o t a l : 100%			

Note :

1. Total Consideration includes Unit Price + Floor Escalation Cost + Car park + Extra Charges(Club Membership, Electricity & Generator Charges)
2. GST & Other taxes will be charged extra as per applicable rates on all payment
3. Payments received by cheque are subject to realization