

Form
for

Expression Of
Interest

(TOWN SQUARE)

Developed by:

Registered Office: **ALMITS DEVELOPERS LLP**,
36/1A, Elgin Road, P.O Lala Lajpat Rai Sarani,
P.S Bhowanipore,, Kolkata - 700020

Corporate Office: 36/1A, Elgin Road,
Kolkata - 700020

Tel.(91-33)40402020

Fax (91-33) 40402040

Website : www.srijanrealty.com

Email eterniscare@srijanrealty.com

Site Office :

Plot No. BB/1,

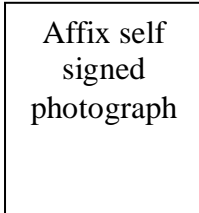
34, Major Arterial Road,

New Town, Kolkata 700 156,

This Application Form duly filled in and completed must be submitted at any of the Offices as given in the cover page..

Application Form No: _____

INDIVIDUAL / JOINT APPLICATION FORM
(PLEASE FILL IN BLOCK LETTERS (ALL FIELDS ARE MANDATORY))



A, Sole /First Applicant

1. Full name Mr. / Mrs/Ms.
/Dr.....
 2. Name of Karta(in case of
HUF).....
 3. Name of Director/Partner(in case of Pvt.
Ltd.Company/Ltd.
Company.....
...
 4. Father / Husband's name Mr.
 5. Date of birth
D D M M Y Y Y Y
 6. Nationality
7. Occupation(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student
(v) Professional (vi) other: (i)Name of Organisation.....
(ii) Designation.....
8. Profession / Nature of business
9. IT PAN(Individual/Karta/Director/Partner/NRI).....
10. Aadhar Card No.....11. Passport No.....
12. Country of Issue:.....
13. Permanent Address.....P.O.....
P.S.....City.....State.....PIN.....
- Phone Home (Optional) - Work (Optional).....
- Mobile Email.....
14. Correspondence Address (for Sole / First Applicant)
-
- City.....State..... PIN.....
- Phone Home (Optional) - Work (Optional).....

Mobile Email.....

Affix self signed photograph

B. Joint Applicant

- 1. Full name Mr. / Ms. /Dr.....
- 2. Relation to First Applicant
- 3. Father / Husband's name Mr.
- 4. Date of birth
D D M M Y Y Y Y

- 5. Occupation(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student ; (v) other Profession / Nature of business

6. IT PAN.....

7. Permanent Address.....

.....

City.....State..... PIN.....

Phone Home (Optional) - Work (Optional).....

Mobile Email.....

.....
Signature of Sole / First Applicant
(Please sign within the space provided)

.....
Signature of Joint Applicant
(Please sign within the space provided)

Place Date.....

Place Date.....

C. DETAILS OF AGREEMENT REGISTRATION:

1. Are you presently residing at Kolkata ?

YES NO

2. If no,, then please mention your current location below.

3. When at the earliest you will be able to do the registration of the Agreement .
Please mention the earliest date below.

Note: The agreement registration should be completed within 30 days from date of Booking.

4. Are you presently residing in Kolkata ?

YES NO

5. If no, then please mention you're your current location below.

6. When at the earliest will you be able to do the Agreement Registration , please mention the earliest time below.

D. Average Gross Monthly Family Income:.....

E.. FLAT/CAR PARKING/OPTION DETAILS :

Block_____ **Floor** _____ **Apartment:**_____

1.Flat Type:I) - 2 Bed Room._____ Sq.Ft (Carpet Area) Balcony:_____ Sq.Ft (Carpet Area); Servant Qtr:_____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servant Qtr (BUA)_____ Sq.Ft (A2) Total; BUA -----Sq.Ft. (A1 +A2) Open Terrace 50% Chargeable Area _____(Sq.Ft) Total _____Sq.Ft(Super Built Up area)

II)/ 3 Bed Room..._____ Sq.Ft.(Carpet Area) Balcony:_____ Sq.Ft (Carpet Area); Servant Qtr:_____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servent Qtr (BUA)_____ Sq.Ft (A2) Total; BUA -----Sq.Ft. (A1 +A2) Open Terrace 50% Chargeable Area _____(Sq.Ft) Total _____Sq.Ft(Super Built Up area)

Base Price per Sq.Ft: Rs._____ PLC per Sq. Ft. Rs._____

Floor Escalation Rs_____ Per Sq.Ft. Total Effective Rate after discount:

Rs._____Per Sq.Ft.

III. Car Parking : (only applicable to the car parking that are provided to the Allottee on a 'right to use' basis):

- (i) Allotment is based on the preference provided by the Allottee in the EOI;
(ii) Allotment in the project will be on a 'Right to use' basis and will be as per applicable bye-laws /constitutional documents of the Society/Association /Apex body/the relevant laws;
(iii) The exact location of the Car Parking Space shall be communicated at the time of handing over possession of the Said Unit.

(iii) Preference of Parking(Please tick the preferred option)

- MLCP
 OCP(I)
 OCP(I-RT)
 GCP(D)-MS (Top/Bottom)
 OCP(D)-MS (Top/Bottom)
 No Parking

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

1st Car Parking : Rs._____ type: _____.(Parking Code: _____)

2nd Car Parking : Rs._____ type: _____.(Parking Code _____)

Total Consideration: Rs._____/-

Less Discount: Rs._____/-

Total Net Consideration: Rs._____/-

F. EXTRA CHARGES & DEPOSITS:

FACILITIES	
A	EXTRA CHARGES
1.	Club Rs 200/- per Sqft on

		Chargeable area which is payable as per payment schedule
2.	Generator	Rs. 80/- per Sqft (3.5 BHK-5 KVA; 4BHK-8KVA) on Chargeable area which is payable as per payment schedule.
3.	Transformer and Electricity Expenses	Rs 100/- per Sqft on Chargeable area which is payable as per payment schedule
4.	Legal Charges	Rs 10,000/- per Unit which is payable as per payment schedule
5.	Formation of Association	Rs 10,000/- per Unit which is payable as per payment schedule
6.	Incidental Charges	Rs 15,000/- per Unit which is payable as per payment schedule
7.	Nomination Charges	Rs.100/- per Sqft on Chargeable area which is payable in case of Nomination
8.	Floor Escalation	Rs.50/- per Sq.Ft per Floor on 5 th Floor onwards for all towers which is payable as per payment schedule
9.	On conversion of Leasehold to Freehold(if converted)	Rs.300/- per Sq.Ft of SBU
10.	Proportionate share of Annual Lease Rent	Proportionate share
11.	Stamp Duty and Registration Fee and incidental expenses/GST	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration
B	DEPOSITS	

1.	Electricity Deposit	Meter Deposit at actual payable directly to the Electricity Department
2.	Maintenance Deposit	Equivalent to 3(three) years calculated @ Rs.3.50 per Sq.ft p.m on Chargeable area (Final CAM Rate will be based on estimate of the Promoter at the time of giving possession). Out of 3 years 1 and ½ years will be adjusted against Maintenance Charges and the balance to remain as a Deposit’.
C	Sinking Fund	Rs.100/- per Sqft on Chargeable area.

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. Total consideration details based on carpet area alongwith the payment terms and schedule of construction is annexed hereto as ‘ANNEX_____’

G. PAYMENT DETAILS : Application Money Rs _____/- (Rupees _____ only)
 vide Pay order / DD No.
Dated..... Drawn
 on..... In favour of “**ALMITS
 DEVELOPERS LLP TOWN SQUARE RERA
 COLLECTION A/C.”**”

Details of bank account in case of refund of application money directly into the bank account

In favour of Mr. / Ms. (Sole / First Applicant name only)	Name of the bank	Branch Address with PIN code	Account No.	RTGS / NEFT / IFSC CODE

H. 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 annexed hereto, 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 instalment. 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.

I. THE PAYMENT PLAN is provided in SCHEDULE -D hereunder**J. HOW ARE YOU PROCURING THIS PROPERTY ?**

Self Finance Bank Loan Staff Loan

K. LOAN REQUIRED: YES/NO IF YES, PREFERRED BANKER/FINANCIAL INSTITUTION: _____

L. PLEASE PROVIDE THE CONTACT DETAILS OF YOUR BANKER, SO THAT WE CAN ASSIST YOU IN THE PROCESS:

- a) Name of the Bank: _____
- b) Phone/Mobile No. of Banker: _____
- c) Email ID of the Banker: _____

M. FAVORITE NEWS PAPER: _____

N. FAVOURITE MAGAZINE _____

O. FAVOURITE T.V CHANNEL: _____

P. FAVOURITE RADIO CHANNEL: _____

Q. HOW DID YOU COME TO KNOW ABOUT THE PROJECT:

- (a) By word of mouth:
- (b) By Hoarding;
- (c) From website:
- (d) From News Paper Ad.
- (e) From 99 Acres;
- (f) From Common floor:
- (g) From Real Estate Fair;
- (h) From Srijan Connect Member(Specify the member's name and Mob.No.)

R. Why did you choose the Property ?

S. Purpose of Purchase : (i) Investment (ii) Residential

T. Booked Through.

(i) Companies Name: _____

(ii) Name of Executive: _____

Signature of Executive: _____

" I am interested in Srijan Realty Properties. Send me/us regular Property Alerts, transactional SMS, invitation alerts etc. via email, SMS, whatsapp and share my contact details with your Property Advisors for new property launches, feedback surveys etc. "

YES/NO

Applicants must collect Money Receipt duly signed by the authorized representative of the Promoter/Developer.

U. IMPORTANT POINTS TO NOTE:

<u>ISSUE OF BOOKING LETTER</u>	On grant of provisional allotment, the Booking Letter confirming the same shall be issued within 7 to 10
--------------------------------	--

	<p>days from date of submitting this EOI.</p> <p>Under no circumstances the booking letter once issued, will be modified or changed and the client will have to sign and return one copy of the booking letter signifying acceptance of the Booking and also clear our 10% payment within next 15 days.</p> <p>Booking letter once generated cannot be modified or changed for the under mentioned reasons:</p> <ol style="list-style-type: none"> a. Addition of Co-Applicant/Applicants b. Deletion of Co-Applicant/Applicants c. Name Change of the first applicant d. Change/Alteration/Addition of car parking . <p>All such modification/changes request from the client will be considered and if found in order, shall be accepted and implemented in client's Agreement before registration only.</p>
<p><u>ISSUE OF MONEY RECEIPT</u></p>	<p>Once the Booking amount paid by you is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If you don't receive the Money Receipt within 7 working days, you can send EMAIL to Collection@srijanrealty.in with cc to concerned Post Sales Executive. Money Receipt will be sent to you by Email as well as uploaded on Customer Portal.</p>
<p><u>FIRST DEMAND LETTER</u></p>	<p>The First Demand letter will accompany the Booking Letter and you receive both together.</p>
<p><u>DOCUMENTS REQD FOR BANK LOAN</u></p>	<p>The following documents will be required by you for obtaining Bank Loan:</p>

	<ul style="list-style-type: none"> (i) Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter. (ii) No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive) (iii) Booking Letter; (iv) Sale Agreement; (v) Demand Letter; (vi) Money Receipts.
<p><u>CONFIRMATION OF PAYMENT BY EMAIL</u></p>	<p>After making payment through Cheque / RTGS / NEFT banking etc. the payment details should immediately be informed to our email ID collection@srijanrealty.com and also through SMS to Mobile No of the concerned Post Sales Executive to enable us to know from whom the payment was received.</p>
<p><u>DEPOSIT OF TDS CERTIFICATE</u></p>	<p>Whenever you deposit the TDS please mail the TDS certificate and challan to collection@srijanrealty.com with a copy to the concerned Post Sales Executive, otherwise your TDS payment will not be reflected in our account. After sending the details wait for 7 working days to get the same reflected in our accounts.</p>
<p><u>PAYMENT OF STAMP DUTY AND REGISTRATION FEES</u></p>	<p>Payment of Stamp Duty and registration amount shall be done through Government web site only and through online payment.</p> <p>At the time of registration of Agreement you will have to pay 2% of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after you have paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required, we will provide you the calculated amount.</p> <p>Once your 10% payment is clear we will give you the query sheet and a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if you don't have net banking we will</p>

	<p>send you the Unpaid challan to make the payment. Then you will be able to make payment by the said Challan to your bank . E-challan will be generated after 72 hours. Only after that Registration can be done.</p>
<u>REGISTRATION</u>	<p>All the applicants need to be present physically at our Post Sales Office at the time of Registration.</p> <p>You need to carry all original KYC documents as well as photocopies of PAN, Adhaar and 4 pass port size photo at the time of registration;</p> <p>We will have to do the registration within 15 days of booking ;</p> <p>You will get the Sale agreement 10-15 days after registration;</p>
<u>COPIES OF ALL LEGAL DOCUMENTS</u>	<p>All legal documents are uploaded on RERA website. You can take the print out of all legal documents from HIRA website. We cannot give you anything more.</p> <p>Please visit https://hira.wb.gov.in to get the legal papers of the project.</p> <p>You can get the hardcopy of the total legal set from our post sales office on paying the actual photocopy charges for the same.</p> <p>Further, You can check all necessary information related to your property purchase after logging in to Srijan Realty Customer Portal.</p> <p>The details to access the same is given below : Click on the link http://mysrijan.srijanrealty.com/ Login id: Your registered email id password:123/321etc</p>
<u>TRANSFER/ASSIGNMENT</u>	<p>The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Apartment in favor of any third party unless (i) 50(Fifty) percent) of the sale consideration</p>

	has already been paid and (ii) a term of 12 months have elapsed from the date of issuance of Allotment letter whichever is later.
<u>ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID</u>	Cognizance will be given only to written and/or communication through electronic mail. All kinds of verbal communication shall be ignored as having no material consequence.
<u>MEETING WITH POST SALES EXECUTIVE</u>	You are advised to take prior appointment with the Post Sales Executive before visiting to make sure that the executive or in his/her absence some other authorized person is present to attend to you. The meeting time with our executive is 10 AM to 6 PM. Monday to Friday. Address of our Post Sales Office is : 4 th floor, Central Plaza building, 2/6 Sarat Bose Road, Kolkata - 700020. Your Customer Care Executive is: Name: EMAIL: Contact No:

Terms and Conditions:

- A) The Applicant is required to visit the Project Web-Site and read the Agreement for Sale available therein. For the convenience of the Applicant, Sub-Lessor/Promoter shall also mail a soft copy of the Agreement within two/seven days hereof and also send a duly completed hard copy ready for execution in all respect properly stamped for signing by the Applicant. The Applicant is required to sign the Agreement and submit the same alongwith the Booking Amount of 10% of the Consideration to enable the Sub-Lessor/Promoter to set a date for registration of the same.
- B) This "EOI" is only a request of the applicant/applicants for the provisional Booking of the apartment and does not create any right, whatsoever or howsoever of the applicant.
- C) The Sub-Lessor/Promoter reserves its right not to accept the said "EOI" and also the right to provisionally book/transfer the apartment to any other person/entity, without any obstruction from the applicant/applicants or any person claiming through him/her/them/it before issuing letter of provisional booking. Once the EOI is accepted and provisional Booking is accepted by the Applicant, shifting of Apartment will be permitted only after prior cancellation of the earlier booking and thereafter re-booking the new Apartment which may be available at the then prevailing price after adjusting the full refund from the cancelled Unit.

- D) The Sub-Lessor/ Promoter at their absolute discretion shall be entitled to reject the "EOI" without assigning any reason, whatsoever or howsoever.
- E) The applicant/applicants have agreed that in the event of non-acceptance of the "EOI" by the Sub-Lessor/Promoter, the amount will be refunded without any liability towards costs/damage/ interest etc.
- F) After the "EOI" is scrutinized and found in order, the Apartment will be provisionally booked within 7 days from the date of receipt of this "EOI"
- G) In case of cancellation or withdrawal by the applicant/applicants of this "EOI" within 30 days of issue of Provisional Booking Letter by Promoter , the EOI application amount will be refunded after deducting a sum of Rs.50,000/- plus GST as applicable for processing charges. But in case of cancellation or withdrawal after 30 days of issue of provisional booking letter by Promoter, entire Application money will be forfeited.
- H) If Provisional Booking Letter issued by Sub-Lessor/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. In case of payment , it is made clear that the payment made by the Applicant shall first be applied to the interest due thereon and only after the interest is fully adjusted , the remaining amount shall apply to the principal and such mode of first appropriating the interest shall always be followed.
- I) But in case of cancellation or withdrawal after acceptance of provisional Booking Letter entire Booking consideration of 10% plus GST as applicable will be deducted.
- J) Any changes or minor modifications to the Apartment may be allowed only after taking possession . Prior to possession, no request for change will be entertained by the Sub-Lessor/Promoter.
- K) Any legal paper relating to the Project can be downloaded from the RERA website and no print out will be provided to the customer by the Promoter.
- L). BEFORE APPLICATION THE APPLICANT HAS BEEN MADE AWARE OF THE FOLLOWING FACTS:

1. The Sub-Lessor/Promoter are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 6.29 Acres equivalent to 380 COTTAH for making one big

Housing Complex more fully described in **Part-I SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto

2. The First Phase/Project of the Housing Complex will be developed on land measuring 8235.62 Sq.Mtrs more or less out of the Said Entire Housing Complex described in **Part-II SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto
3. The Second Phase/Project of the Housing Complex will be developed on land measuring 10807.84 Sq.Mtrs more or less out of the Said Entire Housing Complex described in **Part-III SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto.
4. The Third Phase/Project of the Housing Complex will be developed on land measuring 3151.73 Sq. Mtrs more or less out of the Said Entire Housing Complex described in **Part-IV, SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto.
5. The Fourth Phase/Project of the Housing Complex will be developed on land measuring 3247.50 Sq.Mtrs more or less out of the Said Entire Housing Complex described in **Part-V SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto.
6. The 1st and 2nd Phase/Project of the Housing Complex is now being offered on Land measuring 4.71 Acres more or less demarcated in the Plan Bordered in Color _____ in the same Plan Annexed hereto .
7. Future phases as defined herein and all phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act..
8. The Allottees of Apartment Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the Sub-Lessor/Promoter of the Apartments and other spaces located in all the phases and also Future Phases as defined herein
9. The Sub-Lessor/Promoter has decided to develop the 1st and 2nd Phase/Project of the said entire Housing Complex.

10. The said phase is earmarked for the purpose of building a residential Project, comprising 5 multistoried apartment buildings and the said projects shall be known as TOWN SQUARE - PHASE -1 & 2(project) alongwith other Phases/Projects of the entire complex;
11. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 6.29 acres more or less which will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s). Other phases will be defined by Sub-Lessor/Promoter 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.
12. The allottees of the Apartment Units within the Complex shall own in common with other allottees, the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
13. Besides the Common Areas, the Sub-Lessor/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 as well as the grant of exclusive right of use of demarcated garden space in the Front yard and back yard appertaining to the Unit or a demarcated area on the Roof of the Unit or Building Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, exclusive right of use of garden space attached to Flats/Apartments, demarcated area of terrace appurtenant to a particular Flat/Apartment; the roof of the overhead water tank, open terrace of any Flat/Apartment; 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.
14. The Sub-Lessor/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 1st and 2nd phase.

15. This Project will consist of several independent segments, viz The entire housing complex will consist of several independent segments, viz (i) Residential Units (ii) Commercial, (iii) Club, which may be changed and varied as per the decision of the Sub-Lessor/Promoter. The independent segments are only indicative and may be modified and varied at the option of the Sub-Lessor/Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.
16. [The independent segments are only indicative and may be modified and varied at the option of the Sub-Lessor/Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.
17. All The Facilities and Amenities will be mutually shared by all the phases of the entire Housing Complex and with the progression of development of the different phases the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase, both current and future, as part of a common integrated development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases .all the common Facilities and The 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 to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . In the absence of local law only, each Phase/Project will have a separate Association of Unit Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergise all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Housing Complex including Future Phases.

18. 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.
19. The Competent Authority of the NDITA has sanctioned the Building Plan No. _____ dated _____ to develop this project/phase.
20. The Sub-Lessor/promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The Sub-Lessor/promoter agrees and undertakes it shall not make any changes to 1st and 2nd Phase layout plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.

21. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this Phase/Project (project/wing) which is clearly demarcated and marked Annex-_____ .

22. It is agreed by the Allottee that the Sub-Lessor/Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of 1st & 2nd 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,.

23. The Allottee is made aware that the occupants of Flats/Apartments 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 by such other third parties who shall be entitled to enjoy all such common amenities and facilities and services of the Project which are so intended by the Promoter for use of the occupants of other parts/phases and also the FUTURE PHASES as defined hereinabove of the Project (Project Common Areas, Amenities and Facilities).

24. 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** of the Agreement. No substantial or significant changes will be done . 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 .

25. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Flat exhibited at the site only provides a representative idea and the actual Flat agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make , colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule-C** hereunder.
26. **Commercial Segment / Phase-** shall be the non-residential portion of the Project meant for and to be utilized for commercial purposes only which may inter-alia have provision for : bank/ ATM, , Daily convenience Store with Milk, fruits, vegetables and other edibles, Beauty Parlour, Medical Stores etc . However, it shall be the sole discretion of the Builder/Promoter to allot number of stores for various purposes for Value or consideration to be received only by Builder/Promoter
28. 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.
- 29 . 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.

30. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Sub-Lessor/Promoter 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 committed by the Promoter to the Allottee .

The Promoter will hand over possession of the Apartment/Row House to the Allottee on the committed date of which is on 31st January, 2028 with a grace period of 12 months (**Completion date**)

31. After obtaining possession, the Apartment Owners shall cooperate with other Apartment/Unit Owners and the Promoter in the management and maintenance of the said new building.
32. To observe the rules framed from time to time by the Sub-lessor/Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Sub-lessor/Promoter shall mean and include towards Association also, as and when applicable.
33. To use the said Apartment/Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
34. The total price for the Apartment based on the carpet area which includes cost of Apartment , cost of exclusive balcony or verandah area, exclusive open terrace areas, proportionate cost of common area, taxes,

maintenance charges breakup and description is more fully described in Schedule - D.

35. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI, the Promoter will be entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However the Promoter can use the FAR only in other phases. 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.
36. The Apartment 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 Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Residential Complex with further future extensions.
37. Except for the Covered Car Parking Space allotted by the Promoter in accordance to this EOI, the Applicant/s agrees and confirms that all parking spaces including open parking spaces will be dealt with in accordance with the applicable laws as well as bye-laws and constitutional documents of the Society/Association. The Applicant/s hereby declare and confirm that except for the Covered Car Parking Space allotted by the Promoter, the Applicant does not require any Parking space including open car parking space and accordingly the Applicant waives his claim, right, title, interest whatsoever on the areas of parking space in the Project. The Applicant/s further agree that he/she/they shall have no concern towards the identification and allotment/ allocation of Parking Spaces done by the Promoter/Association /Apex Body at any time and shall not challenge

the same anytime in future. The Applicant/s agree and acknowledges that the Sub-Lessor/Promoter/ the Association/Apex body shall deal with the Parking Spaces in the manner the Association/Apex body deems fit, subject to the terms of Bye-laws and constitutional documents of the Association/Apex body /the applicable laws. The Promoter acknowledges and accepts the aforesaid waiver and accordingly has given effect to the same while calculating the Lease Consideration . The Applicant agrees and acknowledges that the Covered Car Parking Space in the Project cannot be transferred/leased /sold or dealt with otherwise independent of the Apartment/Unit. All clauses of this Application Form and the Agreement for Sale pertaining to Allotment , Possession, Cancellation etc. shall also apply mutatis mutandis to the Covered Parking Space.

38. A 'CLUB' /(A 'CLUB'(Club) type facilities shall be set up (The Club) 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 Sub-Lessee/Allottees/Purchaser 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 Sub-Lessee/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 club will be operational before the completion of entirety of the housing complex but possession of Building Blocks 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. The rights and obligations of the Sub-Lessee/Allottee Purchaser 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.

39.. On failure of the Sub-Lessee/Allottee Purchaser to regularly pay all charges, subscription etc. in respect of the Club/Complex, the Promoter, Property Management Agency as the case may be , shall be entitled to restrict the Sub-Lessee/Allottee' Purchaser s entry to the Club and withdraw all the privileges .

39.1 If any Sub-Lessee/Allottee Purchaser becomes a member of the Club and In the event any Sub-Lessee/Allottee Purchaser leases or rents out his/her/its Apartment, Unit , it will be mandatory of such Sub-Lessee/Allottee Purchaser to notify the Club/ Maintenance In Charge of such leasing/renting. The Sub-Lessee/Allottee Purchaser 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 Sub-Lessee/Allottee Purchaser and the Lessee/Tenant both cannot be a member of the club simultaneously.

39.2 **Club Scheme:** The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / its facilities will be formulated in due course and circulated to the Sub-Lessee/Allottee Purchaser (Club Scheme) (1) The Sub-Lessee/Allottee Purchaser will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Sub-Lessee/Allottees Purchaser of the Said Complex (3) Each Apartment, can opt for 1 (one) membership, irrespective of the number of Owners/Lesseees of such Apartment, (4) Membership is open only to individuals (i.e. no corporate membership) and if the Sub-Lessee/Allottee Purchaser 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 (5) 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 Sub-Lessee/Allottee Purchaser to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of Lease/transfer of the Said Apartment, the membership will stand terminated and the new Owner/Lessee will be granted a new membership as per the rules and regulations of the Said Club then in force (8) if a Sub-

Lessee/Allottee Purchaser 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 Sub-Lessee/Allottee/ Purchaser and (9) the acceptance by the Sub-Lessee/Allottee/ Purchaser of these conditions and the Club Scheme shall be a condition precedent to completion of Lease of the Said Apartment, .

39.3 The Sub-Lessee/ Allottees/ Purchaser 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 Sub-Lessee/Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Sub-Lessee/Allottees/ Purchaser 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 Sub-Lessee/Allottees/ Purchaser 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:

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

40. 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 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 Apartment.

DECLARATION

I/We hereby solemnly declare that (A) All the above information is true to the best of my/our knowledge and belief and nothing has been concealed or suppressed. (B) I/We undertake to inform you of any changes to the above information and particulars furnished by me/us.(C) I/We further confirm that this application and acceptance by you of the amount paid hereby shall not be deemed to mean and constitute allotment/booking of the Flat to me/us. (D) We understand that this Application is only a request of the Applicant for allotment by sale of the Apartment and does not create any right whatsoever of the Applicant.(E) The Builder reserves the right not to accept the said applications and also the right to allot/transfer the units to any other person at its absolute discretion and shall be entitled to reject the allocation without assigning any reason whatsoever or howsoever(F) We agree to sign and execute the necessary documents as and when desired by the Builder.(G) The Applicant has agreed that in the event of non-acceptance of the application by the Builder the amount will be refunded.(J) The Applicant shall not be entitled to and hereby agrees not to set up any oral agreement whatsoever or howsoever.(K) I/We have sought detailed explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the BuildersI/We have signed this Application Form and paid the amount

payable thereof fully conscious of my/our liabilities and obligations and in the event of cancellation of my/our provisional Booking for any reason whatsoever I/We shall be left with no right,title, interest or lien on the apartment applied for provisionally and/or provisionally booked to me/us in any manner whatsoever.

Signature :

Sole/First Applicant (Full Name)_____

Date _____ **Place** _____

Signature :

Joint Applicant (Full Name)_____

Date _____ **Place** _____

THE SCHEDULE –A ABOVE REFERRED TO

PART –I

(THE ENTIRE HOUSING COMPLEX)

ALL THAT the piece and parcel of land containing an area of 6.290 Acres equivalent to 380.545 Cottahs , be the same a little more or less being Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza _____ , (J.L.No.____) as per Plan annexed hereto as per ANNEX-A and butted and bounded:

ON THE NORTH: By Street No.165;

ON THE SOUTH:By Biswa Bangla Sarani;

ON THE WEST: By Street No.144;

ON THE EAST : By Strrt No.160

PART -II

(THE SAID FIRST PHASE LAND /SAID LAND)

ALL THAT the piece and parcel of land containing an area of 8235.62 Sq.Mtrs equivalent to 203.51 Decimal (more or less). situate lying at Plot No. BB/1, Premises

No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

PART -III

(THE SAID SECOND PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 10807.84 Sq.Mtrs equivalent to 267.07 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

PART - IV

(THE SAID THIRD PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 3151.73 Sq.Mtrs equivalent to 77.88 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

PART -V

(THE SAID FOURTH PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 3247.50 Sq.Mtrs equivalent to 80.25 Decimal (more or less). situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station - New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan -II G.P. as per Plan annexed hereto as per ANNEX-A.

THE SCHEDULE - B ABOVE REFERRED TO:

1. The Common Portions are at 3 (three) levels, which are :

1.1 LEVEL: Those which are common to all the segments and are collectively called the "Service Zone" and includes the following:

Applies to present phase and all the other phases both future and past

- 1.1.1 Rain water harvesting (RWH)
- 1.1.2 Solid Waste Management(SWM)

- 1.1.3 Renewable Energy-Solar to meet Electricity Generation as per PCB
- 1.1.4 Intercom Facility
- 1.1.5 Video Door Phone
- 1.1.6 Close Circuit TV
- 1.1.7 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.8 Power Backup
- 1.1.9 Provision for Electric Car Charging Points
- 1.1.10 Common Servant and Driver Toilet Areas
- 1.1.11 Provision for Car Wash
- 1.1.12 Sewerage treatment Plant / Septic Tank if provided
- 1.1.12 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 1.1.13 Electric Sub-Station of premises
- 1.1.14 Garbage Disposal area
- 1.1.15 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 1.1.16 Drains and sewers from the premises to the Municipal Duct /STP.
- 1.1.17 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 1.1.18 Boundary walls of the premises including outer side of the walls of the building and main gates.
- 1.1.19. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.20. Transformer electrical wiring meters and fittings and fixtures for lighting common areas
- 1.1.21 Management/Maintenance Office
- 1.1.22. Round the Clock Security arrangements with CCTV and intercom
- 1.1.23. Main entrance Gate
- 1.1.24. water supply
- 1.1.25. Dedicated communication system for telephone
- 1.1.26. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
- 1.1.27. Durwans Room
- 1.1.28. Cable connection/ Cable TV System

1.2 LEVEL-2 :Those which are to remain common to all the Apartment Owners of the residential complex of all the phases, present and in future as well as in the extensions. All the Apartment, Owner shall have proportionate share therein. These include the following:

CLUB AMENITIES- THIRD FLOOR PODIUM

A. Garden Pavilions:

- 1.2.1 Fitness

- 1.2.2 Sport Hub
- 1.2.3 Family Club
- 1.2.4 Games Room
- 1.2.5 Library
- 1.2.6 Kids Club

B. Health Facilities:

- 1.2.7 Fitness
- 1.2.8 Sports Hub
- 1.2.9 Main Pool
- 1.2.10 Shallow Pool
- 1.2.11 Kids Pool
- 1.2.12 Pool Terrace
- 1.2.13 Tree House
- 1.2.14 Signature Seat
- 1.2.15 Private Cabana
- 1.2.16 Garden
- 1.2.17 Outdoor Deck

C. Family Facilities:

- 1.2.18 Family Club
- 1.2.19 Game Room
- 1.2.20 Library
- 1.2.21 Kids Club
- 1.2.22 Kids Pool
- 1.2.23 Tree House
- 1.2.24 Activity Lawn
- 1.2.25 Playground

Fourth Floor Podium

D. Terrace Garden

- 1.2.26 Co-Living Court
- 1.2.27 Relaxation Lawn
- 1.2.28 Viewing Pavilion
- 1.2.29 Wellbeing Garden
- 1.2.30 Senses Garden
- 1.2.31 Viewing Terrace
- 1.2.32 Multi Sports Court

1.3. LEVEL 3 : Building Block (But available to all/ association as percieved):

- 1.3.1 Decorative entrance with A.C ground floor lobby only.

- 1.3.2 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.
- 1.3.3 elevators in Towers, their installation and rooms.
- 1.3.4. Earmarked area of Roof of respective tower demarcated for common use
- 1.3.5. Overhead Water Tank.
- 1.3.6. Lifts and their accessories installations and spaces required therefore.
- 1.3.7. Servants/Drivers Toilet and shower room on the Ground Floor in some blocks.
- 1.3.8 Electric Rooms
- 1.3.9 FMC Rooms, if any.

Unless otherwise indicated herein and in addition to these mentioned in Levels 1 and

2 the common portions like land, 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 Sub-Lessee/Allottees/Purchaser 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 Apartment Owners. It is specifically made clear by the Promoter and agreed by the Sub-Lessee/Allottee/Purchaser that he /she shall not have any right title or interest in any other land , areas, facilities and amenities within the complex and the Sub-Lessee/Allottee/Purchaser agrees and confirms that the ownership of such lands areas and facilities shall vest solely with the Owners and the Promoter shall have the right to decide their usage, manner and method of disposal. Etc .

- 1. The Promoter reserves the right to alter the above scheme or any of the items.

THE SCHEDULE - C ABOVE REFERRED TO:
SPECIFICATIONS

A. STRUCTURE: RCC structure

B. **LIVING ROOM/ DINING AREA:**

FLOORING: Imported marble

WALL: Pop Finish

CEILING: Pop Finish

MAIN DOOR: Decorative Flush Door with accessories- Front side will be polished finish and the backside will be raw.

BALCONY: Aluminium sliding door with full glazing & toughened glass railing

WINDOW: Anodized/ powder coated aluminium with clear glazing

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for telephone and television points.

C. BEDROOMS:

FLOORING: Vitrified tiles

WALL: Pop finish

CEILING: Pop finish

DOOR: Flush doors

WINDOW: Anodized /power coated aluminium with clear glazing

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for power points.

D. KITCHEN:

FLOORING: Imported marble

WALL: Pop finish, Wall tiles upto 2 feet height on all around wall over vitrified lab counter

CEILING: Pop finish

WINDOWS: Anodized/power coated aluminium with clear glazing

COUNTER: Vitrified slabs with stainless steel sink

ELECTRICAL: Concealed wiring with modular switches of reputed make water filter point, exhaust fan point, chimney point, plug point for appliances.

OTHERS: Provision for outlets for exhaust fan or chimney.

E. TOILET

FLOORING: Vitrified tiles

WALL: Vitrified tiles

CEILING: Pop finish

DOOR: Flush doors

WINDOWS: Anodized powder coated aluminium with clear glazing

SANITARY WARE: Sanitary ware of Hindware/ Varmona/ Bravat or Equivalent brand.

CP FITTINGS: Sleek CP Fittings from Bravat or Equivalent Brand

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for light, geyser and exhaust points.

F. OTHERS: Vitrified basin counter in all toilets

lifts: Automatic high speed Elevators of Mitsubishi or reputed brand.

G. OUTDOOR FINISH: Painted.

H. TYPICAL FLOOR LOBBY: Vitrified Tiles.

I. GROUND FLOOR LOBBY: Imported marble flooring

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 and detailed Cost Sheet:-

STAGES	PAYMENT
ON SIGNING OF EOI	RS.5,00,000.00 Plus GST
ON BOOKING LETTER(within 15 days of eoi)	10% [(-) Rs.Five Lakh Booking Amount] plus GST
ON AGREEMENT(within 30 days of Booking Letter)	10% plus GST
ON OR BEFORE 31.04.2023	10% plus GST
ON OR BEFORE 31.06.2023	10% plus GST
ON OR BEFORE 31.08.2023	10% plus GST
ON OR BEFORE 31.10.2023	10% plus GST
ON OR BEFORE 31.12.2023	10% plus GST
ON OR BEFORE 29.02.2024	10% plus GST
ON COMPLETION OF FLOORING OF UNIT	10% plus GST
ON COMPLETION OF UNIT	05% plus GST
ON COMPLETION OF BUILDING	05% plus GST

Application No. _____

LLP

D	D	M	M	Y	Y	Y	Y

PAY - IN - SLIP

Received from Mr/Mrs (In Block Letters) an
amount of Rs...../- .(Rupees) as
application money by At Par/local cheque/Pay-Order/Draft No.
..... Dated..... Drawn on
..... Bank..... Branch.
FOR _____ LLP

Authorised Signatory
