

BOOKING LETTER

(LAGUNA BAY)

To

Date :

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Re: Offer of Provisional Booking of the Flat No. at Tower-....., Floor of "LAGUNA BAY" Residential Project at Holding No.47, Matheswartala Road, Kolkata - 700046, Under Ward No. 066 of Municipality, Mouza Tangra (JL No. 5)P.S Tangra, South 24 Parganas.

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 of Block No having Carpet Area / Saleable area Sq.Ft. **together with** a Servant's Quarter having a Carpet Area/ Saleable area of NIL/..... Sq.Ft aggregating to an aggregate Carpet Area/Chargeable Area admeasuring Sq.Ft. together with **Open/Covered** Terrace area measuring **NIL/.....** 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 ParkCar(s) in the Open Independent/Open Dependent/Covered Independent/Covered Dependent/Multi-Level, CP No also

together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) in the Building Complex named “**LAGUNA BAY**” under construction at the captioned land having **Holding No. 47, Matheswartala Road, Kolkata- 700046, Under Ward No. 066 of Kolkata Municipal Corporation, Mouza Tangra (JL No. 05) P.S Tangra, South 24 Parganas.** together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) as per Floor Plan annexed hereto and marked **ANNEX- C** which 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 Apartment demarcated in the Block Plan showing the allotted Unit is annexed hereto and marked **ANNEX-B**

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

A. TABLE-1

Revenue Head Group	Revenue Head Name	Area/Qty	Rate	Basic Amount	Tax Amount	Total Amount
Unit Charge	Unit Cost					
Unit Charge	Vehicle Parking-1					
Unit Charge	FLOOR ESCALATION					
Unit Charge	Total Unit Charge					
Extra Charge	INCIDENTAL CHARGES					
Extra Charge	LEGAL CHARGES					
Extra Charge	FORMATION OF ASSOCIATION					
Extra Charge	TRANSFORMER & ELECTRICITY					
Extra Charge	GENERATOR CHARGES					

Extra Charge	CLUB CHARGES					
Extra Charge	Total Extra Charge					
Deposit	MAINTENANCE DEPOSIT					
Deposit	Total Deposit					
	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:-

The Promoter 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 TERMS)

PAYMENT SCHEDULE

Application Amount/Booking Amount	Rs. 2 lacs+GST	Tentative Completion date
On Booking(Less Booking Amount)	10% of unit cost - Booking /Application amount + 50% of Extra charges+50% of Legal charges + GST	
On Agreement	10% of unit cost + GST	
On start of piling	10% of unit cost + GST	
On start of ground floor casting	10% of unit cost + GST	
On start of 3rd floor casting	10% of unit cost + GST	

On start of 6th floor casting	10% of unit cost + GST	
On start of 9th floor casting	5% of unit cost + GST	
On start of 12th floor casting	5% of unit cost + GST	
On start of 15 th floor casting	5% of unit cost + GST	
On start of 18 th floor casting	5% of unit cost + GST	
On start of the brick work of the said unit	5% of unit cost + GST	
On start of plastering of the unit	5% of unit cost + GST	
On completion of the unit	5% of unit cost + GST	
On possession of the unit	5% of unit cost + 50% of Legal Charges + 50% of Extra Cost + Maintenance Deposit + GST	

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:

TABLE-3

FACILITIES		
A	EXTRA CHARGES	
1.	Club Membership	Rs.150/- PER SQ.FT ON SBUA which is payable along with the Unit cost according to the Payment Schedule.
2.	Generator	Rs.70/- PER SQ.FT ON SBUA which is payable along with the Unit cost according to the Payment Schedule .

3.	Transformer	Rs.100/- PER SQ.FT ON SBUA which is payable along with the Unit cost according to the Payment Schedule .
4.	Legal Fees	Rs.10,000/- per unit plus GST applicable.
5.	Incidental Charges	Rs.15,000/- per unit which is payable 50% on Agreement and 50% on Conveyance.
6.	Floor Escalation	Rs.25/- per sq.ft. on SBUA per floor from 2nd floor onwards which is payable along with the Unit cost according to the Payment Schedule .
7.	Formation of Association	Rs. 10,000/- which is payable at the time of Possession
B	DEPOSITS	
8.	Electricity Deposit	Meter Deposit at actual
9.	Maintenance Deposit	Equivalent to 2 years Maintenance at the time of possession(12 months' adjustable and 12 months' Deposit) Currently estimated @ Rs.3.50 per sq.ft. on SBUA area . Final CAM rate will be based on estimate of the Promoter at the time of giving possession .Further, <i>The Promoter or the Association may evolve a scheme whereby 20% of the Common Area Maintenance Charge is additionally levied on the Unit Owners every month which will be separately kept maintained as 'Sinking Fund' . The sinking fund will be used for meeting periodic expenditure eg. Repair or Replacement of any equipment/asset; Repair of Building/Complex; Painting of structures (interval of every four years) etc.</i>

- (1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.
- (2) 0.8 (Zero Decimal Eight) 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.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of "ZEN PROMOTERS LLP 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) ZEN PROMOTERS LLP, Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at 47, Matheswartala Road, Kolkata - 700046,

3). DEFAULT

The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for more than 15 days from scheduled date of demands made by the Promoter as per the Payment Plan stated herein, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed herein;
- (ii) In case Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard and/or refusal or failure to register the Agreement, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the Allottee by deducting 10% of total consideration and the interest liabilities and the applicable GST payable on such Cancellation charges and this agreement shall thereupon stand terminated:

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

- (iii) If there is delay in obtaining a Housing loan or if the Allottee fails to obtain loan from any financial institute/Bank for any reason whatsoever it cannot be a ground for delaying

payment of installment. Provided that if the allottee delays in payment towards any amount he shall be liable to pay interest at the rate specified in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.

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 are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring 2.59 Acres more or less equivalent to 156.65 Cottahs more or less for making one big Housing Complex more fully described in SCHEDULE -A bordered in COLOR RED in a Plan annexed hereto and marked ANNEX-A .
2. Out of the said land an area measuring 25.65 Cottah more or less was gifted to the Kolkata Municipal Corporation .
3. The Housing Complex will be developed on remaining land measuring 131cottahs or 216.59 decimal more or less referred to as the Said Entire Housing Complex.
4. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired. And also future phases as defined herein and all phases will share the common amenities, facilities and services (described in Schedule-B) amongst each other as per Rule 10 of the Act..
5. The Owners and the Promoter have decided to develop the entire Housing Complex.
6. The said land is earmarked for the purpose of building a residential Project, comprising 3 (Three) multistoried apartment buildings and the said projects shall be known as LAGUNA BAY (project);
7. It is presently envisaged that the entire Housing Complex will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities etc..
8. 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 as provided in the Act.
9. 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 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 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 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). 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.

10. 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.
11. The clear block plan showing the Project which is intended to be constructed and to be sold is clearly demarcated and marked.
12. The Allottee is made aware that the occupants of apartments in all Building blocks of the Project shall have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
13. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans. 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.
14. 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, if any.
15. 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 more 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 his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Apartment based on the proposed construction and sale of Apartments 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 either in the present phase or in later phases at its discretion.

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.

16. 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 and similarly the facilities in the extended Project shall be available for use by the Residents/Occupiers of the present Complex.
17. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date on, with a grace period of six months (**Completion date**).
18. A 'CLUB' shall be set up 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 Club. The 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 club will be operational on or before possession of Building Blocks which will be given in phases. The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.
19. 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

and Monthly subscription charges and other 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 (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:

$$\frac{\text{Total Club and other facilities Expenses}}{\text{Total Sq.Ft of all the Allottees who have got possession}}$$

- 20. Club Recreation Facilities :** The Club shall have the recreational facilities like Air-conditioned; Banquet Hall, Outdoor Children's Play area, **Decorated common roof with party and** Barbecue space; modern large swimming pool with Jacuzzi and baby pool; Changing Room and Shower;; Health Club having well equipped gym, steam, massage and jacuzzi; well equipped Gym, equipped airconditioned indoor children play zone; sporting arrangement comprising Basket Ball, Badminton Court, Volleyball Court, and multipurpose court , Open deck party area ,Guest room, Airconditioned Indoor game facilities like pool, snooker, table tennis, dart, carom and other Board games; Central lawn for community gathering and festival etc. These facilities may be changed by the Promoter if required at the time of implementation. The said Club will also be for the use of the various Unit / Allottees and/or any person occupying through the respective Unit Owner / Lessee subject to getting membership and also subject to charges for use of Club facilities and such terms and conditions and rules and regulations to be formulated in that regard by the Builder and also subject to making payment of the charges and monthly subscription charges which may be levied and/or imposed by the Promoter from time to time.
21. To 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 Apartment Building 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.
22. The Allottee are notified that the set format of the Agreement for sale shall not be amendable under any circumstances.
23. Promoter will not entertain any request for any Internal / External change in the Layout. The Allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

24. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Housing Complex is being developed phase-wise and this phase is among the earlier phases, 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 project..

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 their own expense to construct further Apartment Building 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 Apartment.

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 along with the Booking Amount of 10%.

This offer letter of booking of the aforesaid Apartment Building complex 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.

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 their 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.

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:

SCHEDULE-A**PART -I****(THE PURCHASED LAND)**

ALL THAT the piece and parcel of land containing an area of 258.92 decimal equivalent to 156.65 Cottah be the same a little more or less situate lying at 47, Matheshwartala Road Kolkata 700046 (formed after the amalgamation of 47, Matheshwartala Road, 24C, Matheshwartala Road, 24C/1, Matheshwartala Road) be the same a little more or less situate lying at various R.S and L.R Dags of Mouza Tangra, J.L.No 5, A.D.S.R, Sealdah, Police Station Pragati Maidan, under Kolkata Municipal Corporation Ward No. 066 Kolkata-700046

SCHEDULE -B**(THE COMMON AREA/COMMON PARTS & FACILITIES)**

- 1.1. **(Common Parts , Portions and Amenities)**Swimming pool with attached baby pool,changing rooms and shower area
- 1.2. Health club with steam,massage and jaccuzi
- 1.3. Well equipped Gymnasium
- 1.4. Equipped AC indoor children's playing zone
- 1.5. AC banquet hall for hosting parties .
- 1.6. Outdoor children play area
- 1.7. Multipurpose court
- 1.8. AC indoor games room with pool Snooker,table tennis tables, dart,carrom and other board games
- 1.9. Decorated common roof with party and barbecque area
- 1.10. Central Lawn for community gathering and festivals etc
- 1.11. Efficient fire fighting and detection system as per WBFS norms
- 1.12. Close Circuit TV
- 1.13. Adda Zone
- 1.14. Power Back Up
- 1.15. Visitors Parking Provision
- 1.16. Car wash area provision

- 1.17. Servant/ driver's toilet area on the ground floor
- 1.18. Yoga/ aerobics/ meditation area
- 1.19. Air Conditioned guest rooms
- 1.20. service lift in each block
- 1.21. Centralized cable service provision
- 1.22. Rain water harvesting
- 1.23. Electric car charging provision
- 1.24. AC double height decorated entrance lobby
- 1.25. Drainage System
- 1.26. Sewage treatment plant
- 1.27. FMO with storage area
- 1.28. Mitsubishi Automated Lifts
- 1.29. Servant quarter on each floor
- 1.30. Landscaped natural water body
- 1.31. Decorated cabana on the pond
- 1.32. Landscaped sitting areas by the pond
- 1.33. Jogging track
- 1.34. Efficient Glass
- 1.35. Low Flow Water Fixture
- 1.36. Certified Wood
- 1.37. Natural Daylight & Fresh Air
- 1.38. Use of Recycled & Regionally Produced Materials
- 1.39. Electrical Charging Point
- 1.40. Solid Waste Management
- 1.41. Solar Powered Facilities
- 1.42. Waste Water Recycling
- 1.43. Incoming Telephone Facility at already installed Intercom Common Line through EPABX

- 1.44. Hi-speed WI-Fi Internet Facility Connection with UPS for the residents
- 1.45. 24 Hrs filtered water supply with water treatment plant
- 1.46. On-site wet and dry garbage composter
- 1.47. Provision for home automation
- 1.48. Swimming pool with attached baby pool, changing rooms and shower area
- 1.49. Health club with steam, massage and jacuzzi

SCHEDULE -C
(SPECIFICATION)

Structure:

Mivan structure

Living Room/Dining Area:

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Main Door: Decorative Flush Door with Accessories- front side will be laminate finish and the back side will be raw

Balcony: Aluminum Sliding Door with Full Glazing

Windows: Anodized/Power Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make,
Provision for telephone and television points.

Bedrooms:

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Power Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make,

Provision for power points.

Kitchen:

Flooring: Imported Marble

Wall: POP Finish, wall tiles up to 2 feet height on all around wall over
Granite counter

Ceiling: POP Finish

Windows: Anodized/Power Coated Aluminum with clear glazing

Counter: Vitrified Slab with stainless steel sink and drain board

Electrical: Concealed Wiring with modular switches of reputed make.

Water Filter Point, Exhaust Fan Point/Chimney Point and plug point for appliances.

Others: Provision for Outlets for exhaust fan or Chimney.

Toilet:

Flooring: Vitrified Tiles

Wall: Vitrified Tiles

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Power Coated Aluminum with clear glazing

Sanitary Ware: Sanitary Ware of Hindware/Varmora/Kohler/Bravator equivalent brand

CP Fittings: Sleek CP fittings from Jaguar or equivalent brand

Electrical: Concealed Wiring with modular switches of reputed make,
Provision for light, geyser and exhaust points

Others: Vitrified Basin Counter in master bedroom toilet only.

Lifts:

Automatic High Speed elevators of reputed brand

Outdoor Finish:

Painted

THE SCHEDULE - D ABOVE REFERRED TO:

PAYMENT PLAN

The price of the said Apartment is Rs/- (Rupees Only)
payable as per the Table provided hereunder:-

PAYMENT SCHEDULE

Application Amount/Booking Amount	Rs. 2 lacs+GST	Tentative Completion date
On Booking(Less Booking Amount)	10% of unit cost - Booking / Application amount + 50% of Extra charges+50% of Legal charges + GST	
On Agreement	10% of unit cost + GST	
On start of piling	10% of unit cost + GST	
On start of ground floor casting	10% of unit cost + GST	

On start of 3rd floor casting	10% of unit cost + GST	
On start of 6th floor casting	10% of unit cost + GST	
On start of 9th floor casting	5% of unit cost + GST	
On start of 12th floor casting	5% of unit cost + GST	
On start of 15 th floor casting	5% of unit cost + GST	
On start of 18 th floor casting	5% of unit cost + GST	
On start of the brick work of the said unit	5% of unit cost + GST	
On start of plastering of the unit	5% of unit cost + GST	
On completion of the unit	5% of unit cost + GST	
On possession of the unit	5% of unit cost + 50% of Legal Charges + 50% of Extra Cost + Maintenance Deposit + GST	