

BOOKING LETTER
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To

_____ ,

_____ ,

Date : / /

Re: Offer of Provisional Booking of the Bungalow No. _____ at Phase-I of BOTANICA Residential Project at Holding No.336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality, Mouza Jagaddal & Elachi (JL No. 71 & 70) P.S Sonarpur, South 24 Parganas .

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment Row House/Bungalow (Ground+1)/(Ground+2) No. _____, having Carpet Area / Saleable area _____ Sq.Ft. corresponding to Built-up area of _____ square feet and pro rata share in the common areas(User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under Clause M of Sec 2 of the Act which includes exclusive use of Balcony admeasuring _____ Sq.Ft and also exclusive use of Front Yard area (which includes Car Parking Area) admeasuring _____ Sq.Ft and the Backyard area admeasuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft and Additional Backyard admeasuring _____ Sq.Ft. appertaining to the Unit. together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **ROW HOUSE/BUNGALOW**) in FIRST Phase of the Row House/Building Complex named "**BOTANICA**" under construction at the captioned land having **Holding No.336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality, Mouza Jagaddal & Elachi (JL No. 71 & 70) P.S Sonarpur, South 24 Parganas.** together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **ROW HOUSE / BUNGALOW**) at "**BOTANICA – PHASE-I**" , 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 Row House/Bungalow demarcated in the Block Plan showing the allotted Unit is annexed hereto and marked **ANNEX-B**.

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

Sl. No.	Price Constituents	Amount (In Rs.)
1	Unit Cost	
2	Club /Usage Rights	
3	Generator & Transformer Charges	
4	Legal Charges	
5	Incidental charges	
	Total [Summation of all Extra Charges except Maintenance Deposit]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

The price of the said Row House/Bungalow 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.

(PAYMENT TERMS)

The price of the said Row House is Rs _____/- (Rupees _____) only payable as

per the Table provided and annexed to this page: -

Timely payment is the essence of the Agreement.

Note: GST as applicable is payable with payments.

Particulars	Due on	Amount Payable on against demand of	Break Up of Flat Price	Break Up of Floor Escalation & PLC	Break up of Car Park	Break up of GST on Base Rate/ Parking/ Fl Esc.	Approximate Extra Charges	Formation of Association	Break up of Legal Charge&Incidental Charges	TOTAL DEPOSIT(B)	NET AMOUNT(A+B)
Application Fee	On Application	200000 + GST	200000	0	0	10000	0	0	0	0	210000
BOOKING AMOUNT	Within 15 days from the date of application	10% of Total Price* (-) Two lakh booking fee (+) 50% of Legal Charge (+) 50% of Incidental Charge + GST									
AGREEMENT AMOUNT	Within ___ days from the date of application	10% of Total Price* + GST									
4th Installment	On completion of Pilling of Building	10% of Total Price* + GST									
5th Installment	On Completion of Ground floor casting	5% of Total Price*+ GST									
6th Installment	On Completion of 2nd floor casting	5% of Total Price*+ GST									
7th Installment	On Completion of 5th floor casting	5% of Total Price*+ GST									
8th Installment	On Completion of 8th floor casting	5% of Total Price*+ GST									
9th Installment	On Completion of 11th floor casting	5% of Total Price*+ GST									
10th Installment	On completion of 14th floor casting	5% of Total Price*+ GST									
11th Installment	On completion of 17th floor casting	5% of Total Price*+ GST									
12th Installment	On completion of 20th floor casting	5% of Total Price*+ GST									
13th Installment	On completion of 23rd floor casting	5% of Total Price*+ GST									
14th Installment	On Completion of internal plaster of Unit	5% of Total Price*+ GST									
15th Installment	On Completion of External Plaster of Unit	5% of Total Price*+ GST									
16th Installment	On Completion of Flooring of Unit	5% of Total Price*+ GST									
Final Installment	On possession of the Building	10% of Total Price* (+) 50% of Legal Charge (+) 50% of Incidental Charge +GST									
		Total Amount									

Flat Number:	Block	Flat
Flat Size:		
FLOOR NO:		
Chargeable SQFT:		
Car Park Price:Open		
Base Rate:		
PLC:		
Floor Esc:		
Applicable Rate:	0	

Extra Charges	Rs.	Extra Charges	Rs.	Total Deposits(B)
Legal Charges		Electricity Chgs.	per Sq Ft	Maintenance
Incidental charges		Generator Chgs.	per Sq Ft	Meter Deposit
Formation of Association		Club Membership	per Sq Ft	At Actual
		Total	0	
		EXTRA CHARGES(Incl GST)	0	

##FORMATION OF ASSOCIATION will be charged @10000 & Maintenance Deposits (Rs. 3/- per Sq. Ft.) for 36 months to be paid at the time of possession.

Ongoing GST Rates: @-----% on Base Rate (+) Car Park Price

Kindly Note: Stamp Duty & Registration charges will be Payable at the time of Possession & Registration @ -----% on Total Value excluding GST

The Total Amount Payable will be in the name of:

In The Name of "PS SRIJAN HEIGHT DEVELOPERS WBHIRA DESIGNATED A/C"

Remarks

for the Flat Price + Car Park + Extra Charges INCLUDING Legal Charges + GST on the same

Guarding Charges @ Rs. ----- per month will be payable if Buyer delays in registration and take possession on time.

Legal Charges & Incidental Charge is not claimed at allotment, it will be payable in two equal installment, i.e. at the time of booking & final payment respectively

*Note - Total Price = Unit Price + Car parking + Club Membership + Electricity & Generator Charges; Rates are subject to revision

*Availability is subject matter to change, so please check it before finalizing

* GST on Maintenance are excluded in this calculation

B-INPUT CREDIT ONLY VALID TILL GOVT. PROVIDES INPUT CREDIT TO DEVELOP

If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days, interest @SBI PLR +2% will be applicable on booking amount and also on the payment due as per payment schedule (for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given.

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

FACILITIES		
A	EXTRA CHANGES	
1.	Club Membership	Rs.2,00,000/- which is payable along with the Unit cost according to the Payment Schedule.
2.	Generator & Transformer Charges	Rs.2,00,000/- which is payable along with the Unit cost according to the Payment Schedule .
3.	Legal Fees	Rs.10,000/- which is payable 50% on Agreement and 50% on Conveyance.
4.	Incidental Charges	Rs.15,000/- which is payable 50% on Agreement and 50% on Conveyance.
B	DEPOSITS	
5.	Electricity Deposit	Meter Deposit at actual
6.	Maintenance Deposit	<p>Equivalent to 2 years' Maintenance at the time of possession(12 months' adjustable and 12 months' Deposit) Currently estimated @ Rs.2.50 per sq.ft. on BU area . Final CAM rate will be based on estimate of the Promoter at the time of giving possession .</p> <p>Further, <i>The Promoter or the Association may evolve a scheme whereby 20% of the Common Area Maintenance Charge is additionally levied on the Unit Owners every month which will be separately kept maintained as 'Sinking Fund' . The sinking fund will be used for meeting periodic expenditure eg. Repair or Replacement of any equipment/asset; Repair of</i></p>

		<i>Building/Complex; Painting of structures (interval of every four years) etc.</i>
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(1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.

(2) 0.75 (Zero Decimal Seven five KW power back-up will be provided. The above Items will be paid by the Allottee within 15 days of demand:

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

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

- 1) Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at Holding No.336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality, Mouza Jagaddal & Elachi (JL No. 71 & 70) P.S Sonarpur, South 24 Parganas.

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 17.95 Acres equivalent of 1085.98 Cottahs more or less hereinafter referred to as the '**Purchased Land**' more fully described in Part-I and II of **SCHEDULE-A**.
2. Other than the Said Purchased Land, the Owners as well as the Promoter are in the process of adding new parcels of contiguous land measuring about 4.52 Acres equivalent to **274** Cottahs in the adjoining area more fully described in **Part -III of Schedule A**.. After addition the present area of the Said Entire Housing/Row House Complex will increase to **22.47** Acres equivalent to **1359.44** Cottahs and the Allottee has no objection to such increase in the area of the Said Land. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Land already purchased and/or adding new parcels of land and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Besides extending the Row House Complex, the Promoter will also create few more facilities in the

future development defined hereinafter which will also be shared by Allottees of all phases in terms of Rule 10 of the Said Act.

3. The Purchased Land and the 'Additional land' aggregating to 22.47 Acres equivalent to **1359.44** Cottahs referred to as the **PROJECT LAND** is also delineated in a map externally bordered in **'RED'** annexed hereto and marked **ANNEX-A**.
4. . The First Phase /Project is being developed on land measuring 7.39 Acres more or less in the Said Row House Complex more fully described in **Part-IV** of **Schedule-A** delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in **'GREEN'**.
5. Further Phases/Projects will be developed in future at the discretion of the Promoter on land measuring 15.08 Acres more or less out of the Said Entire Housing/Row House Complex as and when the Promoter decides.

Beside the project land promoter may extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.

6. All the different phases shall share the common amenities, facilities, services amongst each other. Facilities created by the Promoter in the future development defined hereinafter will also be available to the Allottees of this phase in terms of Rule 10 of the West Bengal Housing Industry Regulatory Act, 2017.
7. The Owners and the Promoter have entered into two joint development agreements both dated _____ registered in the Office of _____, Alipore in Book No. __, Volume No. _____, Pages _____ to _____ Being No _____ for the year _____ AND in Book No. __, Volume No. _____, Pages _____ to _____ Being No _____ for the year _____ and granted necessary Power and authority to the Promoter to undertake the Development.
8. The Allottees of Bungalows/Row Houses 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 owners of the Bungalows and other spaces located in all the phases and also Future Phases as defined herein

9. A demarcated road/passage for services will be provided by the Promoter and such passage will keep on extending with the extension of the complex through all future phases and also for Club and common amenities. The Promoter will utilize this passage as demarcated in the plan. The Promoter may hand over the usage and easement right of the passage and the services running alongwith it to the Apex Association after completion of the entire Row House/Bungalow Complex.
10. It is presently envisaged that now the First Phase of the entire Row House/Bungalow Complex will be developed. Besides the residential Units there will also be 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 Promoter time to time and the Housing/Row House Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per WBHIRA.
11. The allottees of the Row Houses/Bungalows 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.
12. Besides the Common Areas, the 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 Row House 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 Row Houses/Bungalows, demarcated area of terrace appurtenant to a particular Row House/Bungalow; the roof of the overhead water tank, open terrace of any Row House/Bungalow; 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.
13. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing/Row House 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 First Phase.

14. 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.
15. All The Facilities and Amenities will be mutually shared by all the phases of the entire Row House 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/Row House Complex including Future Phases.
16. 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 all phases of the entire complex 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 of all phases for which notice of possession has been issued by the builder (3 months before) 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 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 mutually common to

all the phases. It is further provided that till such time the Mother/Apex Association is formed, the Promoter shall act as the Apex Association and on the formation of the Mother/Apex Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

It is further provided that in case of completed phases/Incomplete Phases/Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the completed phases and progressing to the incomplete phases and further phases.

17. Rajpur Sonarpur Municipality has sanctioned the Building Plan vide Sanction Plan No. 233/CB/26/26 dated 19.03.2021 to develop this project/phase. The Promoter may, if required, modify the Said Plan to the following extent :

- (i) Changes in dimension of Doors and Windows;
- (ii) Provision of additional window in living area;
- (iii) Removal of interior non load bearing wall in the toilet.
- (iv) Design of the Stairway in the Row Houses.

18. The promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to First 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.

19. The Promoter has also made out proposed lay-out plan showing proposed development as disclosed by the Promoter in his application / registration before WBHIRA Authority and further to be disclosed on the web-site as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other Blocks of the Complex in due course as per the Said Plan and/or as per further future land to be purchased in due course and also add to the entire project and also future phases as described herein.

20. The clear Row House/Building and Club 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 B.

21. The Allottee is made aware that the occupants of Row House/Bungalows 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).

22. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities is as given in Schedule-B hereunder. No substantial or significant changes will be done . Since the entire Row House/Bungalow 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 .
23. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Row House/Bungalow exhibited at the site only provides a representative idea and the actual Row House 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.
24. 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.
27. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 74765.10 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 Row House/Bungalow based on the proposed construction and sale of Row House/Bungalows 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 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 major variation / alteration / modification in this phase.

28 Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Row House/Bungalow has been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Row House/Bungalow Complex and in that case the Promoter may decide to provide for a passage way across this Row House/Bungalow 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 Row House/Bungalow Owners of this Row House/Bungalow 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.

29. 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.
30. To use the said Row Houses/Buildings for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
31. The total price for the (Row House/Bungalow) based on the carpet area which includes cost of Row House/Bungalow, cost of exclusive balcony or verandah area, cost of front yard, back yard, exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in Schedule – D.
32. The Row House/Bungalow 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 Row House Complex with further & future extensions.
33. 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.
34. After receiving the amended Plan, the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First Phase/Project and specifications and the nature of fixtures, fittings and amenities described herein in Schedule C (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Row House/Bungalow without the previous written consent of the Allottee as per the provision of the Act. Provided that the Promoter may

make such minor changes, additions or alterations as may be required as per the provisions of the Act 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 materially affect the Unit in particular but shifting and altering the location of the common facilities and such other changes which are necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee, the Promoter will be allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees shall be deemed to be granted.

35. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases out of the entire Housing Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee.
36. The Promoter will hand over possession of the Row House/Bungalow to the Allottee and also the Common facilities on the committed date of which is on _____ with a grace period of six months (**Completion date**)
37. 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.
38. A 'CLUB' /(A 'CLUB' type facilities) shall be set up as part of the entire Housing/Row House Complex comprising of this phase and all the other phases including future phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club. The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. 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 the First phase of Row House/Building

Complex but possession of Row Houses 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.

39. The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance. Maintenance of Club and Monthly subscription charges and other facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be. Allottees of every phase will be entitled to use the Club as and when they get possession (three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body. i.e monthly club charges will be calculated on the basis of the following formula:

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

40. The Club shall have the recreational facilities like; Banquet Hall, Children's Play area; swimming pool with Jacuzzi and baby pool; Changing Room and Shower; Health Club having well equipped gym, steam, massage and yoga; equipped indoor children play zone; sporting arrangement comprising Basket Ball, Badminton Court, Volleyball Court, Cricket and Football Court (All Courts will be a part of multi-purpose Court on the terrace of the Club), Guest room, Indoor game facilities. These facilities may be changed by the Promoter if required at the time of implementation. The said Club will also be for the use of the various Unit / Allottees and/or any person occupying through the respective Unit Owner / Lessee subject to getting membership and also subject to charges for use of Club facilities and such terms and conditions and rules and regulations to be formulated in that regard by the Builder and also subject to making payment of the charges and monthly subscription charges which may be levied and/or imposed by the Promoter from time to time.
41. To observe and strictly abide by the Rules, Regulations, Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Row House/Bungalow Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
42. The Allottee are notified that the set format of the Agreement for sale shall not be amendable under any circumstances.

43. Promoter will not entertain any request for any Internal / External change in the Layout. The Allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

44. **RESERVED RIGHTS OF THE PROMOTER:**

Since the entire Row House/Building 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 Row Houses/Bungalows.

The Promoter its successors and assigns are hereby permitted , at their own expense to construct further Row Houses/Bungalows 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 Row House/Bungalow.

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 Row House Bungalow 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 **total consideration** paid on **Booking** will stand forfeited.

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

Thanking you,
Yours faithfully,

FOR _____(PROMOTER)

Authorised Signatory

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

Signature of Sole/First Allottee)

Place:

Date:

SCHEDULE-A
PART -I

(THE PURCHASED LAND)**Land Owned by Owner Nos 1 to 61**

ALL THAT the piece and parcel of land containing an area of 583 decimal equivalent to 352.72 Cottah Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Sl. No.	Mouza	JL No.	CS/RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Elachi	70	1654	1676	51	51
2	Elachi	70	1638	1660	10	10
3	Elachi	70	1639	1661	19	19
4	Elachi	70	1636	1658	51	51
5	Elachi	70	1646	1668	59	59
6	Elachi	70	1661	1683	28	28
7	Elachi	70	1662	1684	39	39
8	Elachi	70	1660	1682	37	37
9	Elachi	70	1647	1669	32	32
10	Elachi	70	1649	1671	44	44
11	Elachi	70	1650	1672	22	22
12	Elachi	70	1672	2204	35	35
13	Elachi	70	1651	1673	36	36
14	Elachi	70	1652	1674	36	36
15	Elachi	70	1653	1675	36	36
16	Elachi	70	1657	1679	34	6
Total					569	541

Sl. No.	Mouza	JL No.	CS/RS Dag No	LR Dag No.	Total Area	Purchased Area
1	Jagaddal	71	806	956	37	8
2	Jagaddal	71	803	953	14	14
3	Jagaddal	71	809	959	6	5
4	Jagaddal	71	760	913	33	15
Total					90	42

PART-II**Land Owned by Owner Nos 62 to 95**

ALL THAT the piece and parcel of land containing an area of 12.13 Acres equivalent to 733.26 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto **MOUZA: JAGADDAL**

Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	757	910	37	37
2	758	911	35	35
3	759	912	9	9
4	760	913	33	18
5	763	916	5	5
6	765	918	29	29
7	766	909	7	7
8	769	919	42	42
9	772	922	20	20
10	773	923	5	5
11	773/1362		2	2
12	774	924	6	6
13	776	926	4	4
14	781	931	22	22
15	783	933	27	27
16	784	934	37	37
17	786	936	12	12
18	787	937	12	12
19	790	940	47	39.5
20	791	941	21	21
21	793	943	9	9
22	794	944	9	9
23	795	945	11	11
24	796	946	7	7
25	797	947	18	18
26	799	949	16	16
27	800	950	18	18
28	801	951	15	15
29	804	954	17	17
30	805	955	25	25
31	806	956	37	29
32	807	957	11	11
33	808	958	19	19
34	809	959	6	1
35	810	960	3	3
36	811	961	3	3
37	812	962	26	26

38	815	965	23	23
39	816	966	27	27
40	817	967	4	4
41	818	968	37	37
42	820	969	29	29
		Total =	782	746.5
MOUZA ELACHI				
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal
1	1612	1636	18	18
2	1614	1638	141	44
3	1615	1639	30	30
4	1616	1640	17	17
5	1617	1641	9	9
6	1618	1642	6	6
7	1619	1643	3	3
8	1620	1644	10	10
9	1621	1645	10	10
10	1622	1646	12	12
11	1623/2142	1647	7	7
12	1623	1648	9	9
13	1624	1649	9	9
14	1637	1659	26	16.42
15	1640	1662	22	11
16	1642	1664	20	10
17	1644	1666	16	16
18	1645	1667	16	16
19	1655	1677	5	5
20	1656	1678	14	14
21	1657	1679	34	28
22	1658	1680	35	23
23	1659	1681	26	21
24	1663	1685	46	46
25	1664	1686	14	7
26	1666	1688	31	31
27	1667	1689	39	39
		Total =	625	467.42

PART-III
ADDITIONAL LAND

ALL THAT the piece and parcel of land containing an area of 4.52 Acres equivalent to 274 Cottahunder various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos as per Plan annexed hereto

MOUZA - JAGADDAL, J.L.NO - 71, DAGWISE LAND DETAIL, L.R.K - 2595					
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal	Balance Area to be Purchased
1	761	914	7	0	7
2	762	915	6	0	6
3	764	917	4	0	4
4	767	908	7	0	7
5	768	907	12	0	12
6	770	920	22	0	22
7	771	921	17	0	17
8	775	925	6	0	6
9	777	927	25	0	25
10	778	928	22	0	22
11	779	929	11	0	11
12	780	930	10	0	10
13	782	932	10	0	10
14	785	935	47	0	47
15	788	938	7	0	7
16	789	939	6	0	6
17	790	940	47	39.5	7.5
18	792	942	10	0	10
19	798	948	19	0	19
		Total =	295	39.5	255.5
MOUZA - ELACHI, J.L.NO - 70, DAGWISE LAND DETAIL, L.R.K - 1270					
Sl No	R.S.Dag No	L.R. Dag No	Total Area in Dag in Decimal	Purchased Area in Decimal	Balance Area to be Purchased
1	1613	1637	42	0	42
2	1614	1638	141	44	97
3	1640	1662	22	11	11
4	1642	1664	20	10	10
5	1641	1663	12	0	12

6	1643	1665	24	0	24
	Total =		261	65	196
	TOTAL				451.5

PART-IV

FIRST PHASE LAND

ALL THAT the piece and parcel of land containing an area of 739 decimal equivalent to 7.39 Acres (more or less) lying at 336, Dr B C Roy Road, Under Ward No. 25 of Rajpur Sonarpur Municipality under various RS & LR Dags of Mouza Elachi (J.L.No.70) and Mouza Jagaddal (J.L. No. 71) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

SL NO	CS/RS Dag NO.	LR Dag No.	Total Area	JL NO	MOUZA
1	806	956	37	71	JAGADDAL
2	1636	1658	51	70	ELACHI
3	1638	1660	10	70	ELACHI
4	1639	1661	19	70	ELACHI
5	1646	1668	59	70	ELACHI
6	1647	1669	32	70	ELACHI
7	1649	1671	44	70	ELACHI
8	1650	1672	22	70	ELACHI
9	1651	1673	36	70	ELACHI
10	1652	1674	36	70	ELACHI
11	1653	1675	36	70	ELACHI
12	1654	1676	51	70	ELACHI
13	1658	1680	23	70	ELACHI
14	1659	1681	21	70	ELACHI
15	1660	1682	37	70	ELACHI
16	1661	1683	28	70	ELACHI
17	1662	1684	39	70	ELACHI
18	1663	1685	46	70	ELACHI
19	1664	1686	7	70	ELACHI
20	1666	1688	31	70	ELACHI
21	1667	1689	39	70	ELACHI
22	1672	2204	35	70	ELACHI

SCHEDULE -B

(THE COMMON AREA/Common PARTS & FACILITIES)

(Common Parts , Portions and Amenities)

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 Sewerage treatment Plant / Septic Tank if provided.
- 1.1.2 Solid Waste Management
- 1.1.3 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 1.1.4 Electric Sub-Station
- 1.1.5 Garbage Disposal area
- 1.1.6 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 1.1.7 Drains and sewers from the premises to the Municipal Duct /STP.
- 1.1.8 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 1.1.9 Boundary walls of the premises including outer side of the walls of the building and main gates.
- 1.1.10. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.11. Transformer electrical wiring meters and fittings and fixtures for lighting common areas.
- 1.1.12 Power Back up
- 1.1.13 Solar Energy Power for common area electricity usage
- 1.1.14 Management/Maintenance Office
- 1.1.15. Round the Clock Security arrangements with CCTV and intercom
- 1.1.16 Intruder alarm for complete safety of the Residents
- 1.1.17. Main entrance Gate
- 1.1.18 Fire system
- 1.1.19. 24 hrs filtered water supply with water treatment plant
- 1.1.20. Waste disposal system
- 1.1.21. Dedicated communication system_with Intercom Facility

1.1.22. The water pump, the pump room, water reservoir, tube-well, and distribution pipes

1.1.23. Durwans Room

1.1.24. Centralised Cable service

1.1.25 Provision for car wash and car charging point

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

- 1.2.1. Landscaped Garden and Central lawn , water bodies and fountains if any
- 1.2.2. Equipped AC Indoor Children's playing_zone
- 1.2.3 Outdoor children play area
- 1.2.4 Walking/jogging/cycling track
- 1.2.5 Senior Citizen Park
- 1.2.6. AC Banquet hall for hosting parties with attached lawn
- 1.2.7. Club /party Lawn
- 1.2.8 decorated entrance lobby in Club
- 1.2.9. Space for functions/shows/puja and decorated Common Party area
- 1.2.10. Toilets for use of durwans, drivers, maintenance staff of the premises.
- 1.2.11 Dedicated visitors parking for guests
- 1.2.12 Multipurpose Court
- 1.2.13 Swimming pool with changing rooms, shower area, Jacuzzi & Steam
- 1.2.14 Air conditioned indoor games room
- 1.2.15 Well equipped Multi Gym
- 1.2.16 Central lawn for community gathering
- 1.2.17 Close circuit TV
- 1.2.18 Adda Zone
- 1.2.19 Numerous tree plantations throughout the project
- 1.2.20 Yoga / Mediation Area

- 1.2.21 Outdoor Gymnasium
- 1.2.22 Air conditioned home theatre
- 1.2.23 In-house shuttle service up to nearest metro
- 1.2.24 Rain water harvesting may be created by Promoter at its sole option, if provided.
- 1.2.25 Entrance Main Gate
- 1.2.26 Electrical Room
- 1.2.27. Facility Management Office with storage area in Club
- 1.2.28 Butterfly, Herbal & Romantic Garden
- 1.2.29 Reflexology Path
- 1.2.30 Pet Park

2. Unless otherwise indicated herein and in addition to these mentioned in Levels 1, 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 Allottees 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 Row House/Bungalow Owners. Similarly those in any particular tower shall be deemed to be the Common Part only of that Block.

3. The Promoter reserves the right to alter the above scheme or any of the items mentioned as so advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owner of any segment or part thereof.

SCHEDULE -C **(SPECIFICATION)**

DOORS

- Main Door- Flush Door with Duco Paint
- Back Side – Flush Door with Enamel Paint

INTERNAL DOORS

- Roof Main Door -Wood Plastic Composite (WPC) Door with Enamel Paint
- Roof Toilet Door- Wood Plastic Composite (WPC) Door with Enamel Paint

Kitchen/Garden Door - Wood Plastic Composite (WPC) Door with Enamel Paint
 Bedroom & Toilet Doors - Flush Door with Enamel Paint
 Door handles, Locks & Hinges of Reputed Make

WINDOWS

Anodized/Powder Coated Aluminium windows, Grill optional at extra cost

FLOORING

Living & Dining, All Bedrooms, Staircase & Balcony – Vitrified Tiles
 Kitchen –Anti-skid Vitrified Tiles
 Roof Area- Solar Reflective Tiles
 Toilets-Anti-skid Ceramic Tiles

INTERNAL WALLS

Pop Finish

OUTDOOR FINISH

Superfine texture weather coat/waterproof paint

ELECTRICAL

Concealed Copper wiring with modular switches of reputed make.
 Provision for telephone & television point.
 Provision for AC point in all bedrooms and living area
 Geyser Points in all Bathrooms & kitchen

KITCHEN

Counter- Granite Slab with a stainless-steel sink, wall tiles up to 2ft. Height on all around wall over granite counter.
 Water Filter Point, Exhaust Fan Point, Chimney Point

TOILET

Granite Basin Counter in all toilets Except Roof toilet.
 Wall- Dado in ceramic tiles up to 7ft.
 Sanitary ware of Hindware, Jaquar, Parryware, American Standard, Varmora or equivalent brand.
 Sleek CP fittings from Jaquar, Hindware, Essco, Parryware, Varmora or equivalent make, single lever fitting and hanging commode with conceal cistern.

ELECTRICALS IN TOILET

Concealed Copper wiring with modular switches of reputed make. Provision for light, geyser and exhaust point.