

H I L L A N D

greens

Phase II

GENERAL TERMS & CONDITIONS

Serial No.

260058

Riverbank Developers Private Limited
225C, A.J.C. Bose Road, 4th floor, Kolkata - 700 020
Email: info@hillandgreens.com | Website: www.hillandgreens.com

REDMI NOTE 6 PRO
MI DUAL CAMERA

WHO CAN APPLY:

- a. An individual, i.e., a person of the age of majority or a minor through legal or natural guardian, either an Indian Citizen or a Person of Indian Origin or Non Resident Indian as defined in the Foreign Exchange Management Act, 1999 (in case of a minor, age proof and name and address of natural guardian to be stipulated).
- b. Other entity(ies), i.e., a body corporate incorporated in India or partnership or LLP or any other association of persons (AOP) recognised as a legal entity under the laws of India.

HOW TO APPLY:

- a. A person intending to purchase an Apartment will have to apply in the prescribed application form contained in the Application Kit. It is important that care is taken to go through and understand the terms, conditions and instructions before filling and signing the application form.
- b. The application shall be accompanied by an A/c payee demand draft or pay order, drawn in favour of Riverbank Developers Pvt. Ltd. on any bank payable at Kolkata for the amount of the application money as mentioned in the Payment Schedule and the pay-in-slip provided in the application kit.
- c. Applications from Persons of Indian Origin (PIO) and Non-Resident Indians (NRI) shall be accompanied by the remittance to be paid out of foreign exchange applicant's Non Resident External (NRE)/Foreign Currency Non Resident (FCNR)/FCNR Special Deposit account with banks in India and shall be accompanied by a declaration to the effect that the applicant shall use the Apartment for residential purpose.
- d. Non-Resident Indians may also remit money out of the funds held in their Non-Resident Ordinary (NRO) account, but accompanied by their bankers certificate as to the source of remittance of the application money.
- e. The completed application form and the GTC (General Terms & Conditions) duly filled and signed by the applicant(s) along with the demand draft/ pay order should be submitted at branches/offices of the Submission Centres as mentioned in relevant advertisements and on our website or at the registered office of Riverbank Developers Pvt. Ltd. (RDPL) at 225C A/C Bose Road, 4th floor, Kolkata - 700020 during the normal business banking hours.

ALLOTMENT PROCESS:

- a. RDPL is committed to a fair, transparent and equitable method of allotment of the Apartments on the basis of an electronic draw of lots which will be monitored and scrutinized by renowned Chartered Accountant firm.
- b. Apartments will be offered in 3 (three) categories based upon the floor location viz. Category A will cover Apartments located on the ground floor to the 4th floor (both inclusive) of all the towers proposed to be constructed in Hilland Greens. Category B will cover the Apartments located on the 5th floor to the 9th floor (both inclusive) of all the towers proposed to be constructed in Hilland Greens. Category C will cover the Apartments located on the 10th floor to the 14th floor (both inclusive) of all the towers proposed to be constructed in Hilland Greens. The applicants will have to mention in their application forms their order of preference for all the 3 (three) categories. Applicants shall not be entitled to a choice of specific Apartments/floor/tower, etc. and any such expression of preference may not be entertained by RDPL. Should there be an over-subscription in one category and an under-subscription in another category, Applicants that are unsuccessful in the lottery will be offered the option of migration to the category which has not received full subscription.

On the day and directly at the time of payment of application money, the application form shall be considered for the purpose of the draw of lots. Applications received after the time of payment of application money shall not be considered for the purpose of the draw of lots.

containing minor discrepancies or deficiencies to be rectified & conveyed to participation in the draw of lots. The serial numbers of the application forms of each of the applicants who become eligible for participation in the draw of lots will be quoted for the purposes of the lottery.

- d. Once an apartment number is identified and tagged against a serial number in the course of lottery, such allotment shall be final and binding on the applicant. However, if it is found that the order of preference of any applicant cannot be matched due to unavailability of stock, RDPL may at its absolute option allot any apartment to such applicant on the basis of his preference matrix form, available unless and in such case such applicant shall remain bound to accept the apartment so allotted.
- e. On completion of the process of lottery, the apartments on offer will be offered to the successful applicant's based upon the result of the draw of lots by issuance of Allotment letters. In favour of such applicants, timely payment by the allottee (s) shall be the essence of the allotment.
- f. Upon allotment the allottee will be required to execute an agreement for sale and the allottee confirms adherence to the terms and conditions that will be contained therein. On completion of the project, the agreement for sale will be replaced by deed of conveyance once executed as per clause 13 of the General Terms and Conditions.
- g. RDPL will acknowledge receipt of the demand draft/ pay order (single or multiple) multiple demand drafts or multiple pay orders shall not be accepted under any circumstances) by signing and returning one completed (applicant's copy) of the pay-in-slip and there will be no other acknowledgment for receipt of the application form or the application money paid. Each application form and pay-in-slip shall have the same serial number which shall be quoted in all future correspondences.
- h. Applicants who wish to send their applications by post, must send the application form, together with the application money in the prescribed form as stated hereinabove to the following address:

**Riverbank Developers Private Limited,
225C A/C Bose Road, 4th floor, Kolkata - 700020 West Bengal, India.**

- i. Acknowledgements for all applications received by post, shall be sent to the applicant within reasonable time.
- ii. The applicant acknowledges and accepts that the Developer reserves its rights to allot apartments at Hilland Greens other than through the process of lottery. Each application shall include the following documents, failing which the applications shall be considered incomplete.
 - 1. Duly filled-in and signed application form.
 - 2. Duly signed GTC containing signatures of all applicants on every page.
 - 3. Token of acceptance of the terms contained therein.
 - 4. Demand draft/pay order along with the duly filled pay-in-slip.
 - 5. One photocopy of PAN card (self attested) of the co-applicant.
 - 6. Proof of permanent address (voter ID card, Aadhar card, ration card, license/ration card/ bank statement/ electricity bill/ property tax assessment bill).
 - 7. Photocopy of PAN card (self attested) of the co-applicant.
 - 8. One copy of board resolution and terms and conditions of allotment for applications in the name of company.
 - 9. Photocopy of PAN card (self attested) of the co-applicant.
 - 10. For applications in the name of HUF, the duly filled-in and signed application form of the members of the HUF to the effect that the application is being made on behalf of the HUF in absence of PAN card of the HUF.

On the day and directly at the time of payment of application money, the application form shall be considered for the purpose of the draw of lots. Applications received after the time of payment of application money shall not be considered for the purpose of the draw of lots.

Photocopy of passport for all applicants.

4. SCANNING, REJECTION AND REQUISITES

RDPL reserves the right to reject any application without assigning any reason whatsoever.

b. Applications remaining incomplete or deficient in any respect and/or not accompanied with the requisite certificate and/or documents are liable to be rejected even if so detected at a later date during detailed scrutiny.

c. Applications containing information which is false or misleading are liable to be summarily rejected and allotment, provisional or otherwise, are liable to be cancelled at any stage. However, upon such cancellation, the allotment paid till that date will be refunded without interest, after deduction of either 15% (fifteen percent) of the total amount mentioned in the Payment Schedule or the entire actual amounts received till the date of cancellation, whichever is less, together with interest due, accrued and payable thereon, in accordance with the terms therein contained and deduction of such other tax/dues as may be applicable at the time of such cancellation by RDPL.

d. Applicants whose applications were not considered for draw of lots due to any defect or otherwise, will be refunded their application money with interest @ 12% per annum calculated from the date of credit of the application money into the account of RDPL, by dispatch of the same by RDPL, by registered post of the correspondence address given in the application form within 60 (sixty) days from the last date fixed for the submission of application forms. All applicants who are unsuccessful in the draw of lots will be refunded their application money with interest @ 12% per annum calculated from the date of credit of the application money into the account of RDPL, by dispatch of the same by RDPL, by registered post to the correspondence address given in the application form within 60 (sixty) days from the date of the lottery.

e. In the event of double lot, it is hereby clarified that RDPL shall not be held liable, in any manner whatsoever, for any delay in receipt/recovery of the amount refund by the applicant for any reason, including but not limited to any delay by the Indian postal authority or due to a change in address of the applicant or loss in transit.

f. Refund of application money to unsuccessful applicants will be made with interest @ 12% per annum calculated from the date of credit of the application money into the account of RDPL, by dispatch of the same by RDPL, by registered post to the Indian correspondence address given in the application form.

5. WITHDRAWAL OF APPLICATION

a. An applicant whose application is not rejected will not be allowed to withdraw his/her/its application before the lottery; the cancellations shall be allowed at any time from the date of lottery until the date of issuance of the Allotment Letter. Such applicants whose applications are selected in the lottery and consequently, allotted any Apartment, may request for cancellation of allotment(s) after receipt of the Allotment Letter and in such cases RDPL, may at its option, cancel the allotment(s) and refund the application money without any interest and after deduction of either (a) 15% (fifteen percent) of the total amount mentioned in the Payment Schedule or (b) the entire actual amount received till the date of cancellation, whichever is less, together with interest due, accrued and payable thereon, in accordance with the terms herein contained.

b. Any such request for withdrawal of application shall be in writing and the requisite amount, will be refunded by dispatch of the same by RDPL, by registered post to the Indian correspondence address given in the application form, within 60 (sixty) days from the date of cancellation of allotment by RDPL.

All charges and expenses that may be incurred by RDPL in making such refund shall be borne by the applicant. The applicants may also collect their refunds from RDPL Office at 235, A.C. Road, 4th floor, Kolkata - 700020. Visit www.rdpil.com for more details.

REDHAT NOTICE OF PRO
MINDVANTAGE MEDIA

Bengal India dining office working hours

6. PRICE

a. The price for the Apartment shall be paid by the allottee as indicated in the Payment Schedule.

b. All payments (except the application money, which shall be governed by the provisions of paragraph 2 of this G.O.) shall be made by the applicant/allottee by cheque/pay order/demand draft transfer in favour of RDPL, payable at Kolkata. On any payments being made by outstation/draft cheque, the applicant/allottee shall pay to RDPL additional bank charges @ 0.5% of the value of such cheque. Further, on 'dishonour' of a cheque on any ground whatsoever, the applicant/allottee shall be liable to pay to RDPL a charge of Rs.1,000/- for every such dishonour. Should the applicant/allottee transfer money by electronic transfer, he/she/it shall be obliged to immediately inform RDPL that such transfer has been made along with the details of the bank/branch which RDPL will not be responsible for not being able to track/receive such amount and the applicant/allottee shall continue to remain liable for such amount.

c. All prices mentioned in the Payment Schedule are exclusive of taxes and the allottee(s) shall be liable to pay all such taxes which may be levied by any government(s) at present or in the future on all payments due on account of the Apartment and/or extra charges made by the applicant/allottee.

7. RENT

a. If the allottee pays the total price as stipulated in the Payment Schedule within 30 (thirty) days of the date of the Allotment Letter, the allottee may be entitled to a rebate as per the Payment Schedule. The relevant rate for rebate on the total price is subject to change from time to time at the sole discretion of RDPL.

8. VEHICLE PARKING

a. RDPL is committed to a fair, transparent and equitable method for allotment of two wheelers/four wheelers vehicle parking spaces. To secure the above said objective, RDPL is offering allotment of vehicle parking spaces on a 'draw of lots' basis on payment of such amounts as stipulated in the Payment Schedule. The applicant(s) must indicate in the application form whether he/she/it wishes to opt for a vehicle parking space.

b. Allotment of such parking spaces will be done after the lottery for the Apartment. earmarking of specific vehicle parking spaces will be done by draw of lots before handing over possession of the Apartment and the decision of RDPL in this respect shall be final and binding.

c. While we will make every endeavour to allot you a four wheeler parking space in terms of the preference indicated by you, we shall reserve the option of transferring your application for the four wheeler parking space to other options, subject to availability and you shall be obliged to make payment(s) accordingly.

d. If, after the above allocation some un-allotted vehicle parking spaces are available, they may be offered to allottees desiring additional vehicle parking space at the sole discretion of RDPL.

e. The vehicle parking space, if any allotted, shall center on the allottee(s) and the right to use the same.

f. The right to use the vehicle parking space is not transferable to any other person independently of the Apartment.

g. Request for change in allotted parking spaces may be considered at the discretion of RDPL.

h. Allottee(s) shall use the parking space for any purpose and shall not be permitted to park of two-wheeler vehicle on any other vehicle parking space. Allottee(s) shall not be permitted to park any other vehicle in one parking space. No parking space shall be used for any other purpose as authorized either by RDPL or any other authority.

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9. DEATH OF ALLOTEE

a. In the event of demise of the allottee, the right to have the apartment shall devolve upon the nominee or nominees as may be nominated by the allottee subject to the condition that the allottee has executed and submitted to RDPL a nomination form available at the registered office of RDPL. Further, the nominee will be required to continue timely payment of all installments due with respect to the apartment and other charges to RDPL and perform all obligations which had to be otherwise discharged by the allottee had he not been deceased. Such nominee shall pursuant to the death of the allottee, be deemed to be the allottee in relation to the Apartment and all provisions set out herein shall be applicable to such nominee. In the event that such nominee does not adhere to the provisions of these General Terms and Conditions or fails to pay all requisite amounts, RDPL shall have the right to cancel such allotment and allot the Apartment to any other entity and the nominee shall not have any right claim or lien over the Apartment. Upon such cancellation, the installment paid till that date will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due accrued and payable thereon, in accordance with the terms contained herein. However, the rights of the nominee mentioned above will be subject to any order for or declaration of legal heirs of the deceased allottee by a court of law and the nominee shall be deemed to be holding the Apartment on the refund as the case may be, in trust for such legal heir declared by the court.

b. In the event that the allottee dies without nomination, then the legal heirs of the allottee will be required to obtain appropriate documents from a court of law subsequent to which the deed will be executed and registered by RDPL in favour of such legal heirs. For the avoidance of doubt, it is hereby clarified that in the event the legal heirs of the allottee fail to adhere to the payment obligations as stipulated herein, RDPL shall have the right at its sole discretion to cancel the allotment and refund the payments made by the deceased allottee to the legal heirs. Upon such cancellation, the installment paid till that date will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due accrued and payable thereon, in accordance with the terms contained herein.

10. DELAY IN PAYMENT OF INSTALLMENTS AND/OR OTHER DUES

a. It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the Apartment, including paying and all other payments under the General Terms and Conditions and Payment Schedule.

b. Payment of the allotment money/ installment and all other dues shall be made within the respective time frames mentioned in the Allotment Letter and/or separate letters for the same issued to the allottee(s) from time to time. In case any such payment is delayed, the allottee(s) shall pay interest on the amount due @ 18% (eighteen percent) per annum from the respective due dates till payment is realized.

c. In the event of delay in payment of the allotment money/ installment and all other dues shall not in the normal course be condoned. In case of any such delay, RDPL reserves the right to cancel the allotment at its sole option and upon such cancellation, the installment paid till that date, will be refunded without interest, after deduction of service charge of either (a) 15% (fifteen percent) of the Total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest due accrued and payable thereon, in accordance with the terms contained herein. Further, upon cancellation of the allotment, the allottee shall have no manner of claim against RDPL.

11. POSSESSION

a. Subject to force majeure, RDPL will endeavor to give possession of the Apartment to the allottee(s) within 42 (forty two) months from the date of allotment of the Apartment.

b. Force majeure shall include but will not be limited to non-availability or irregular availability of building materials, water supply, electricity, gas supplies or utilities, strike, slow down, bylaws, with all the contractor/construction agencies employed to be employed, war, lock out or civil commotion, terrorist action, litigation, acts of God, any act, any order, order, rule or notification of the government and/or any other public or competent authority or any change in the policy of the government, ration, hoarding, action or inaction or omission of any person or authority, delay in certain decisions/ grant of clearances by the statutory bodies, and such other reasons beyond the control of RDPL.

c. RDPL, as a result of such a contingency arising, reserves the right to alter or vary these General Terms and Conditions, or if the circumstances so warrant, RDPL may suspend the fulfillment of its obligations for such period as it may consider expedient and the allottee agrees not to claim compensation or any rebate whatsoever for the period of such suspension.

d. In the event RDPL does not endeavor to give possession of the Apartment to the allottee within the stipulated time, (subject to force majeure as stated in paragraph 11 (a) and (b)), then RDPL will pay compensation to be calculated @ Rs. 1250/- (Rupees twelve and fifty paise only) per sq ft of the divisible area of the Apartment per month, effective from the scheduled date of possession till the date of possession. (as defined hereinafter), to such of the allottees who have not committed any default or delay.

12. TRANSFER OF APARTMENT

a. Prior to registration of the Conveyance Deed in accordance with paragraph 13 below, no transfer or alienation of interest in the Apartment in full or in part shall be permitted or recognized by RDPL except upon payment of a transfer fee @ 2% of the Total Price or the consideration for such transfer, whichever is higher, to RDPL, provided that the allottee has cleared all his/her/its dues together with interest thereon, if any, payable till the date of such proposed transfer to RDPL. Such transfer shall be on acceptance of these General Terms and conditions on the part of the transferee. The right to use the vehicle parking space, if any allotted to the allottee, shall also stand transferred to the transferee along with the Apartment.

13. REGISTRATION AND CONVEYANCE

a. The conveyance deed of the Apartment (Conveyance Deed) shall be executed and registered in favour of the allottee after the Apartment has been constructed and the Total Price, together with interest (if any) and all other dues and deposits etc. are received and before possession is handed over to the allottee. The allottee will be required to pay the entire stamp duty, registration charges and other taxes and charges as may be levied by the government, or other authority from time to time and as applicable at the time of registration as well as legal fees and other related charges in connection with the deposits/payments made by the allottee(s) upon allotment shall be borne by the allottee(s) within 15 (fifteen) days from the date of issue of receipt by RDPL of such other dues as may be mentioned hereon.

b. Subject to all outstanding amounts being paid by the allottee(s), the allottee(s) shall be deemed to have taken possession of the Apartment (as mentioned in the Allotment Letter) on the date of registration of the Conveyance Deed. The date of possession of the Apartment shall be mentioned in the Deed and shall be deemed to be the date of possession of the Apartment. The allottee(s) shall be deemed to have taken possession of the Apartment from the date of registration of the Conveyance Deed and from the date of issue of receipt by RDPL of such other dues as may be mentioned hereon.



facilities to such apartment of the defauling allottee and take such further steps as RDP, or its nominee or nominees may deem fit and the allottee gives her/his irrevocable and irrevocable consent to the same.

16. CORPUS DEPOSIT

The allottee shall also be required to contribute funds towards repairs, replacements and improvements (Corpus Deposit). RDP, or its nominee or nominees shall at their sole discretion determine the frequency, amounts and the proportion of such contribution and the allottee shall be bound to make payment of the same. Such Corpus Deposit shall be interest free and may be equated against any arrears in CMV charges and/or applicable taxes and be applied for repairs, replacements and improvements of the common areas and facilities of Hilland Greens as RDP, or its nominee/nominees may deem fit and proper.

The allottee hereby understands and irrevocably agrees that the Corpus Deposit shall be held by RDP, or its nominee(s) or the Manager, solely on behalf of and for the benefit of the apartment owners and that the Corpus Deposit and any additional amounts deposited from time to time by the allottee in accordance with the paragraph 16, shall be utilized to make payments, as contemplated herein above, on behalf of the allottee. Further, on the formation/liquidation of a suitable entity by RDP, or its nominee/nominees, which entity shall be established for and on behalf of apartment owners, the Corpus Deposit, as adjusted towards any outstanding payments, shall be transferred by RDP, or its nominee(s) or the Manager, as the case maybe, to such entity, on behalf of the apartment owners. For the avoidance of doubt, it is hereby clarified that, in the event that the allottee fails to make any payments in accordance with the paragraph 16, then such outstanding amounts may be deducted from the Corpus Deposit by RDP, or its nominee(s) or the Manager and all taxes that may be levied on RDP, or its nominee(s) or the Manager, on account of making such deductions, shall be borne by the allottee.

17. CLUB

Hiland Greens shall have a club for the use of the residents, for which each allottee shall not be required to pay any separate upfront cost.
RDP, or its nominee or nominee shall however have the right to operate and manage the club and to levy and recover charges for the use of the same and the allottee shall be compulsorily required to make payment for such charges.
RDP shall have the right to withdraw club privileges to any defaulting allottee and the allottee hereby gives his/her irrevocable consent to the same.
The rules and regulations pertaining to the regulation and management of the club shall be such as may be framed by RDP, and each allottee shall be bound by the same.

On a transfer of the apartment by the allottee, the club membership shall stand transferred to such transferee. The allottee hereby irrevocably agrees that it shall not be entitled to separately transfer the club membership to any other person.

18. GENERAL

Hiland Greens is a development by RDP, and within RDP's jurisdiction. It is understood that the Applicant has agreed to indemnify RDP, or its nominee or nominees, from and hold RDP, or its nominee or nominees, harmless from all losses, damages, claims, actions, suits, proceedings, costs, expenses and charges of any kind, including legal costs, which may be incurred by RDP, or its nominee or nominees, in connection with the development of Hilland Greens. The Applicant shall be bound by the terms and conditions of the contract of sale of the apartment, which shall be deemed to be incorporated into this contract of sale. The Applicant shall be bound by the terms and conditions of the contract of sale of the apartment, which shall be deemed to be incorporated into this contract of sale. The Applicant shall be bound by the terms and conditions of the contract of sale of the apartment, which shall be deemed to be incorporated into this contract of sale.

liable to pay RDP, or its nominee or nominee(s) all maintenance charges, rates, taxes, levies, outgoings, deposits including security deposits or assessments pertaining to the Apartment, jointly and pertaining to the common areas and sport and recreation facilities proportionally together with interest thereon, if any payable till the date of such proposed transfer to RDP, without dissent or demur. The right to use the vehicle parking space, if any allotted to the allottee, shall also stand transferred to the transferee along with the Apartment.
The Conveyance Deed will be obtained by the solicitor/advocate of RDP, and the same shall be in such form and shall contain such particulars as may be approved by RDP. Request for changes whatsoever in the Conveyance Deed may be considered at the sole discretion of RDP.
If the allottee does not get the Conveyance Deed executed and registered within the date notified, the allotment will be liable to be cancelled at the discretion of RDP, and the total payment received may be refunded without interest and after deduction of either (a) 15% (fifteen percent) of the total Price mentioned in the Payment Schedule or (b) the entire actual amounts received till the date of cancellation, whichever is less, together with interest, due, accrued and payable thereon, in accordance with the terms herein contained.
The allottee(s) will adhere to such process of registration of the Conveyance Deed as may be stipulated by RDP in due course.

The allottee(s) will have to be present in person at the time of taking possession of the Apartment and the execution and registration of the Conveyance Deed in cases wherein the allottee(s) is unable to attend in person, a registered/authorized power of attorney, in such form as may be provided by RDP, in favour of his/his/their authorized representative will be submitted by the allottee to RDP, within such time as may be stipulated by RDP.

19. EXTRA CHARGES

Additional charges on account of electricity connection charges, generator charges, electrical infrastructure cost & security deposit, legal charges and any other additional liability shall be borne by the allottee, as may be reasonably determined by RDP, from time to time. The allottee shall be bound to make such payments within 15 (fifteen) days of notice of payment from RDP.
These payments shall be deemed to form part of the Payment Schedule and any default in payment thereof shall attract the provisions of paragraph 10 herein.

20. MANAGEMENT OF HILLAND GREENS

A suitable entity (to be selected by RDP at its sole discretion) shall be entrusted with the maintenance and management of all the common areas and facilities that serve Hilland Greens (Manager). All such common areas and facilities shall be identified by RDP, at its sole discretion (in such form as may be provided by RDP) shall, by itself or through its nominee/s maintain and manage the common areas and facilities referred to above.
Maintenance charges and expenses for the common areas and facilities of Hilland Greens shall be proportionately divided amongst the respective allottees. Each of the aforesaid maintenance charges and the proportionate amount payable by each allottee shall be decided by RDP, or the Manager and shall be binding on the allottees.
The detailed rules and regulations regarding maintenance, usage and management of the Apartment and all common areas including terms of appointment of the Manager shall be exclusively decided by the RDP and the allottee gives his/his/its irrevocable and irrevocable consent for the same. In particular, RDP, and/or the Manager shall have the right to enter the Apartment of the allottee for the purpose of carrying out emergency repairs in the interest of the development of Hilland Greens.

Without prejudice to the aforesaid, in the event of default/decay by the allottee in making payment of the maintenance charges and other outgoings, RDP, or its nominee or nominee(s) shall have the right to withdraw all utilities & services provided to the allottee.



allottee with an Apartment in jumped down condition and allow such plaintiff/contractor in price as it may deem fit for the fittings and fixtures not provided, provided that the allottee shall be obliged to adhere to the layout plan provided by RDPPL on conditioning the Apartment.

c. It is unambiguously agreed and understood by the allottee that the layout plans and building plans, approximate super built-up, built-up area (which building area may increase/decrease upto a maximum of 2%) of the Apartment, specifications of the materials proposed to be used, common areas and facilities and components of the Hilland Greens (building) and the Apartment are tentative and are subject to variation. RDPPL may effect such variations, additions, alterations, deletion and/or modifications thereto as it may, at its sole discretion, deem appropriate and fit as may be effected/allowed by any concerned authority. No complaints regarding changes in design/layout shall be entertained by RDPPL.

d. The allottee acknowledges and accepts that Hilland Greens is being developed in clusters of buildings with different space/apartment types and sizes in each area. Industries and facilities in each building cluster and all common areas, infrastructure and facilities serving the Hilland Greens have been aggregated and proportionately allocated to the built up area of each apartment to situate at their super built up area.

e. The allottee shall have no manner or right or interest in respect of any terraces, roof/terrace, garden, in all buildings/structures comprising Hilland Greens, unless specifically granted by RDPPL.

f. The allottee also acknowledges and accepts that Hilland Greens project is a development with diverse development clusters that are intended to be applied to different uses. RDPPL shall have the right and absolute authority to deal with the land comprising the entire Hilland Greens. Its common areas, infrastructure and facilities including but not limited to the creation of further rights in favour of any other party at their sole discretion. The allottee shall be entitled to only such of the common areas and facilities as have been specifically designated for Hilland Greens and clearly identified in the Citymaster Deed.

g. The allottee further acknowledges and accepts that Hilland Greens project is being developed in phases and the allottee shall not raise any objection and impediment to the same. The allottee accepts that the common areas, infrastructure and facilities of Hilland Greens development may not be complete and/or operational as on the date of possession referred to in the above.

h. RDPPL or its nominee(s) reserve the right to be able to apply any part of the common areas, infrastructure and facilities of Hilland Greens development for any purpose whatsoever at their sole discretion.

i. The allottee hereby authorizes, permits and shall have no objection to RDPPL making arrangements from any financial institution/bank by way of mortgage/charge/assignment of title/other respective Apartment or the reasonable and/or of title to secure therefrom, subject to the Apartment being made free of such encumbrance at the time of execution of the Conveyance Deed.

All correspondence will be made with the allottee at the address for correspondence on the record of RDPPL, initially indicated in his/her/their application form. Any change of address shall have to be notified in writing to RDPPL at its registered office and station/development. For such change in case, there are joint allottees, all communication shall be sent by RDPPL to the allottee whose name appears first and which shall for all purposes be deemed to have been received by the allottee.

k. This application form, allotment of the Apartment and delivery thereof is subject to the grant of permissions and clearance as may be required under the law. It is clarified that in the event such approval/permissions/clearance are not obtained the allotment of the Apartment shall stand cancelled and all monies

received by RDPPL till such date of cancellation shall stand refunded in full without interest and without any deduction.

l. The allottee(s) shall from time to time sign all application, forms, documents, maintenance agreement, electricity agreement and other papers as per format prepared by RDPPL, and do all such acts, deeds and things as RDPPL may deem fit and necessary in the interest of the Hilland Greens development. In case of a joint allottees, any document signed/accepted/acknowledged by any one of the allottees shall be binding upon the other allottee.

m. Complaints: If any, regarding fittings and fixtures etc. provided in the Apartment will be required to be brought to the notice of RDPPL within 15 (fifteen) days of the date of possession. In case the allottee(s) fails to take physical possession of the Apartment upon being called upon to do so by RDPPL, etc. shall not be entertained and in such an event, the allottee(s) shall take possession of the Apartment on as is where is basis.

n. The allottee(s) may be required to execute (if necessary) a formal agreement for sale in such form as may be prescribed by RDPPL within 15 (fifteen) days of being called upon in writing to do so by RDPPL, whereupon the allottee(s) shall be required to pay the entire stamp duty/registration charges and other charges as may be applicable at the time of registration.

o. The courts at Kolkata shall have exclusive jurisdiction in all matters concerning this transaction.

p. RDPPL reserves the right to effect any changes to the structure and manner in which the apartments will be transferred to the allottees.

q. RDPPL may assign its interest or delegate or nominate all or any of its rights and responsibilities hereunder to its successors or any other entity as it may deem fit.

r. RDPPL, at its sole discretion, may relax or modify any of the conditions stated herein. The allottee shall not have any claim of compensation in case of such relaxation or modification. In the event that a request for modification or amendment of any conditions with respect to the allotment is accepted by RDPPL, the allottee shall pay an additional charge of Rs. 5,000/- for any such modification or amendment to RDPPL.

s. Notwithstanding anything stated herein, the allottee acknowledges and hereby agrees that possession of the Apartment shall be given by RDPPL to the allottee subject to the allottee's compliance with the provisions set out in this General Terms and Conditions and the Payment Schedule and upon timely payment of all amounts, including all fees and taxes and duties, by the allottee. RDPPL has incurred substantial expenditures in development of Hilland Greens and any cancellations/details on the part of the allottee(s) result in losses which are suffered by RDPPL. The allottee(s) hereby irrevocably agree that all service charges levied/figures made by RDPPL in accordance with the terms of this GTC are reasonable. Further, the allottee(s) hereby agree and acknowledge that no claim shall be made by the allottee(s) in relation to any amount forfeited or any service charge levied by RDPPL under the GTC.

t. No request for any discount/waiver on any account whatsoever will be entertained by RDPPL.

u. The allottee(s) shall not demolish, alter, modify or demolish any structures of the Apartment or any portion thereof or cause to make any such alterations to the Apartment.

v. Any charges/fees/amounts shall attract service tax as per the applicable laws and all payments specified in the Payment Schedule shall be made in accordance with the applicable laws which shall be done by the allottee.

w. Any taxes/duties/charges imposed by any authority, authority or government agency in the event of the completion of the Hilland Greens development shall be borne by the allottee(s) in the General Terms and Conditions of the Hilland Greens development.



be imposed, wherever applicable. Any change in existing rates of taxes/duties/cess/levies imposed by any statutory authority within or during the period, whether prospectively or retrospectively, shall also be applicable as per statutory requirements.

The allottee(s) shall not use the said Apartment for commercial purposes or use the same for any financial activities or manufacturing or processing works or storage purpose or any other purposes save and except exclusively for residential purpose.

aa. After taking the possession, the allottee(s) may make non-structural changes/aesthetical changes subject to prior approval and consent of RDPPL and/or the Manager. The allottee(s) shall not make any such additions or alterations in the Apartment that may cause blockage or interruption in the smooth flow of common areas and facilities within the complex and/or to cause damage or encroachment on the structures of the building(s) in the complex.

ab. Internal wiring for electrification will be provided for each Apartment. However, the allottee(s) will have to apply to CESC individually for obtaining supply of power and meter for their respective Apartments. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to CESC.

ac. The Submission Genries as will be communicated have merely agreed to be the collecting agents for the acceptance of application forms as prescribed by RDPPL and are not involved/responsible for the development of "Inland Green" on the financial status of RDPPL.

dd. RDPPL shall provide detailed Do's and Don'ts during handing over possession of Apartment to the allottee(s). Please note, the same shall be considered to be an integral part of this GTC.

ee. The last date for sale of application, fill and application form may be extended by RDPPL at its sole discretion.

ff. In the event that any documents are impounded, RDPPL reserves the right to ask the applicant to resubmit the documents to RDPPL and also reserves the right to reject the application. If the same are not provided.

19: INDEMNITY

a. The allottee will abide by the terms and conditions of this General Terms and Conditions and applicable laws. In the event of contravention or non-compliance, the allottee will be liable for all the consequences as provided under this General Terms and Conditions or otherwise. If any loss is caused to RDPPL due to the act or negligence of the allottee, the allottee will indemnify RDPPL for such loss.

20: DISCLAIMER

a. RDPPL and its affiliates, officers, directors, employees, agents, members, servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of RDPPL and its affiliates, officers, directors, employees, agents, members, servants, partners and indemnified with regard thereto.

I/We have read and understood the above mentioned Terms & Conditions and agree to abide by the same.

FIRST ALLOTTEE

SECOND ALLOTTEE

THIRD ALLOTTEE

[See third proviso to rule 114B]



Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 118

Full name and address of the declarant

2. Particulars of transaction

3. Amount of the transaction

4. Are you assessed to tax?

Yes/No

5. If yes,

(i) Details of Ward/Circle/Range where the last return of income was filed

(ii) Reasons for not having permanent account number/General Index Register Number

6. Details of the document being produced in support of address in column (i)

VERIFICATION

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verify today, the _____ day of _____

Date

Place

Signature of the declarant

Instructions: Documents which can be produced in support of the address are:

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local authority

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HILAND GREENS
ZBHK DOWN PAYMENT SCHEDULE
 Ground to 14th floor



Apartment Type: Built up Area
 Saleable Area: 712.84 sq ft
 Apartment Cost (in Rs.): 1,880,000
 Ground to 14th floor

Particulars	Due Date	Payment %	Amount (in Rs.)
APARTMENT PRICE			
Application Money	On application	50.00%	940,000
Allotment Money	Within 30 days from the date of allotment	100% (50,000)	50,000
Total (in Rs.)			1,880,000
CORPUS DEPOSIT (Mandatory)			
Corpus Money	Within 30 days from the date of allotment	100%	25,000
Total (in Rs.)			25,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	275,000
Total (in Rs.)			275,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	250,000
Total (in Rs.)			250,000
TWO WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	10,000
Total (in Rs.)			10,000
Apartment with 1 covered four wheeler Parking (in Rs.)			2,180,000
Apartment with 1 open four wheeler Parking (in Rs.)			2,135,000
Apartment with 1 two wheeler Parking (in Rs.)			1,905,000
Apartment without parking (in Rs.)			1,880,000

1. Power from GESC - proportionate cost on actuals.
 2. Legal charges, Stamp duty & Registration charges on actuals.
 3. Charges for REDUCTION OF INTEREST TO BE CHARGED ON THE BALANCE OF THE LOAN WILL BE EXTRA AS APPLICABLE.
 (Date) _____
 Director / _____
 by M/D/BA/1/0/MSB/M

HILLAND GREENS
ZBHK INSTALLMENT PAYMENT SCHEDULE



Apartment Type: Built up Area
Saleable Area: Floor: Ground to 14th floor
Apartment Cost (In Rs.) 2,29,000

A1/A2/A3/A4/A5/A6
150 sq.ft
172 sq.ft
Ground to 14th floor
2,29,000

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50.00%	1,14,500
Alignment Money	Within 30 days from the date of allotment	15.96% (50,000)	1,65,460
1st installment	Within 45 days from the date of allotment	2.0%	1,67,460
2nd installment	On commencement of foundation	1.0%	1,68,460
3rd installment	On commencement of 3rd Floor Slab	1.0%	1,69,460
4th installment	On commencement of 6th Floor Slab	1.0%	1,70,460
5th installment	On commencement of 9th Floor Slab	1.0%	1,71,460
6th installment	On commencement of 12th Floor Slab	1.0%	1,72,460
7th installment	On commencement of floor	1.0%	1,73,460
8th & Final installment	Before Possession	5%	1,78,460
Total (In Rs.)			2,09,510
CORPUS DEPOSIT (Mandatory)			
Initial Corpus Installment	Within 30 days from the date of allotment	5.0%	11,250
Final Corpus Installment	Before Possession	5.0%	11,250
Total (In Rs.)			22,500
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	5.0%	13,750
Final Parking Installment	Before Possession	5.0%	13,750
Total (In Rs.)			27,500
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	5.0%	12,500
Final Parking Installment	Before Possession	5.0%	12,500
Total (In Rs.)			25,000
TWO WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	5.0%	15,000
Final Parking Installment	Before Possession	5.0%	15,000
Total (In Rs.)			30,000
Apartment with 1 covered four wheeler parking (In Rs.)			1,78,460
Apartment with 1 open four wheeler parking (In Rs.)			1,67,460
Apartment with 1 two wheeler parking (In Rs.)			1,52,460
Apartment without parking (In Rs.)			1,37,460

1. Power from GEC - proportionate cost on actuals.
2. Legal charges Stamp duty & registration charges on actuals.
3. Charges for stand by power in the apartment to be charged on actuals.
4. Taxes / Duties / Fees etc. (if present and/or future) will be extra as applicable.
5. Stand by power for common areas included in apartment price.
6. Compensatory floor on common areas included in apartment price.



HILLAND GREENS
3BHK DOWN PAYMENT SCHEDULE
Category A: (Ground - 4th Floor)



Apartment Type	B1 / B2 / B3 / B4 / B5 / B6
Built up Area	870 sq ft.
Saleable Area	1060 sq ft.
Floor:	Ground to 4th floor
Apartment Cost (In Rs.)	2,795,000

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50,000	50,000
Allotment Money	Within 30 days from the date of allotment	100% (-50,000)	2,745,000
Total (In Rs.)			2,795,000
CORPUS DEPOSIT (Mandatory)			
Corpus Money	Within 30 days from the date of allotment	100%	40,000
Total (In Rs.)			40,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	275,000
Total (In Rs.)			275,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	350,000
Total (In Rs.)			350,000
TWO WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	50,000
Total (In Rs.)			50,000
Apartment with 1 covered four wheeler parking (In Rs.)			
			1,85,000
Apartment with 1 open four wheeler parking (In Rs.)			
			1,10,000
Apartment with 1 two wheeler parking (In Rs.)			
			2,85,000
Apartment without parking (In Rs.)			
			2,83,000

1. Power from GESC - proportionate cost on actuals.

2. Legal charges, Stamp duty & Registration charges on actuals.

3. Charges for stand by power in the apartment to be charged extra.

4. Taxes, Duties, Fees, etc. (Present & Future) will be extra applicable.

5. All charges for stand by power in the apartment will be extra applicable.

6. All charges for stand by power in the apartment will be extra applicable.

7. All charges for stand by power in the apartment will be extra applicable.

8. All charges for stand by power in the apartment will be extra applicable.

9. All charges for stand by power in the apartment will be extra applicable.

10. All charges for stand by power in the apartment will be extra applicable.



HILAND GREENS
BANK DOWN PAYMENT SCHEDULE
 Category B: (5th - 9th Floor)



Apartment Type: Built up Area
 Saleable Area: Floor
 Apartment Cost (In Rs.)

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50.00%	5,00,000
Allotment Money	Within 30 days from the date of allotment	100% (45,00,000)	45,00,000
Total (In Rs.)			50,00,000
CORPUS DEPOSIT (Mandatory)			
Corpus Money	Within 30 days from the date of allotment	100%	4,00,000
Total (In Rs.)			54,00,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	2,00,000
Total (In Rs.)			56,00,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	1,50,000
Total (In Rs.)			57,50,000
TWO WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	1,00,000
Total (In Rs.)			58,50,000

Apartment with 1 covered four wheeler parking (In Rs.)

Apartment with 1 open four wheeler parking (In Rs.)

Apartment with 1 two wheeler parking (In Rs.)

Apartment without parking (In Rs.)

1. Power from CESC - proportionate cost on actuals
 2. Legal charges, Stamp duty & registration charges on actuals
 3. Charges for stand by power in the apartment to be charged extra
 4. Taxes / Duties / Costs of the apartment to be charged extra
 and be added to the price of the apartment. The above charges included in apartment price
 5. Additional charges as per applicable laws and regulations shall be added to the price of the apartment.

HILAND GREENS
3BHK DOWN PAYMENT SCHEDULE
 Category C (10th - 14th Floor)



Apartment Type
 Built up Area
 Saleable Area
 Floor
 Apartment Cost (In Rs.)

B1/ B2/ B3/ B4 / B5 / B6
 820 sq ft
 4,71,060 sq ft
 10th to 14th floor
 2,94,00,000

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50,000	50,000
Allotment Money	Within 30 days from the date of allotment	100% (-50,000)	2,84,00,000
Total (In Rs.)			2,89,00,000
CORPUS DEPOSIT (Mandatory)			
Corpus Money	Within 30 days from the date of allotment	100%	40,000
Total (In Rs.)			2,75,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	350,000
Total (In Rs.)			3,50,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	50,000
Total (In Rs.)			50,000
TWO WHEELER PARKING PRICE (Optional)			
Parking Money	Within 30 days from the date of parking allotment	100%	-50,000
Total (In Rs.)			-50,000
Apartment with 1 covered four wheeler Parking (In Rs.)			
			3,29,00,000
Apartment with 1 open four wheeler Parking (In Rs.)			
			2,90,00,000
Apartment with 1 two wheeler Parking (In Rs.)			
			2,94,00,000
Apartment without parking (In Rs.)			
			2,94,00,000

1. Power from GESE - proportionate cost on actuals.
 2. Legal charges, Stamp duty & Registration charges on actuals.
 3. Change in Government rates (in future) will be charged extra.
 4. All the above mentioned items will be extra applicable and included in apartment price.

HILAND GREENS
3BHK INSTALLMENT PAYMENT SCHEDULE
 (Category A: Ground - 4th Floor)



Apartment Type: Built up Area
 Saleable Area: 1100 Sq. Ft.
 Floor: 4th Floor
 Apartment Cost (In Rs.): 12,00,000

81 / B2 / B3 / B4 / B5 / B6
 1100 Sq. Ft.
 Ground to 4th Floor
 12,00,000

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50.00%	5,00,000
1st Installment	Within 30 days from the date of allotment	15% (1,50,000)	1,50,000
2nd Installment	On commencement of foundation	20%	2,00,000
3rd Installment	On commencement of 1st Floor Slab	10%	1,00,000
4th Installment	On commencement of 4th Floor Slab	10%	1,00,000
5th Installment	On commencement of 7th Floor Slab	10%	1,00,000
6th Installment	On commencement of 10th Floor Slab	10%	1,00,000
7th Installment	On commencement of 13th Floor Slab	10%	1,00,000
8th & Final Installment	On commencement of Roof	10%	1,00,000
Total (In Rs.)	Before Possession	5%	1,50,000
CORPUS DEPOSIT (Mandatory)			
Initial Corpus Installment	Within 30 days from the date of allotment	50%	2,00,000
Final Corpus Installment	Before Possession	50%	2,00,000
Total (In Rs.)			4,00,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	1,17,500
Final Parking Installment	Before Possession	50%	1,17,500
Total (In Rs.)			2,35,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	1,75,000
Final Parking Installment	Before Possession	50%	1,75,000
Total (In Rs.)			3,50,000
TWO WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	25,000
Final Parking Installment	Before Possession	50%	25,000
Total (In Rs.)			50,000
Apartment with 1 covered four-wheeler parking (In Rs.)			12,10,000
Apartment with 1 open four-wheeler parking (In Rs.)			12,35,000
Apartment without parking (In Rs.)			11,70,000

1. Power front CESC - proportionate cost on actuals
 2. Legal charges, Stamp duty & Registration charges on actuals
 3. Charges for standby power in the apartment to be charged extra
 4. Taxes / Duties / Cess etc. (present and/or future) will be extra as applicable
 5. Stand by power for common areas included in apartment price
 6. Complimentary Hiland Greens Club membership
 7. No additional charges
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HILAND GREENS
3BHK INSTALLMENT PAYMENT SCHEDULE
 Category B1 (5th - 9th Floor)



Particulars	Due Date	Payment %	Amount (In Rs.)
Apartment Type: Built up Area Saleable Area: 1820 sq ft Floor: 5th to 9th floor Apartment Cost (In Rs.): 3,175,000			
B1 / B2 / B3 / B4 / B5 / B6			
APARTMENT PRICE:			
Application Money / Allotment Money	On application	50.00%	50,000
1st Installment	Within 30 days from the date of allotment	15% (₹50,000)	50,000
2nd Installment	On commencement of foundation	20%	426,250
3rd Installment	On commencement of 1st Floor Slab	10%	635,000
4th Installment	On commencement of 4th Floor Slab	10%	317,500
5th Installment	On commencement of 7th Floor Slab	10%	317,500
6th Installment	On commencement of 10th Floor Slab	10%	317,500
7th Installment	On commencement of 13th Floor Slab	10%	317,500
8th & Final Installment	On commencement of Roof	5%	1,58,750
Total (In Rs.)	Before Possession		3,175,000
CORPUS DEPOSIT (Mandatory)			
Initial Corpus Installment	Within 30 days from the date of allotment	50%	20,000
Final Corpus Installment	Before Possession	50%	20,000
Total (In Rs.)			40,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd Installment letter	50%	1,37,500
Final Parking Installment	Before Possession	50%	1,37,500
Total (In Rs.)			2,75,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd Installment letter	50%	1,75,000
Final Parking Installment	Before Possession	50%	1,75,000
Total (In Rs.)			3,50,000
TWO WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd Installment letter	50%	25,000
Final Parking Installment	Before Possession	50%	25,000
Total (In Rs.)			50,000
Apartment with 1 covered four wheeler Parking (In Rs.): 3,565,000			
Apartment with 1 open four wheeler Parking (In Rs.): 3,490,000			
Apartment with 1 two wheeler Parking (In Rs.): 3,275,000			
Apartment without parking (In Rs.): 3,215,000			

1. Power from CESC - proportionate cost on actuals
 2. Legal charges, Stamp duty & Registration charges on actuals
 3. Charges for repair & maintenance of apartment to be charged extra
 4. 5% maintenance fee (₹ 5000) will be extra & applicable
 5. 1% of the total price of the apartment will be extra & applicable
 6. 1% of the total price of the apartment will be extra & applicable
 7. 1% of the total price of the apartment will be extra & applicable

HILLAND GREENS
BBHK INSTALLMENT PAYMENT SCHEDULE
 Category: C (10th - 14th Floor)



B1/B2/B3/B4/B5/B6

Apartment Type: Built up Area
 Saleable Area: 1060 sq ft
 Floor: 10th to 14th floor
 Apartment Cost (In Rs.): 3,225,000

Particulars	Due Date	Payment %	Amount (In Rs.)
APARTMENT PRICE			
Application Money	On application	50.00%	50,000
Allotment Money	Within 30 days from the date of allotment	15% (50,000)	15,000
1st Installment	On commencement of foundation	12.00%	43,750
2nd Installment	On commencement of 1st Floor Slab	10%	64,500
3rd Installment	On commencement of 4th Floor Slab	10%	32,250
4th Installment	On commencement of 7th Floor Slab	10%	32,250
5th Installment	On commencement of 10th Floor Slab	10%	32,250
6th Installment	On commencement of 13th Floor Slab	10%	32,250
7th Installment	On commencement of Roof	10%	32,250
8th & Final Installment	On commencement of Roof	5%	16,125
Total (In Rs.)			3,225,000
CORPUS DEPOSIT (Mandatory)			
Initial Corpus Installment	Within 30 days from the date of allotment	50%	20,000
Final Corpus Installment	Before Possession	50%	20,000
Total (In Rs.)			40,000
OPEN FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	137,500
Final Parking Installment	Before Possession	50%	137,500
Total (In Rs.)			275,000
COVERED FOUR WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	175,000
Final Parking Installment	Before Possession	50%	175,000
Total (In Rs.)			350,000
TWO WHEELER PARKING PRICE (Optional)			
Initial Parking Installment	Within 15 days from the date of issuance of 2nd installment letter	50%	25,000
Final Parking Installment	Before Possession	50%	25,000
Total (In Rs.)			50,000
Apartment with 1 covered four-wheeler Parking (In Rs.)			
Apartment with 1 open four-wheeler Parking (In Rs.)			
Apartment with 1 two-wheeler Parking (In Rs.)			
Apartment without Parking (In Rs.)			

1) Power from CESC - proportionate cost on actual.
 2) Legal charges, Stamp duty & Registration charges on actual.
 3) Charges for stand by power in the apartment to be charged extra.
 4) Taxes / Duties / Surcharges / Penalties / Fines / etc. to be charged as applicable.
 5) All other charges common to all apartments to be added in apartment price.
STRENGTH OF CONCRETE TO BE DECIDED IN APARTMENT PRICE.