

**BOOKING LETTER**  
**(ROYAL GANGES-1 - PHASE-III)**

To

Date:

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Re: Offer of Provisional Booking at Phase– I of Royal Ganges-III Housing Complex at Holding No. C-4-173/New Ganga Bandh Road, Krishnanagar, Maheshtala, South 24 Parganas,

(i) Town House No. \_\_\_\_\_

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) No. \_\_\_\_\_ **Form** dated \_\_\_\_\_ we are pleased to offer you for provisional booking/allotment:

(i) **Town House** (Floor) No \_\_\_\_\_, having Carpet Area / Saleable area \_\_\_\_\_ Sq. Ft. corresponding to Built-up area of \_\_\_\_\_ Sq. Ft. together with pro rata share in the common areas (User Right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities working out to a Super built up area of \_\_\_\_\_ Sq. Ft. and also user right in the land beneath the building as defined under Clause (n) 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.

**TOGETHER WITH** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **UNIT**) at “**ROYAL GANGES 1 – PHASE-III**”,

The allotment is provisional on the basis of your EOI No. \_\_\_\_\_ Form dated \_\_\_\_\_ and on your depositing the application money of Rs. \_\_\_\_\_/-. The Plan of the Row House/ Bungalow /Apartment Unit or Floor plan of the allotted Unit marked in RED border is annexed hereto.

The price of the said / Town House Unit is **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)** only as per the following details:

A. Table-1

<b>Sl. No.</b>	<b>Price Constituents</b>	<b>Amount (In Rs.)</b>
<b>1</b>	Unit Cost	
<b>2</b>	Club/Usage Rights	
<b>3</b>	Generator	
<b>4</b>	Transformer And Electricity	
<b>5</b>	Incidental Charges	
<b>6</b>	Legal Charges	
<b>7</b>	Formation of Association Charge	
	<b>Total [Summation of all Extra Charges except Maintenance Deposit]</b>	
	<b>GST on Unit &amp; Parking</b>	
	<b>GST on Extra Charges</b>	
	<b>GRAND TOTAL</b>	

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 or Town house Apartment is 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.

**Table - 2 B – IN CASE THE UNIT IS A TOWN HOUSE:****PAYMENT TERMS**

<b>Process of Payment</b>		<b>Tentative Dates of Completion</b>
On EOI	2 Lakh + GST	
On Booking letter (Less EOI)	10% of Total Price * + GST – EOI AMOUNT	
On Agreement	10% of Total Price * as applicable + 50% of Legal Charge + 50% of Incidental Charge+ GST	
On Start of Pilling Work	10% of Total Price * (+) GST	
On Start of Foundation	10% of Total Price * (+) GST	
On Start of Ground Floor casting	10% of Total Price * (+) GST	
On Start of 1 <sup>st</sup> floor slab casting	10% of Total Price * (+) GST	
On Start of 2 <sup>nd</sup> floor slab casting	10% of Total Price * (+) GST	
On Start of 3 <sup>rd</sup> floor slab casting	10% of Total Price * (+) GST	
On Start of Roof slab casting	5% of Total Price * (+) GST	
On Start of Internal Partition	5% of Total Price * (+) GST	
On Start of Flooring	5% of Total Price * (+) GST	
On possession	5% of Total Price * + Formation of Association Charges + Maintenance Deposits + 50% of Legal Charge + 50% of Incidental Charge +GST	

**Please visit our website <https://www.srijanrealty.com> ..... To make ONLINE**

**PAYMENTS towards your Unit**

Timely payment is the essence of the Allotment.

**NOTE: - GST as applicable is payable with payments.**

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

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

**C- Table-3**

<b>FACILITIES</b>		
<b>A</b>	<b>EXTRA CHANGES</b>	
1.	<b>Club Membership</b>	Rs.____/- per sq. ft. on SBU which is payable along with the Unit cost according to the Payment Schedule.
2.	<b>Generator</b>	Rs ____/- per sq. ft. on SBU which is payable along with the Unit cost according to the Payment Schedule.
3.	<b>Transformer &amp; Electricity</b>	Rs.__/- per Sq. ft. on SBU which is payable along with the Unit cost according to the Payment Schedule.
3.	<b>Legal Fees</b>	Rs.____/- per Sq. ft. SBU which is payable 50% on Agreement and 50% on Conveyance.
4.	<b>Incidental Charges</b>	Rs._____-/- Per Unit which is payable 50% on Agreement and 50% on Conveyance.
5	<b>Formation of Association</b>	Rs. _____/- which is payable on possession.
<b>B</b>	<b>DEPOSITS</b>	
5.	<b>Electricity Deposit</b>	<b>Meter Deposit at actual</b>
6.	<b>Maintenance Deposit</b>	A sum calculated @ Rs.____per Sq ft. on SBU /Chargeable area

		<p>per month or at any other rate based on estimate of the Builder to be decided at the time of giving possession for a period of 3 years shall be deposited by the Allottee. Out of the amount so deposited a sum being equivalent of 18 months' deposit shall be adjusted against maintenance charges and balance kept deposited with the Promoter and only on handing over of maintenance to Association the said Deposit shall be handed over to the Association.</p>
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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.

- (1) 1 KVA of Power back up for 4 (four) bedroom row house and \_\_\_\_\_KVA of Power back up for Town House Units will be provided.
  - (2) The above Items will be paid by the Allottee within 15 days of demand:  
GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.
  - (3) Extra Charges will also be applicable for 50% of the terrace area (if chargeable).
  - (4) Payments received will be appropriated firstly towards taxes, charges, levies etc. thereafter towards interest, if any, thereafter towards the installment.
  - (5) Previous dues if any, are payable as per the due date for the invoice /Demand Note.
  - (6) Over dues, if any, are payable immediately.
  - (7) System generated statements will not require signatures.
- D. The Allottee/s confirm that they have chosen to invest in the said Unit after exploring all other options of similar properties available with other

developers/promoters and available in re-sale in the vast and competitive market in the vicinity and further confirm that the said Unit is suitable for their requirement and therefore has voluntarily approached the Promoter for allotment of the said unit in the Project.

The Allottee has no objection to receiving marketing material, correspondence, calls, and SMS from the Promoter.

**D. THE COMPREHENSIVE PAYMENT PLAN IS PROVIDED IN SCHEDULE – D  
HEREUNDER.**

The Promoter does not accept “CASH DEPOSITS “as payments.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of “**SRIJAN RESIDENCY LTD THE ROYAL GANGES RERA 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) Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata - 700 020;
- 2) Project Site Office at C-4-173/New Ganga Bandh Road, Mouza Krishnagar, Maheshtala, South 24 Parganas.
- 3) **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.**

3.1. **GROUP A** consisting of Part-1 and Part-II Owners above named are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **14.71 Acres** more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala in the District of South 24 Parganas more fully described in **Part-I** of

**SCHEDULE-A.**

3.2. **GROUP B** Owner above named is seized and possessed of and/or sufficiently entitled to all that the Land measuring 9.69 Acres in various R.S/L. R Dags in Mouza Krishnagar, constituted within Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala, in the District South 24 Parganas more fully described in **Part-II** of **SCHEDULE-A.**

3.3. **GROUP C** Owner above named is seized and possessed of and/or sufficiently entitled to All that the Land measuring 6.73 Acres out of

which the Developer shall develop land admeasuring 4.14 Acres providing infrastructure and amenities such as Guest House, Banqut Hall, Park, Children Play Area, Landscaped zone, picnic area etc for the benefit and common use of the people of the Municipal area and hand over the same to the Municipality and in consideration thereof the Municipality has permitted the Developer to construct and develop a multi-storied residential complex on land measuring 2.59 Acres in various R.S/L.R Dags constituted within Municipal Holding Number C4/171/New, Ganga Bandh Road Mouza Krishnagar , Maheshtala Municipality, under P.S Maheshtala, in the District of South 24 Parganas which is part of this Complex more fully described in **Part-III** of **SCHEDULE-A**

All the land parcels owned by the Group -A, Group-B and Group-C Land Owners aggregate to **31.13 Acres** (equivalent to **94 Bighas 3 Cottahs 23 Chitak 16 Sq,Ft**) be the same a little more or less.

- 3.4. The Group A, Group B and Group C Owners have decided to make separate Projects on their respective Land Parcels. Although each Group of Owners have appointed a Common Developer, each Project shall be distinct and separate namely **Royal Ganges –1; Royal Ganges-2 and Royal Ganges-3**. It is however agreed by and between the Owners that at any time in future, the Promoter may amalgamate the separate Projects if it feels beneficial in future and for that purpose shall not require to obtain any consent of the Owners and occupiers of any of the Projects.
- 3.5. The Group A Owners have by an Agreement dated 11<sup>th</sup> April,2023 and registered in the Office of the ARA - IV, recorded in Book No. I, Volume No.1904 - 2023, Pages 255273 to 255458 Being No. 190405175 for the year 2023, the Owners have granted the exclusive right of development of the Said Group A Land described in **Part-I** of **SCHEDULE-A** ,unto and in favor of the Promoter for construction of a Housing Complex in various phases and granted necessary Power and authority to the Promoter to undertake the Development.
- 3.6. The Group A Owners and the Developer have now decided to develop and construct, 02nos Town Houses having 09 Units (Collectively 'UNITS') on Land measuring 0.12 Acres more or less in the Project '**Royal Ganges-1, Phase- III**' more fully described in **Part-IV** of the Schedule -A and Colored 'RED' in the Plan annexed hereto marked **ANNEX-A**.

- 3.7. The Group A Owners and the Developer have decided to keep the remaining land earmarked Land measuring in the Project '**Royal Ganges-II for Future Development** as more fully described in **Part-V** of the Schedule - A and Colored "YELLOW" in the Plan annexed hereto marked **ANNEX-A**.
- 3.8. The Facilities and amenities may be located in various Projects namely Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3 inter-alia in various Phases of a particular Project. It is agreed by and between the Group A, Group B and Group C Owners and the Promoter that if the Developer decides to integrate Royal Ganges -1, 2 and 3, the Unit Owners and the Occupiers of all the separate Projects shall be entitled to all such facilities and amenities irrespective of their location.
- 3.9. Further Projects and phases will be added in future at the discretion of the Promoter and all phases will share the common amenities, facilities, and services amongst each other. Other than the project land promoter has plan to add more Land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
- 3.10. The Allottees of Row Houses/Town House / Apartment Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases/projects 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 Row Houses/ Town House Units and other spaces located in all the phases and all the Projects both present and future.
- 3.11. Different phases will be defined and constructed by the Promoter time to time and the Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA
- 3.12. The allottees of the Row House and Town House Units within the Complex shall have undivided share in common with other allottees, in the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
- 3.13. 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 Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, 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. The Promoter shall however have the sole prerogative to alter the elevations solely at its discretion.

- 3.14. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House /Town 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, and subsequent Phase.
- 3.15. All The Facilities and Amenities as would be provided in the various phases/projects will be mutually shared by all the phases/projects of the entire Royal Ganges Housing Complex and with the progression of development of the different phases/projects the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase/project, both current and future, as part of a common development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases/projects .all the common Facilities and 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/project 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 Apartment Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergize all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Royal Ganges-1 Housing Complex. 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/project 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/projects 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.

- 3.16. 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 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, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to all the phases. 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.

Maheshtala Municipality has sanctioned the Building Plan No. **SWS-OBPAS/2205/2025/0419/EXT/1** dated **08<sup>th</sup> September 2025.** to **develop Royal Ganges-1 Phase III**

- 3.17. 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.

- 3.18. The Promoter shall also take out proposed lay-out plan showing proposed development in future phases as would be disclosed by the Promoter in his application / registration before RERA 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 portions of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.
- 3.19. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First Phase. 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.
- 3.20. The Allottee is made aware that the occupants of Row Houses/Town House Units in other phases / projects 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 so intended by the Promoter for use of the occupants of other parts/phases and the Future Phases/Projects as defined hereinabove.
- 3.21. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in Schedule – **B** hereunder. No substantial or significant changes will be done. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
- 3.22. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Row House/Town House / Apartment Units exhibited at the site only provides a representative idea and the actual Row House/Bungalow or Flat agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures

are provided they may vary as to make, colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule- C** hereunder are used.

- 3.23. 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.
- 3.24. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2.75** as per Municipal law 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 Unit based on the proposed construction and sale of Units 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/projects, the Promoter will be at liberty to consume the same either in the present phase or in later phases/projects at its discretion.
- 3.25. 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 except rise in the floors , that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.
- 3.26. 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 Houses / Town House Unit have 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/Town House Complex and in that case the Promoter may decide to provide for a passage way across this Building 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 Unit Owners of this Building 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.

- 3.27. 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/projects 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 .
- 3.28. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of *30th April 2031* with a grace period of six months (**Completion date**)
- 3.29. After obtaining possession, the Unit Owners shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new building.
- 3.30. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants

agreed herein to the Promoter shall mean and include towards Association also, as, and when applicable.

- 3.31. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
- 3.32. 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.
- 3.33. The Unit 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.
- 3.34. '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 membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.

- 3.35. The allottees of the Complex, are required to pay onetime 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:

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

- 3.36. The Club shall have the recreational facilities as more fully described in the Agreement.
- 3.37. The Allottees shall 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 Housing 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.
- 3.38. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
- 3.39. The 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.

#### 4. RESERVED RIGHTS OF THE PROMOTER:

- 4.1. 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.

- 4.2. 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/Town House Units.
- 4.3. 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 Row Houses/Bungalows or Town House Apartment units.

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 along with the Booking Amount of 10% to enable us to set a date for registration of the same.
- b) Your executing and/or submitting necessary documents as may be required before delivery of the possession of the unit and the car parking space, if any.

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

Your Customer's Identification Number (CIN) is \_\_\_\_\_.

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

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

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

Please note this Provisional Booking Letter will remain valid for 30 days within which time our standard format of the Agreement for Sale must be read and executed by you and sent along with 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:

**THE SCHEDULE -A ABOVE REFERRED TO****PART -I****(LAND OWNED BY GROUP A LANDOWNERS)**

**ALL THAT** the pieces and parcels of land measuring **14.71 Acres** more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala in the District of South 24 Parganas more fully described in **Part-I** of **SCHEDULE-A** ;

<b>Sl No</b>	<b>R.S.Dag No</b>	<b>L.R.Dag No</b>	<b>L.R. Khatian No.</b>
<b>1</b>	153/1475	153/1475	10596, 10597
<b>2</b>	312	312	10128, 10133, 10138, 10147, 10148, 10172, 10180, 10183, 10191, 10201, 10204, 10207, 10214, 10215, 10217, 10220, 10225, 10235, 10293
<b>3</b>	312/1157	312/1157	10143, 10207, 10231, 10233, 10243, 10244, 10292,
<b>4</b>	312/1222	312/1222	10254, 10538,
<b>5</b>	312/1474	312/1474	10146, 10184, 10128, 10185, 10206, 10225, 10292, 10244,
<b>6</b>	313	313	10128, 10166, 10173, 10180, 10208, 10225, 10230, 10293,
<b>7</b>	314	314	10128, 10175, 10178, 10184, 10225, 10294,
<b>8</b>	314/1217	314/1217	10164, 10175, 10182,
<b>9</b>	315	315	10128, 10149, 10150, 10152, 10167, 10168, 10175, 10177, 10187, 10188, 10202, 10203, 10219, 10225, 10255, 10256, 10257, 10294
<b>10</b>	315/1473	315/1473	10170, 10171, 10175, 10178, 10181, 10184, 10208,
<b>11</b>	316	316	10166, 10180, 10183, 10186, 10213, 10216, 10255, 10128,
<b>12</b>	317	317	10164, 10234, 10255, 10294,
<b>13</b>	318	318	10176, 10179, 10186, 10238, 10253,
<b>14</b>	319	319	10179, 10183, 10186, 10228,
<b>15</b>	320	320	10179, 10189, 10220, 10231, 10236,
<b>16</b>	321	321	10129, 10205, 10209, 10244
<b>17</b>	322	322	10169, 10205, 10243
<b>18</b>	323	323	10139, 10176, 10182, 10190, 10237,
<b>19</b>	324	324	10224, 10225
<b>20</b>	380	380	10125, 10130, 10131, 10132, 10134, 10135, 10136, 10139, 10140, 10141, 10145, 10151, 10153, 10154, 10155, 10156, 10157, 10158, 10159, 10160, 10161, 10165, 10174, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10210, 10211, 10212, 10218, 10223, 10234, 10242, 10540,

21	381	381	10223
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**PART -II**

**(LAND OWNED BY GROUP B LAND OWNERS)**

**ALL THAT** the piece and parcel of land containing an area of 9.69 Acres be the same a little more or less in various R.S / L.R DAG Nos of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number D5/177 & D5/177A(New) Gangabandh Road, Ward No. 20, Maheshtala Municipality under P.S Maheshtala in the District of South 24 Parganas.

Sl No	R.S.Dag No	L.R.Dag No	L.R. Khatian No.
1	382,	382,	3930
2	383,	383,	3930
3	419,	419,	3930
4	429	429	3930

**PART -III**

**(LAND OWNED BY GROUP C LAND OWNERS)**

**ALL THAT** the piece and parcel of land containing an area of 2.59 Acres be the same a little more or less in various R.S / L.R DAG Nos of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C/171, (New) Gangabandh Road, Ward No. 20, Maheshtala Municipality under P.S Maheshtala in the District of South 24 Parganas.

Sl No	R.S.Dag No	L.R.Dag No	L.R. Khatian No.
1	153,	153,	10404
2	153/1219,	153/1219,	10404
3	153/1218	153/1218	10404

**PART-IV****(THE SAID ROYAL GANGES -I PHASE -II LAND)**

**ALL THAT** the First Phase/Project Land of the Royal Ganges-I Housing Complex admeasuring 21083.06 Sq. Mtrs equivalent to 5.21 Acres more or less for Development and construction of 02 nos. Town Houses having 09 Units in land measuring about 0.12 acres more or less approximately (Collectively 'UNITS') in the Project '**Royal Ganges-1, Phase-III**' Colored 'RED\_' in the Plan annexed hereto marked ANNEX-A.

**PART - V****(THE SAID ROYAL GANGES - I FUTURE DEVELOPMENT LAND)**

**ALL THAT** the Future Phase/Project Land of the Royal Ganges -1 Housing Complex admeasuring 10432.40 Sq. Mtrs equivalent to 2.575 Acres more or less for construction and development in the portion Colored 'YELLOW' in the Plan annexed hereto and marked ANNEX-A.

**THE SCHEDULE – B ABOVE REFERRED TO:****(THE COMMON AREA/COMMON PARTS & FACILITIES)****(THE COMMON AREA/COMMON PARTS & FACILITIES)****(Common Parts, Portions and Amenities)****1. The Common Portions are at 2 (Two) levels, which are :**

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

**Applies to present project/phase and all projects /phases both future and past . Some facilities may be located in other projects/phases which will be available to residents of this Phase.**

- 1 Sewerage treatment Plant / Septic Tank if provided
- 2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps and common utilities.
- 3 Electric Sub-Station
- 4 Garbage Disposal area/Waste Disposal system
- 5 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 6 Drains and sewers from the premises to the Municipal Duct /STP.

- 7 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 8 Boundary walls of the premises including outer side of the walls of the building and main gates.
9. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
10. Transformer electrical wiring meters and fittings and fixtures for lighting common areas
11. Management/Maintenance Office
12. Round the Clock Security arrangements with CCTV and intercom
13. Fire Fighting Equipment and Extinguishers and Protection system
14. 24 Hrs water supply
- 15 Rainwater harvesting may be created by Promoter at its sole option.
16. Dedicated communication system for telephone
17. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
18. Durwans Room
19. Cable connection/ Cable TV System

### **GREEN BUILDING**

1. Low Flow Water Fixture
2. Certified Wood
3. Natural Daylight and Fresh Air
4. Light Fixtures as per green building Compliance
5. Provision for Electrical Charging Point for Cars
6. Low VOC Point
7. Wastewater Recycling
8. Solar to meet Electricity Generation as per PCB

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

### **CLUB AMENITIES:**

1. Health Club with Steam, Massage, Jacuzzi and sauna
2. Well Equipped Multi GYM and aerobics
3. AC Indoor children's playing zone
4. AC Banquet Hall for hosting parties with attached lawn
5. AC Home Theatre
6. AC indoor games room with Pool & Snooker tables, Table Tennis, Dart, Air hockey, Carrom, chess, card room & other board game.
7. Library cum reading room
8. Yoga / Meditation Area
9. AC guest rooms / Isolation rooms
10. Squash Court
11. Multipurpose AC Community Hall with indoor sports facilities
12. Business centre with workstations and conference rooms
13. Video game parlour
14. River Lounge with Café & Alfresco Dining Area with Outdoor Seating
15. Party Lounge with Outdoor Deck

### **OUTDOOR AMENITIES:**

1. Infinity edged swimming pool with attached kid's pool
2. Aqua gym
3. Children play area
4. Basketball, Badminton court, Volleyball, Lawn Tennis & Multipurpose courts
5. Walkways, Jogging and cycling track
6. Central Lawn for community gathering and organizing festival.
7. Rock climbing for adults and children
8. Skating track
9. Riverview Deck
10. Sloped River Front Grand Lawn
11. Riverfront Promenade
12. Pirate's Ship Play Tree House
13. River facing cabanas for seating
14. Mini Golf Putting Area
15. Fishing Deck (subject to Kolkata Port Trust NOC)
16. Senior Citizen Friendly Gym
17. Senior citizen Park with Meditation Zone
18. Ghat (subject to Kolkata Port Trust NOC)
19. Jetty (subject to Kolkata Port Trust NOC)
20. River Terrace on Riverbank (subject to Kolkata Port Trust NOC)

### **GARDENS**

1. Seasonal Fruits & Vegetables Garden
2. Pocket Gardens
3. Hammock Garden.
4. Wellness Garden

### **INFRASTRUCTURE:**

1. Close Circuit TV

2. Efficient Fire detection and fighting system as per WBFS norms
3. Intercom /EPABX connecting each flat and reception with UPS
4. Servant /Drivers toilet in the parking floors of each building.
5. Stretcher length service lifts in each block.
6. Facility Management Office with storage area
7. Barbed/Wireless intruder alarm with CCTV
8. Driver's Lobby/Waiting Area
9. Dedicated Doctors/vendors/visitor parking in different location \_
10. Storm water drainage system. \_
11. Adequate water supply\_
12. 24/7 Continuous power supply with power backup
13. In house Transport Service
14. Mandir
15. Firefighting arrangement in the project as per fire department Norms
16. Earthquake resistant- yes
17. Project lightening resistant- yes
18. Pollution clearance- yes
19. Source of water in the project-Borewell filtered water/ municipal water

**THE SCHEDULE – C ABOVE REFERRED TO:**

**A SPECIFICATIONS FOR TOWN HOUSE**

**1. DOORS**

- 1.1. Main Door –Flush Door with Duco Paint.
- 1.2. Back Side – Flush Door with Enamel Paint.

**2. INTERNAL DOOR**

- 2.1. Roof Main Door -Wood Plastic Composite (WPC) Door

- 2.2. Roof Toilet Door- Wood Plastic Composite (WPC) Door
- 2.3. Kitchen/Garden Door - Wood Plastic Composite (WPC) Door
- 2.4. Bedroom & Toilet Doors - Flush Door.

- 3. Door Handles, Locks & Hinges of Reputed Make.
- 4. **WINDOWS** – Anodized/Powder Coated Aluminum windows, Grill optional at extra cost

#### 5. FLOORING

- 5.1. Ground floor and Typical floor lobby- Vitrified tiles
- 5.2. Ground floor and Typical floor Lift fascia - Vitrified tiles
- 5.3. Living & Dining, All Bedrooms, Staircase & Balcony – Vitrified Tiles
- 5.4. Kitchen –Vitrified Tiles
- 5.5. Roof Area – Solar Reflection Tiles (only for upper duplex units)
- 5.6. Terrace area – Tiles (only for upper duplex units)
- 5.7. Toilets - Anti-Skid Ceramic Tiles.

- 6. **INTERNAL WALLS**–Smooth Pop Finish.

- 7. **OUTDOOR FINISH** - Superfine Texture weather coat/waterproof paint

#### 8. ELECTRICAL –

- 8.1. Concealed Copper Wiring with Modular Switches of Reputed Make.
- 8.2. Provision for Telephone in Living Area.
- 8.3. Provision for Television point in all Bedrooms and Living area.
- 8.4. Provision for AC in all Bedrooms and Living area.
- 8.5. Geyser Points in all Bathrooms & kitchen.

#### 9. KITCHEN

- 9.1. Counter - Vitrified Slab/ tiles counter with a Stainless-Steel Sink, wall Vitrified Slab up to 2ft. Height on all around wall over Vitrified Slab counter.
- 9.2. Electrical point for Water Filter Point, Exhaust Fan Point, Chimney Point.

#### 10. TOILET

- 10.1. Wash Basin Counter in all toilets Wall - Dado in Vitrified tiles up to 7ft.
- 10.2. Sanitary Fixture of Hindware, Parryware, Bravat or equivalent brand.

- 10.3. Sanitary Fittings from Jaquar, Essco, Parryware, Bravat or equivalent make.
- 10.4. Wall hanging water closet with conceal cistern.
- 10.5. Bathtub in Master Bedroom

**11. BALCONY:** Glass railing

**12. LIFT:** Reputed make.