

BOOKING LETTER
(CENTRUM)

To

Date : / /

_____,

Re: Offer of Provisional Booking of the Unit No. ____ on
the ____ **Floor** together with one Servant Qtr in
Building Block No. ____ and Right to Park ____ (____)
Open/Covered Car(s)/ Multi level independent at
'CENTRUM', 8/2 Rai Charan Pal Lane Kolkata -
700046.

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment Flat No _____, on ____ Floor of Block No ____ having Carpet Area / Saleable area ____ Sq.Ft. **together with** a Servant's Quarter having a Carpet Area/ Saleable area of ____ Sq.Ft aggregating to an aggregate Carpet Area/Chargeable Area admeasuring ____ Sq.Ft. together with **Open/covered** Terrace area measuring ____ Sq.Ft and **Open/Covered Balcony** area admeasuring ____ Sq.Ft which are appurtenant to net usable area of flat, working out to a **Built-Up area** of ____ sq. ft **together with** the pro-rata share in the common parts and facilities in the Block working out to a **Super Built-up area** of ____ Sq. ft. **together with** Right to Park ____ (____) **Car(s)** in the Open/Covered/Multilevel Independent CP also **together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) at "_____", has been provisionally allotted in your favour on the basis of your EOI No. _____ dated _____ and on your depositing the application money of Rs. _____/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park open/covered **Dependent/Independent** will be identified on the date of possession

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

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

The price of the said Apartment payable as per the Table provided below:-
We will send Demand Notices for each installment and the Allottee will have to pay within 15 days from the date of such notice.

On Expression of Interest	Rs. 2,00,000/-+ GST	TENTATIVE DATES (subject to variation)
ON BOOKING LETTER (LESS: EXPRESSIONS OF INTEREST AMOUNT)	10% + GST	
ON AGREEMENT	10% + GST	
ON COMPLETION OF FOUNDATION	15% + GST	
ON COMPLETION OF OF 1 ST FLOOR ROOF CASTING	10%+ GST	
ON COMPLETION OF OF 2 ND FLOOR ROOF CASTING	10%+ GST	

ON COMPLETION 3 RD FLOOR ROOF CASTING	10%+ GST	
ON COMPLETION OF 4 TH FLOOR ROOF CASTING	10%+ GST	
ON COMPLETION OF BRICK-WORK OF THE UNIT	5%+ GST	
ON POSSESSION OF THE UNIT	20%+ GST	

Timely payment is the essence of the Allotment.

NOTE- GST as applicable is payable with payments.

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

FACILITIES			
<u>(EXTRA CHARGES & DEPOSITS)</u>			
	A.	EXTRA CHARGES	
	1	Club	RS.126.58/- per sq.ft of B.U.Area
	2	Generator	RS.63.29 per sq.ft of B.U Area
	3	Transformer & Electricity Expenses	RS.94.94 per sq.ft of B.U Area
	4.	Legal Charges	RS. 10,000/-
	5	Supervision Charges	A sum calculated @ Rs.1/- per sq ft of B U Area per month for maintenance of the Project and supervision thereof by the Builder which rate will be increased at the end of each year @ 25% till hand over of the Project to the Apartment Owners Association..
	6.	Formation of Association	RS. 10,000/-
	8..	Stamp Duty and Registration Fee and incidental expenses/Service Tax	A. Stamp Duty & Registration: At Applicable rate on the Agreement value plus applicable taxes, if any.

		B. Incidental Charges Rs.10,000/-
	9. Maintenance Expenses	RS.3.80 per Sq.Ft. of B. U. Area
	10. Guarding Charges	Rs.2,500/- p.m.
	DEPOSITS	
	11. Electricity Deposit	ON ACTUALS
	12.. Maintenance Deposit	<p>(i) A sum calculated @ Rs.3.80 per sq.ft of B.U area per month at the time of giving possession for a period of two years shall be deposited by the Allottee without any interest.</p> <p>(ii) Out of the amount so deposited, a sum being equivalent of 1 (one) years' Deposit shall be adjusted against Maintenance charges and the balance kept deposited with the Builder and only on handing over of Maintenance to the Association the said Deposit shall be handed over to the Association without any interest.</p>

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of "**SRIJAN CENTRUM COLLECTION A/C**" and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- 1) Srijan Realty Pvt. Ltd., Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at 8/2 Rai Charan Pal Lane, Kolkata – 700046,

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

1. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 2 Bigha 8 kottah 2 Chittak and 27 sqft, more or less at premises no 8/2 Rai Charan Pal Lane, Kolkata 700046 and 3 Cottahs 10 Chittack 4 Sqft in adjacent Premises No. 8/3 Rai Charan Pal Lane, Kolkata 700046 , Under P.S-Topsia, KMC Ward No 59 for making one Housing Complex bordered in color Blue in a Plan annexed hereto and marked Annex-A.
2. The said Project is earmarked for the purpose of building a residential Project, comprising three multistoried apartment buildings and the said projects shall be known as **SRIJAN CENTRUM** (project) alongwith other Projects of the entire complex,
3. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate approx 2 Bigha 8 kottah 2 Chittak and 27 sqft, more or less at premises no 8/2 Rai Charan Pal Lane, Kolkata 700046 and 3 Cottahs 10 Chittack 4 Sqft in adjacent Premises No. 8/3 Rai Charan Pal Lane, Kolkata 700046 , Under P.S-Topsia, KMC Ward No 59 as may be permitted under the law(s). Other phases will be defined by 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 WBHIRA.
4. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the entire Housing Complex including future phases.
5. This Project will consist of several independent segments, viz (i) Residential Units (ii) Club, which may be changed and varied as per the decision of Promoter. The independent segments are only indicative and may be modified and varied at the option of the Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.
6. 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 which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction 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, 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.

7. The copy of the proposed layout plan and the proposed building /phase/wing plan showing future proposed development as disclosed by the Developer in his registration before the WBHRA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto and marked Annex-B
8. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this said Phase/Project (project/wing) which is clearly demarcated and marked Annex-C .
9. The Allottee is made aware that the occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
10. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Project. Provided that the Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee , the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent,.
11. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the entire Housing Project with further future extensions.
12. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 3464.42 **Square meters** only 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.

13. The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Apartment Owners of this Housing Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.
14. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date of delivery which is on December 2019 with a grace period of Twelve months (**Completion date**)
15. A 'CLUB' shall be set up separately in the Housing Complex. The facilities of the Club would be such as be decided by Builder. The tentative description whereof is as given in the brochure which may be varied by the Builder if required at the time of implementation. The Allottee and/or their nominee/s are eligible to become member of the Club.

The Club will be run professionally.

All members will be required to abide by the rules and regulations which will be framed by Builder. The Club members will not have any individual right to any of the properties of the Club or regarding the formation or running of the Club.

It is expected that the club will be operational either before or after the completion of the entire housing complex but possession of Building Blocks will be given in phases as and when the respective Blocks are completed and made habitable. The membership would create a right to use the club facilities subject to payment of charges and observance of regulations.

If any Unit Owner becomes a member of the Club and in the event any Unit Owner leases or rents out his/her/its Unit, it will be mandatory of such Unit Owner to notify the Club/ Maintenance In Charge of such leasing/renting. The Unit Owner will thereafter be barred from using the Club and Common facilities till such time he/she/it is back in possession of its Unit and its Lessee/Tenant will be entitled to utilize the Club and Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.

Club Scheme: The detailed terms and conditions of membership and rules and regulations governing use of the Said Club and its facilities will be formulated in due course and circulated to the Allottee (**Club Scheme**) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Allottees of the Said Complex (3) Each Flat can opt for 1 (one) membership, irrespective of the number of owners of such Flat (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Flat, 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 members who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager] (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 sale/transfer of the Said Flat, the membership will stand terminated and the new owner may be nominated/granted a new membership (8) If an Allottee lets out his/her Flat, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee.

It would be pertinent to mention that some of the facilities at the Club shall be available free of cost while others will be on pay by use basis. Detailed terms and conditions of membership and rules and regulations governing the usage of the club will be formulated in due course and circulated to members before the Club

is made operational. All the members will have to abide by these rules and regulations.

The intended facilities of the club outlined in the application kit are tentative and may vary at the sole discretion of Builder.

Commencement of Operation of Said Club: The Said Club shall be made operational before or after the entirety of the Said Complex is completed and made ready. The Allottee understands and accepts that the date of completion of the Said Complex has no connection and correlation with the Said Club becoming operational and the Allottee shall not raise any claim or objection in this regard.

Club Manager: The Said Club/ amenities may (at the sole discretion of the Developer and subject to availability) be managed and operated professionally through a club operation and management agency (**Club/ Facility Manager**), to be engaged by the Builder only.

User Charge: At the sole discretion of the Builder (1) some facilities of the Said Club will be available for use free of charge by members while other facilities will be on a pay-by-use basis and (2) the rate, schedule etc. will be determined at the time of the opening of the Said Club, at the sole discretion of the Builder.

Recreation Facilities : The Club shall have the recreational facilities like Air Conditioned Community Hall, Party Terrace, Well equipped Gymnasium, Indoor game facilities having Table Tennis, Carom, Board Games and Pool Table. These facilities may be changed by the Builder if required at the time of implementation. The said Club will be for the use of the various Flat Owners/ Allottees and/or any person occupying through the respective Unit Owner subject to charges for use of Club facilities and such terms and conditions and rules and regulations to be formulated in that regard by the Builder and also subject to making payment of the charges and monthly subscription charges which may be levied and/or imposed by the Builder from time to time.

16. 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.

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

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

a) Your strict compliance of the terms and conditions of the Sale Agreement to be executed. As per EOI you were required to visit the Project Web-Site and read the Agreement for Sale available therein. For your convenience, we had already mailed a soft copy of the Agreement on _____ and we have also sent a completely filled-up hard copy ready for execution to you. You are required to sign the Agreement and submit the same alongwith the Booking Amount of 10% to enable us to set a date for registration of the same.

b) Your executing and/or submitting necessary documents as may be required before delivery of the possession of the unit and the car parking space, if any.

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

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

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

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

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

Please note this Provisional Booking Letter will remain valid for 30 days within which time our standard format of the Agreement for Sale must be read and executed by you and sent alongwith Confirmation of their Booking Letter and 10% Booking amount. After confirmation of this booking within 15 days you need to register the Agreement for Sale failing which this Provisional Booking will automatically stand cancelled and 10% of the money paid on Booking will stand forfeited.

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

Thanking you,
Yours faithfully,

FOR SRIJAN REALTY PRIVATE LIMITED (PROMOTER)

Authorised Signatory

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

Signature of Sole/First Allottee)

Place:

Date: