

**BOOKING LETTER**  
**ANU BHOOMI**  
**PHASE - II**

Date: \_\_ / \_\_ / \_\_\_\_

To,

Name -

**Address -**

Re: Offer of Provisional Booking of the Plot No. \_\_ - \_\_ at “**Anu Bhoomi**” Baruipur **Phase II**, Mouza - Sultanpur, J.L. No. – 16 under Mallickpur Gram Panchayet, P.S. – Baruipur, Dist. –South 24 Parganas, Pin – 700145.

**Ref: Customer ID – \_\_**

Dear Sir/Madam,

1. With reference to your EOI dated \_\_\_\_\_ for allotment (“**Allotment**”) of a Plot, we are pleased to inform you that the "Plot", details of which are set out in **Schedule A** in the attached ‘**Annexure**’, has been provisionally allotted to you on the following terms and conditions.:
2. The Sale Price of the Plot is **Rs.**\_\_\_\_\_ /- (**Rupees** \_\_\_\_\_)  
The Other Charges & Deposits and Taxes shall be paid as per provisions contained in Agreement for Sale (“**AFS**”) and in the manner as mentioned in the agreed Payment Schedule.
3. We are also pleased to inform you that you need to execute the Agreement for Sale (“**AFS**”) with us within 30 (thirty) days from the date of your Application, i.e. by \_\_ / \_\_  
\_ / \_\_\_\_ (“**Due Date**”).
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
  - (i) Sign this Allotment Letter and return the same to us within 15 days from the date of issuance of this Allotment Letter;

SRIJAN STAR REALTY LLP  
R.O.: 36/1A, Elgin Road, Kolkata 700020, CIN No.AAD-1110  
A.O.: 3A, Townsend Road, Kolkata 700025, Phone: +91-33-24753640  
Website: [www.srijanstar.com](http://www.srijanstar.com)

- (ii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottee/s for the execution and registration of the AFS.
5. The Allotment of the Plot shall be governed by the provisions of the Application Form, AFS and this Allotment Letter. The provisions of the AFS shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.
  6. The Plot shall be deemed to have been allotted to you only when (i) the duplicate copy of this Allotment Letter duly signed by you is received by us and (ii) the AFS is executed by you as per the above stated timelines. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Promoter shall issue a notice to you asking to comply with the conditions within 15 (fifteen) days from the date of notice, failing which the Application and this Allotment Letter shall stand automatically cancelled/withdrawn and cancellation/withdrawal charges shall apply as per the agreed Payment Schedule. In case of such cancellation/withdrawal, you shall have to make fresh Application for a Plot (if then available) at the Price then prevailing.
  7. The timely payment of all installments and the continued compliance by you of the provisions of the AFS and this Allotment Letter shall be the essence of the Allotment.
  8. Further please note you are hereby advised not to make any handwritten alterations on the ammonia print of the drawings to avoid your application being rejected or not processed by the sanctioning authorities and your proposed building plan is required to be prepared by an empanelled planner under Mallikpur Gram Panchayat or a registered architect for applying for Development.
  9. The Promoter shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provisions of this Allotment Letter including the provisions of the AFS and other reservations imposed, if any, in respect of the Plot hereby provisionally allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
  10. Please quote your Customer ID, as set out herein in all your future correspondences with us.
  11. The Promoter reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
  12. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you. Thanking You.

Yours faithfully,

For SRIJAN STAR REALTY LLP

\_\_\_\_\_  
I/We hereby accept the above terms and conditions

\_\_\_\_\_  
Sole/First Allottee

\_\_\_\_\_  
Joint Allottee

Date:  
Place:

Date:  
Place:

### **SCHEDULES AND ANNEXURES**

#### **Schedule A: Details of the Property**

**Phase No: 2**

**Plot No-: \_ - \_ \_**

**Plot Area: \_\_\_\_\_ sq.ft.**

The Plan of the Plot showing the Allotted Plot marked in RED border is annexed hereto and marked as **Annexure - A** land butted and bounded in the manner herein after appearing: -

Boundary			
North	South	East	West
_____	_____	_____	_____

#### **Schedule B: CONSIDERATION**

The total Consideration of the said Plot is **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)** as per the following details:

Description	Rate per square feet (in INR)	Amount (in INR)
<b><u>Plot Price:</u></b>		
a) Cost of Plot	Rs. _____/- per sq. ft.	Rs. _____/-
b) Plot Development Charges	Rs. _____/- per sq. ft.	Rs. _____/-

c) Preferred location charges	Rs._____-/- per sq. ft.	Rs._____-/-
Total		Rs._____-/-
Add: GST		Rs._____-/-
<b>Total Price + GST</b>		<b>Rs._____-/-</b>

The price of the said plot shall be payable as per the Table provided hereunder: -  
We will be sending Demand Notices for each installment and the Plot Allottee/s shall be liable to initiate payments against the said demands within 15 days from the date of receipt of such notice.

**Schedule D: Bank Details**

**Account Holder: SRIJAN STAR REALTY LLP**

**Bank Name: Axis Bank, Paddapukur Branch**

**Account no.:** \_\_\_\_\_

**IFSC Code: UTIB0001311**

**SCHEDULE –E: PAYMENT TERMS**

On EOI	Rs.50,000 + GST
On Booking letter	10% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + GST, less EOI (Rs.50000) + GST
On Agreement	{10% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + 50% of Legal charges} + GST
On Commencement of Approach Road to plot – (Before Laying Paver Blocks)	20% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + GST
On Commencement of Levelling of plot	20% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + GST
On Commencement of Fencing of plot	20% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + GST

On Handover of the Plot / Possession	{20% of (Plot Basic Cost & Development charges, PLC, Transformer and Electric charges, Club Membership) + 50% of Legal charges + 100% of Association Formation} + GST + 100% Sinking Fund
--------------------------------------	---

Timely payment of all the installments is the essence of the Allotment.

**NOTE-GST as applicable shall be payable with payments.**

If the Provisional Booking Letter that has been issued by the Promoter is accepted by the Applicant and the Booking amount of 10% is paid after 15 days beyond due date, then interest @SBI PLR + 2% will be applicable on the payments due as per payment schedule (for the construction milestones already reached). Under such circumstances, no interest waiver/exemption will be given.

Additionally, the below – mentioned Extra Charges and Deposits will also become payable within 15 days of the demand notice being made:

**SCHEDULE- F: EXTRA CHARGES AND DEPOSITS**

<u>Facilities and Extra charges:</u>	Rate per square feet / Plot (in INR)	Amount (in INR)
a) Club charges	Rs.____/- per sq.ft.	Rs._____-/-
b) Legal Charges	Rs._____-/-per Plot	Rs._____-/-
c) Transformer and Electrical Charges	Rs._____-/- per Plot	Rs._____-/-
d) Formation of Association charges	Rs.5,000/- per Plot	Rs.5000/-
e) Sinking Fund	Rs._____-/- per Plot	Rs._____-/-
Total		Rs._____-/-
Add: GST		Rs._____-/-
<b>Total Extra Charges + GST</b>		Rs._____-/-

<b>II.DEPOSITS</b>		
1	Electricity Deposit	At actuals payable to WBSEDCL
2	Sinking Fund	<p>A sum of Rs. 15,000/- per plot for 2 years, i.e., (Rs. 625/- per month multiplied by 24 months) under the head of Sinking Fund initially. Out of the said amount, 50% of the value will be adjusted with maintenance charges.</p> <p>It is pertinent to note that the balance amount will be kept deposited with the Promoter and only on handing over maintenance to the Association/ FMC without any interest.</p>

<b>Stamp Duty &amp; Registration Fee</b>	At applicable rate on the Agreement value or Market value (whichever is higher) as per the valuation generated at the time of Registration.
--	---

(1) At the time of registration, if the Market Value exceeds the agreement value, then the additional Stamp Duty as per the valuation shall be payable by the Plot Allottee/s.

(2) The Plot Allottee/s shall be liable to pay the abovementioned costs within 15 days from the date of receipt of demand intimation:

GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Plot Allottee/s.

(3) The payments are to be initiated by means of NEFT/RTGS/Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of “**SRIJAN STAR REALTY LLP**”  
**Bank Name - Axis Bank, Paddapukur Branch, Account No. - \_\_\_\_\_,**  
**IFSC Code - UTIB0001311** and drawn on any Bank in Kolkata and shall be deposited with or sent via registered post to any of the following offices:

(4) Administrative office of **Srijan Star Realty LLP** is located at 3A, Townsend Road, Kolkata – 700025.

(5) Project Site Office of our project named “**Anu Bhoomi**” is located at Baruipur, Mouza - Sultanpur, J. L. No. – 16 under Mallickpur Gram Panchayat, P.S. – Baruipur, Dist. – South 24 Parganas, Pin – 700145.

The Plot Allottee/s, before accepting this Provisional Booking Offer has been made aware of the below mentioned facts and shall at all times be bound by the terms and conditions of sale as provided hereunder:

1. The Land Owners are seized and possessed of and/or sufficiently entitled to altogether

a large tract of land measuring by estimation 1650 decimals (approximately) equivalent to 1000 Cottah (approximately) or 50 Bighas (approximately) be the same a little more or less for developing one big Plotting Project bordered in color Red in a Plan, marked and annexed hereto as **Annexure - B**.

2. Also the said Land Owners have executed agreements for purchasing further land measuring 100 decimals (approximately), aggregating in all to 1750 decimals (approximately) which is adjacent to Plotting Project for FUTURE PHASES and also demarcated in the same Plan bordered in color Red and the same is annexed hereto.
3. The **First Phase/Project** of the Big Plotting Project is now underdeveloped and already being allotting to the intended purchasers on Land admeasuring 394.461 decimals (approximately) equivalent to 238.65 Cottah (approximately) or 11.93 Bighas (approximately) be the same a little more or less (First Phase) and the balance Land will be offered in the Future Phases (Second, Third, Fourth Phases etc.). The First Phase is also demarcated in the Plan Bordered in Color Red in the same Plan annexed hereto.
4. The **Second Phase/Project** of the Big Plotting Project is now being offered on Land admeasuring **466.16** decimals (approximately) equivalent to 282.02 Cottah (approximately) or 14.10 Bighas (approximately) be the same a little more or less (Second Phase) and the balance Land will be offered in the Future Phases (Third, Fourth Phases etc.). The First Phase is also demarcated in the Plan Bordered in Color Red in the same Plan annexed hereto and marked as **Annexure - C**.
5. The above mentioned **Second Phase** of the Plotting Project "**Anu Bhoomi**" has been sanctioned by the Mallickpur Gram Panchayat vide Sanction no. \_\_\_\_\_ **dated** \_\_\_\_\_.
6. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired along with future phases as defined herein and all the phases will share the common amenities, facilities and services amongst each other as per Rule 10 of the Act.
7. There is a 7.01 Meter demarcated Main Road as shown in the plan annexed hereto and such Main Road is connected to the Main Roads of other Phases and also to the Club and all other Amenities. Developer as well as the Plot Allottes/s of all other Phases shall have perpetual and unfettered easement right over all such Main Roads and Roads leading to any Amenities. Similarly Plot Allottee/s of this phase shall have the perpetual and unfettered easement right over the Roads and Amenities of all other Phases.
8. Utility lines likes Storm Water drain lines, electrical trenches, water pipe lines, data lines for CCTV and internet etc are to run across from one phase to another. Plot Allottee/s of each phase shall have a reciprocal easement right over such utility lines for the

purpose of laying fresh lines, repairs, servicing maintenance.

9. The said phases are demarcated for the purpose of Development of Plots, comprising One (First Phase), Two (Second Phase), Three (Third Phase) and Four (Fourth Phase) and the said project shall be known as ANU BHOOMI – PHASE-I/PHASE-II/PHASE-III/PHASE-IV along with other Phases of the entire Plotting Project.
10. It is presently envisaged that the entire Plotting Project to be developed on land estimated to be 16.8 Acres of land more or less will consist of Developed plots, Roads, Gates, Boundaries, Lake(s), Parks, Amenities, Facilities, Utilities etc. as may be permitted under the law(s). Other phases will be defined by the Promoter from time to time and the Plotting Project will be constructed phase-wise wherein each phase will be treated as a distinct Project as per West Bengal Real Estate Regulatory Authority (WBRERA).
11. Till such time the Mother/Apex Association takes over the entire administration, the Plot Allottee/s who have taken possession in the 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, which is as and when made available for the benefit, usage and enjoyment of all the Plot Allottee/s of each phase of the entire Project including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Plot Allottee is made aware that the said charges shall at all times be calculated on the basis of total actual expenses on amenities, and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher, which may progressively become less as more and more Plot Allottee/s 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.
12. The copy of the proposed layout plan and the proposed plotting plan showing future proposed developments are disclosed by the Developer vide his registration no. \_\_\_\_\_ before WBRERA and vide further disclosures on the Website.
13. The clear plot plan showing the Phase/Project which is intended to be developed and to be sold in this said Phase/Project has been clearly demarcated and marked as **Annexure – A.**
14. The Plot Allottee/s is made aware that the owners of the plots in other phases of the Project including future phases shall also possess complete and unhindered access to all the Common Areas, Amenities and Facilities of the Project mutually.

15. It is agreed by the Plot Owner that the Promoter shall not make any additions and/or alterations in the sanctioned plans, layout plans of First Phase/Project, provided that the Promoter may make such minor changes, additions and/or alterations on account of practical problems or some minor planning error or requirement of more parking or for any other minor practical consideration which does not affect the plot and the common facilities after proper declaration and intimation to the Plot Owner. The Promoter will be allowed to conduct such change/s and for that the Plot Owner hereby gives their voluntary consent.
16. It is clarified that the Project's Infrastructure, services, facilities and amenities together with all the common areas, easements rights and appurtenances belonging thereto shall be made available mutually for usage and enjoyment of the Plot Allottee/s of the entire plotting Project along with future extensions.
17. The Promoter may at any subsequent period undertake the development of a separate plotting Project on the land adjacent but not part of this plotting Project and in that case the Promoter may decide to provide a passage way across this Project land 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 plot Allottee/s of this plotting Project and their Association. The Promoter may extend the size of the said Project as presently envisaged by causing development of another Project/Phase on land contiguous to the present Project whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Project with shared infrastructure and common facilities which means that the facilities available in this Project will be made available for usage to the plot Allottee/s of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be made available for use by the plot Allottee/s/Occupiers of the present Phases.
18. 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 plotting Project and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Plot Allotted. The Promoter will hand over the possession of the plot to the Plot Allottee/s and all the other Common facilities on the committed date of the Completion of the Second Phase which is on \_\_\_\_\_ as per the Registration Certificate of the West Bengal Real Estate Regulatory Authority (WBREERA) vide order/notification dated \_\_\_\_\_ with a grace period of Six months (Completion date).
19. (i) Promoter proposes to set up at its own cost a proprietary club (CLUB) at the plotting Project which will be owned by the Promoter and shall be known by such name as may be decided by Promoter.

**(ii)** The building of the Club, the equipment provided therein etc. will be the property of Promoter. The usage and enjoyment rights shall however, be restricted only to those persons who will become members of the Club without any voting rights.

**(iii)** The membership of the club will be offered to the public but shall not be limited to the plot Allottee/s only. The Plot Allottee/s of the plots within the 'Project Land' will be eligible to apply for the membership of the club as well. However, acceptance of any person/ Plot Allottee/s of the plots in the 'Project Land' as member of the club shall be solely at the discretion of the Promoter.

**(iv)** If a Plot Allottee/s becomes a member, cancellation of membership is not permissible. Transfer of membership will however be allowed if he sells his plot to any other Transferee.

**(v)** The club operation and management will be done by the Promoter or its representative or by any professional body as may be thought appropriate by the Promoter. This professional body could also be a division, associate or accompany of the Promoter Group. If any Plot Allottee/s becomes a member of the Club and in the event any Plot Allottee/s leases or rents out his/her/its plot, it will be a mandate on the part of the Plot Allottee/s to notify the Club/ Maintenance In Charge of such leasing/renting of the same. The Plot Allottee/s will thereafter be barred from using the Club / Common facilities till such time he/she/it is back in possession of the plot and its Lessee/Tenant will be entitled to utilize the Club/Common facilities as per rules. It is pertinent to mention here that both the Plot Allottee/s and the Lessee/Tenant cannot be a member of the club simultaneously.

**(vi)** The membership of the Club shall be in the name of owners of plot/individuals. If the Plot Allottee /s any other person is a body corporate, it will be required to nominate the occupier of the Allotted plot/user of the Club, who for all purposes, will be treated as the member of the club. The membership will entitle entry and usage of the club to the member. The member's spouse and dependent children below the age of 18 years shall also be permitted to use the club on such terms and condition as may be deemed fit by the Promoter.

**(vii)** The membership of the club will be for a period of 30 years only and may be renewed after 30 years on such terms and conditions and upon payment of such further admission fees or other charges as may be decided by the Promoter. The Promoter will also be entitled to raise bills payable by the members on actual basis as monthly charges. The said time span of 30 years shall be deemed to have commenced on & from the date of commencement of operations of the Club. The type of members may comprise of life members, patron members, day members, ordinary members, plotting Project members, youth members and short-term members etc. the detailed definition of each of this will be provided at the time of framing of the rules and regulations of the club on commencement of the club operations. The management of the club will decide the terms and conditions of each type of membership and also determine the admission fees and annual subscription.

**(viii)** The Plot Allottee/s of the plotting Project, accepted by Promoter, to become a

member, are required to pay one-time non-refundable Admission Fee and also monthly subscription charges for maintenance and shall be entitled to apply for membership based on the details given below:

	Per Membership opted	Payable
Admission Fee (non - refundable)	Rs.____/- per sq.ft.	As per Schedule of Payment
Monthly Subscription per membership	Total Yearly Expenses divided by No of members divided by 12	
Maximum Person eligible for membership	6 Persons	

**RESERVED RIGHTS OF THE PROMOTER:**

Since the entire plotting Project 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 Plot Allottee/s 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 the infrastructural services which may be required to be utilized by the Plot Allottee/s of the adjoining phase/project. The promoter will have free and uninterrupted access for laying of gas, water and other pipes, electric, telephone and other wires, conduits and drains which are now or may hereafter during the term be in, through, under or over the plots in the project land.

The Promoter, its successors and assigns are hereby permitted , at its own expense to construct further 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 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 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 usage of any plot.

The Plot Allottee of the plot herein shall not object or create any obstruction against the promoter, if the promoter wishes to execute any of the above-mentioned Rights in the near future.

**A copy of this letter is duly signed by you on each page as a token of acceptance of this Provisional Allotment/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 are/were required to visit the project Web-Site and read the Agreement for Sale available therein. For your convenience, we have already mailed a soft copy of the Agreement on XX-XX-XXXX 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 fix a date for registration of the same.
- b) You may be required to execute and/or submit all the necessary documents before delivery of the possession of the plot and the car parking space, if any.

Please note that this Provisional Booking letter for allotment of the plot is provisional till the payment of balance amount and shall not be treated as an agreement for sale or transfer.

Please note further that the agreement for sale contains detailed terms and conditions thereof of the sale to be conducted in your favor. Further, in the event of any contradictions between terms and conditions of either of the documents, the terms and conditions of embodied in the Agreement for Sale shall prevail.

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

Please quote your CIN number and the Plot No booked in your favor, in all your future correspondences.

It will be highly appreciated if you would kindly confirm the acceptance of the booking offer. This offer letter of booking of the aforesaid plot 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.

Please note that 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 your Booking Letter and 10% Booking amount. After confirmation of this booking, you are required to register the Agreement for Sale within 15 days, 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 the agreement for sale is not executed by you and both are not sent to us within the said time span of 30 days, the entire Application Money paid by you will be forfeited and we will be at liberty to deal for that Plot with other intended buyers.

\*\*However, under the occurrence of such circumstances which are beyond the control of the Promoter, it is pertinent to note that there may be variations in the planning of the total area of the big plotting project.

\*\*Cash transaction is strictly prohibited in our project, if anybody asks for the same, kindly report this complain to Mob No – 9830040316 or write your complain to rna@srijanrealty.in

Thanking you,

Yours faithfully,

**FOR SRIJAN STAR REALTY LLP (PROMOTER)**

### **AUTHORISED SIGNATORY**

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

\_\_\_\_\_  
(Signature of Sole/First Allottee)

\_\_\_\_\_  
(Signature of Second Allottee)

Place:

Place:

Date:

Date: