

BOOKING LETTER

To

Date: / /

 _____,
 _____,

Re: (i) Offer of Provisional Booking of the Senior Living Apartment/Unit No. _____ in Building Block No.23 having carpet area of square feet corresponding to Built-up area of _____ square feet and _____ Sq.Ft Super Built Up Area along with garage/covered/open parking no. _____ admeasuring _____ square feet in the Car Parking area;

(ii) **Nursing Unit** No. _____ having carpet area of square feet corresponding to Built-up area of _____ square feet and _____ Sq.Ft Super Built up Area in _____ Phase _____ Base Price per Sq.Ft: Rs. _____ PLC per Sq. Ft. Rs. _____ Floor Escalation Rs _____ Per Sq.Ft. Total Effective Rate after discount: Rs. _____ Per Sq.Ft.

of the Complex named “**PRIMUS GANGES**” under construction situated at holding No. D5/177 (New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 .

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 of the Senior Living Apartment Unit No. _____ / Nursing Unit No: _____ having carpet area of square feet 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) working out to _____ Sq.Ft Super Built Up Area along with garage/covered/open parking no. _____ admeasuring _____ square feet in the Car Parking area along with common parts, portions, facilities and amenities and also user right in the land beneath the building appertaining to the said Unit in Block No.23 of the Senior Living Complex named “**PRIMUS GANGES**” presently under construction on the Schedule–A Land, demarcated in the Block Plan annexed hereto and marked **ANNEXURE - A** and also the Floor Plan annexed hereto and marked **ANNEXURE – B**.

The aforesaid Unit is provisionally allotted in your favour on the basis of your EOI No. _____ dated _____ and on your depositing the application money of Rs. _____/-.

A. PRICE OF THE UNIT:

Table-1

The Total Price for the Unit based on the carpet area is **Rs. _____/- (Rupees _____)** only (hereinafter referred to as the **“Total Price”**) which comprises the below:

Description	Rate Per Square Feet (In INR)	Amount (In INR)
Unit Price	[Please specify square feet rate]	[Please specify total]
a) Cost of /unit b) Height Escalation Charge	Package price + GST	
a) Covered / Uncovered Car Parking b) Club charges c) Generator d) Transformer &Electricity..... e) Legal Charges f) Association formation g) Incidental Charges	Rs. _____/- per sqft on SBU + GST Rs. _____/- per sqft on SBU + GST Rs. _____/- per sqft on SBU + GST Rs. _____/- per sft on SBU + GST Rs. _____/- per sft on SBU + GST which is payable on possession. Rs. _____/- per sft on SBU + GST	
Total		
GST		
Total Price in Rs.		

PARKING CODE	TYPE OF PARKING
MLCP	Multi Level Car Parking
OCP(D)-MS	Open Mechanical on Ground

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.

B. PAYMENT INSTALLMENT SCHEDULE :

Table-2

The Price of the Unit shall be payable within 15 days from the Demand Notice to be issued as per scheduled installment below:

ON EXPRESSION OF INTEREST	2,00,000 /- + GST
ON BOOKING LETTER (LESS : EXPRESSION OF INTEREST AMOUNT)	10 % OF TOTAL PRICE+ GST
ON AGREEMENT	10 % OF TOTAL PRICE + GST + 50% OF LEGAL CHARGES + 50 % OF INCIDENTAL CHARGES
ON STARTING OF PILING	10 % OF TOTAL PRICE + GST
ON STARTING OF GROUND FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SECOND FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF FOURTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SIXTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF EIGHT FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF TENTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF TWELVE FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF FOURTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SIXTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF EIGHTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF INTERNAL WALL WORK OF THE UNIT	5 % OF TOTAL PRICE + GST
ON COMPLETION OF FLOORING OF THE UNIT	5 % OF TOTAL PRICE + GST
ON COMPLETION & POSSESSION OF THE UNIT	10% OF TOTAL PRICE + GST + FORMATION OF ASSOCIATION + MAINTENANCE DEPOSIT + 50 % OF LEGAL CHARGES + 50 % OF INCIDENTAL CHARGES
**TOTAL PRICE = UNIT PRICE + FLOOR ESCALTION + VEHICLE PARKING + CLUB MEMBERSHIP + ELECTRICITY + TRANSFORMER + GENERATOR	

Note: If the Promoter decides to complete the construction floor wise and deliver the project up to certain floor level having all the infrastructure and facilities, then in such event the purchaser should clear full and final payment at the time of possession.

Please visit our website 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:

I. Extra Charges:

1. Club- Rs _____/- per Sq.ft on Chargeable area

2. Generator- **Rs.**____/- per Sq.ft (3 BHK-____KVA; 2BHK-____ KVA) on Chargeable area,
3. Transformer and Electricity Expenses- **Rs.**____/- per Sq.ft on Chargeable area,
4. Floor Escalation- **Rs.**____/- per Sq.Ft per Floor from 2nd Floor onwards
Note: All the above charges are payable as per payment schedule of the unit.

5. Legal Charges- **Rs.**____/- per sqft.

6. Formation of Association- **Rs.**____/- per Unit.
7. Incidental Charges- **Rs.**____/- per Unit.
8. Nomination Charges:
 - 8.1. 2% of Total Consideration amount including car parking which is payable before nominating the unit.
 - 8.2. There will be a Lock-in-period for two years from date of registration of agreement to nominate any unit.
9. Stamp Duty, Registration Fee and Incidental Registration Charges- At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of expenses.
10. Guarding Charge- The Allottee will be payable of **Rs.**____/- per month as guarding if taking over of possession is delayed more than 15 days from notice of possession.
11. Cancellation/Processing Charges) 10% of total consideration if cancelled after Sale Agreement) Interest dues to be paid, if any, till date of receipt of information of cancellation request.
12. All taxes paid shall not be refunded.
13. GST as applicable and any other Tax or Taxes or charges as may be applicable from time to time shall also be payable by the Allottee.

II. Deposits:

1. Electricity deposit- Electricity deposit as per actual.
2. Maintenance Deposit-Equivalent to 3(three) years calculated @ **Rs.**____ per Sq.ft p.m on Chargeable area (Final CAM Rate will be based on estimate of the Promoter at the time of giving possession). Out of 3 years, 1 and 1/2 years will be adjusted against Maintenance Charges and the balance to remain as a Deposit.
3. Sinking Fund- **Rs.**____/- per Sq.ft on Chargeable area.

Note:

1. Extra charges & Deposits are also applicable for chargeable area of the terrace.
2. 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.
3. The above Items will be paid by the Allottee within 15 days of demand:
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.
8. The Developer does not accept "CASH DEPOSITS "as payments.
9. The payments are to be made by means of Pay Order/Demand Draft/ Account Payee local Cheque drawn in favour of "....."

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:

- 9.1. SRIJAN PRIMUS SEINOR LIVING PVT.LTD, Registered Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 9.2. Project Site Office at Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala, in the District South 24 Parganas

- C. 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.

The comprehensive Payment Plan is provided in **SCHEDULE – C** hereunder.

- D. **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. **SRIJAN COMPLEX PRIVATE LIMITED AND 118 OTHERS (“Group A Land Owners”)** are seized and possessed of and / or otherwise well and sufficiently entitled to All That a large tract of land measuring **13.26 Acres**, more or less, situate lying at and amalgamated in various R.S / 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 Police Station Maheshtala in the District of South 24 Parganas more fully described in **Part-I of Schedule A** hereunder written (**“Group A Land”**).
2. **SWAN ENGINEERING COMPANY**, a Partnership Firm (**“Group B Land Owners**) is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **9.69 Acres**, more or less, situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, constituted within Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under Police Station Maheshtala, in the District South 24 Parganas more fully described in **Part-II of Schedule A** hereunder written (**“Group B Land”**) .
3. **MAHESHTALA MUNICIPALITY (“Group C Land Owners”)** is seized and possessed of and/or otherwise well and sufficiently entitled to All That the land measuring **6.73 Acres**, more or less ,situate lying at and amalgamated in various R.S/L.R Dags in Mouza Krishnagar, JL No. 1, out of which the Principal Developer/Confirming Party shall develop land admeasuring **4.14 Acres**, more or less, for providing infrastructure and amenities such as guest house, banquet hall, park, children play area, landscaped zone, picnic area etc. for

the benefit and common use of the people of the Maheshtala municipal area and hand over the same to the Maheshtala municipality and in consideration thereof Maheshtala municipality has permitted the Principal Developer/Confirming Party to construct and develop a multi-storied residential complex on the remaining land measuring **2.35 Acres**, more or less, comprised in various R.S/L.R Dags constituted within Municipal Holding Number C4/171/New, Ganga Bandh Road Mouza Krishnagar, Maheshtala Municipality, under Police Station Maheshtala, in the District of South 24 Parganas more fully described in **Part-III of Schedule A** hereunder written ("**Group C Land**").

4. All That the land parcels owned by the Group A Landowners, Group B Land Owners and Group C Land Owners being collectively the Group A Land, Group B Land and Group C Land aggregating to **25.30 Acres**, be the same a little more or less, are more fully described in **Part-IV of Schedule A** hereunder written (collectively "**Entire Land**").
5. The Group A Land Owners, Group B Land Owners and Group C Land Owners have decided to make separate projects on their respective land parcels. However, each of them has appointed a common developer, i.e., the Principal Developer/Confirming Party by an Supplementary development agreement dated 06th Oct'2023, Development Agreement 17th April 2023 & Development Agreement 30th September, 2021 respectively. It is agreed that each project of the said Group A Land Owners, Group B Land Owners and Group C Land Owners respectively on Group A Land, Group B Land and Group C Land shall be distinct and separate and shall also be separately named as **Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3** respectively (collectively "**Said Entire Housing Complex**"). It is further agreed by and between the Parties herein that if the Principal Developer/Confirming Party deems it beneficial in future, the Principal Developer/Confirming Party shall cause the said Group A Land Owners, Group B Land Owners and Group C Land Owners, at any time in future, to amalgamate their respective parcel of land and/or the separate projects thereon, as the case may be. The Parties agree that any and all costs applicable towards the said amalgamation including but not limited to stamp duty, registration fees, etc. shall be borne by Principal Developer/Confirming Party
6. The Group B Land Owners, by an agreement dated 8th April, 2024 and registered in the Office of the ADSR - Behala, recorded in Book No. I, Volume No. 1607 - 2024, Pages 92788 to 92828 Being No. 160703353 for the year 2024, have granted the exclusive right unto and in favor of the Principal Developer/Confirming Party for construction of the housing complex namely Primus Ganges, as referred in this Agreement, in various phases, on the Group B Land which is proposed to be part of the Said Entire Housing Complex and has also granted necessary power and authority to the Principal Developer/Confirming Party to undertake the development of the housing complex.
7. 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.

8. The Promoter was interested in acquiring the development rights in respect of a demarcated portion of the Group B Land, more fully described in Schedule B hereunder written and tentatively demarcated in the plan annexed ("Project Development Land") for the purpose of undertaking a project containing residential apartments and facilities for the use of senior living namely ("PRIMUS GANGES") approached the Group B Land Owners and also the Principal Developer/Confirming Party herein and upon being so approached, the Group B Land Owners and the Principal Developer/Confirming Party have agreed to grant the Promoter herein the development rights of the Project Development Land.
9. The Owner herein and the Principal Developer/Confirming Party have agreed to cause the Promoter herein (instead of the Principal Developer/Confirming Party herein) to develop the Project Development Land measuring about 26 Cottahs, more or less, from out of the Group B Land more fully described in **Schedule B** hereunder written and bordered in Color '**RED**' in the plan annexed hereto (herein before and herein after referred to as "**Project Development Land**") The Owner herein and the Principal Developer/Confirming Party have accordingly offered the said the proposal for developing the Project Development Land to the Promoter herein ("**Development Rights**")
10. On completion of the Senior Living Project, Primus will be itself or through separate SPV (Special purpose vehicle) exclusively run and manage the facilities and amenities such as restaurants, health care, housekeeping concierge, events etc. Primus will collect from the allottees of the Senior Living Project the PAS charges as per the separate facilities service agreement relating to the common facilities and amenities provided by Primus. The Principal Developer/ Confirming Party will be entitled to the common maintenance charges, taxes from the allottees as per the Principal Development Agreement retained by Primus and the remaining part of the PAS charges relating to common area as per the terms agreed in this Agreement and/or as would be so agreed in the Principal Development Agreement, if there be any shall be reimbursed to the Confirming Party. All subsequent agreements with allottees and user will follow the format provided that by Principal Developer/ Confirming Party and besides this Principal Developer/ Confirming Party will be entitled to collect all taxes, CAM as per the terms agreed in this Agreement and/or as would be so agreed in the Principal Development Agreement.
11. Besides the Entire land Promoter may add more adjacent/contiguous Land in future to extend the Complex
11. The Facilities and amenities may be located in various Projects namely Royal Ganges -I; 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 and Primus Ganges the Unit Owners and the Occupiers of all the

separate Projects shall be entitled to all such facilities and amenities irrespective of their location except specified for the Primus Ganges

12. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Future Development and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Developer may also create few more facilities in the future development which will also be shared by Allottees of all phases/projects.
13. The Allottees of Units in any one phase/project 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
14. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owners regarding the said Land on which Project is to be constructed have been completed;
15. The Owners and the Promoter have further decided that the aggregate Ground Coverage /FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/phases and the Promoter may vary the utilization of the permissible Ground Coverage/FAR from phase to phase.
16. 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 synergise 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-2 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.

17. It is further provided that in case of completed phases/Incomplete Phases/Future Extensions, the access rights and all other rights of easement through the completed pathways passing through the completed phases and progressing to the incomplete phases, enjoyment of common facilities etc shall be provided by the Promoter to the Allottees of all phases including future phases and the Promoter may at its option add more facilities in future resulting in the increase in Maintenance cost which the Allottee accepts.
18. Maheshtala Municipality has sanctioned the Building Plan No. _____ dated _____ to develop "**Primus Ganges**" (The Royal Ganges - 2, Phase III)
19. The promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and undertakes that it shall not make any changes to layout plans except in strict compliance with section 14 of the Act and other laws as applicable.
20. If the plan sanctioned by Sanctioning Authority /Municipal Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Plan of the Allottee's unit 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.

21. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural engineer till the completion of the building/buildings.
22. The promoter has registered/applied for registration of Senior Living Housing Complex under the provision of the Real Estate(Regulation And Development) Act, 2016 with the Regulatory Authority at Kolkata and the authenticated copy of the Application No. _____Registration Certificate of the Project granted/to be granted by the RERA.
23. It is agreed by the Allottee that the Developer/Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First Phase/Project. Provided that the Developer/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 Developer/Promoter will be allowed to do such change and for that the Allottee hereby gives his consent,.
24. The Allottee is made aware that the occupants of Apartment Units in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project.
25. The Developer/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 - D** 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.
26. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Apartment Units exhibited at the site only provides a representative idea and the actual Apartment 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 Developer/Promoter shall ensure that only approved specifications mentioned in **Schedule- E** hereunder are used.

27. 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.
28. The Developer/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, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion.

Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any 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.

29. 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 Apartment 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 Apartment 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 Developer/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 Developer/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.

30. 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 .
31. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of 30th April 2030 with a grace period of six months (Completion date)
32. 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.
33. 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.
34. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/ Association.

35. 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.
36. 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 Complex with further future extensions.
- 37 'CLUB' shall be set up as part of the entire Residential Housing Complex including the Senior Living 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.
38. 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:

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

39. The Club shall have the recreational facilities as more fully described in the Agreement.
40. 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.
41. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
42. 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.

43. RESERVED RIGHTS OF THE DEVELOPER/PROMOTER:

- (1) The right to the free and uninterrupted passage and running of all appropriate services and supplies from and other parts of the building in and through the appropriate conduits/trenches and through any structures of a similar use or nature that may at any time be constructed in, on over or under the building.
- (2) The right to establish such additional easements, reservations, exceptions and exclusions as the Promoter, in its sole discretion deems necessary or appropriate.
- (3) The right of non-exclusive easement for ingress and egress over through across such streets, walks, paths, stairways, lanes and other rights of way serving the Units and the common areas as may be necessary to provide

reasonable pedestrian access thereto, as well as an easement for ingress and egress over through and across such paved portions of the common areas as may be necessary to provide necessary vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.

- (4) The right to gift and/or transfer by any other means any small part or portion of the land within the Project unto and in favor of any Service Provider to facilitate the Said Service Provider in setting up a Centre from where the said services to complex shall be provided like electricity, water, gas, etc.
- (5) Until the sale and transfer of all the Units the Vendor shall have and retain for itself, its successors and assigns the right to maintain one or more business and sales offices at the Project to enable the Vendor to market the Units and also the right to place signs in and around the common areas for marketing.
- (6) The right to construct and to maintain at any time pipes, sewers, drains, mains, ducts, conduits, gutter, wires, cables(Laser optical fibers, data or impulse transmission communication or reception systems) channels, flues and other necessary conducting media for the provision of services or supplies.
- (7) The right of the Promoter/ Association and all persons authorized by it at reasonable times and on reasonable notice to enter the demised unit for Carrying out work for which the Promoter/ Association is responsible like installation/repair of common services. In case of emergency no notice will be required and the Allottee will give immediate access.
- (8) The right of support, shelter and protection which each portion of the building gives to other parts of the Building.
- (9) The right to build or alter or deal with the building even if this affects the light and air coming to the demised unit or causes nuisance, damages, annoyance or inconvenience to the Allottee by noise, dust, vibration or otherwise, provided this does not affect the Allottee's ability to use the demised unit.
- (10) The right and liberty at any time to alter, raise the height or rebuild Building/Project or to erect any new building **in accordance with sanctioned plan** in such manner as the Promoter may think fit and proper.

- (11) The Promoter shall have the right at all times to refuse access to any person or persons whose presence in the Complex may in the judgment of the Promoter be prejudicial to the safety, character, reputation and interest of the Complex and its Occupiers.
- (12) To the 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 required under or over the Premises and/or Unit
- (13) To erect scaffolding for the purpose of repair, cleaning or painting the **any Building block** notwithstanding that such scaffolding may temporarily restrict the access to or enjoyment and use of the Demised Unit
- (14) Alteration in the beams and columns passing through the Building's Common Portions for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- (15) The Promoter shall retain for itself , its successors and assigns including all of the Unit Owner, a non-exclusive easement for ingress and egress over, through and across such streets, walks, paths, stairways, lanes and other rights of way serving the Units and common elements as may be necessary to provide reasonable pedestrian access thereto, as well as an easement for ingress and egress, over, through and across such paved portions of the common elements as may be necessary to provide reasonable vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.
- (16) 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 Unit.
- (17) The Promoter shall have the right in perpetuity free of any charges for putting up signages and hoardings including neon sign of its name as well as of its products on the Common roof and the identified wall surfaces within the lobby of the buildings. The Promoter will be responsible for its maintenance and remain liable to pay the electricity charges separately.

- (18) The Promoter reserves the right to allot available Parking space in one phase of the Housing Complex to any Allottee of a Unit in any other phase of the Complex.

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 LAND OWNERS)

ALL THAT the pieces and parcels of land containing an area of **1326 Decimals (13.26 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1 constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas as per following details.

Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
	315	315	165
	317	317	8
	324	324	20
	380	380	429
	381	381	64
	323	323	28
	314/1217	314/1217	17
	314	314	20
	315/1473	315/1473	44
	313	313	41
	312	312	178
	312/1222	312/1222	12
	312/1474	312/1474	54

	153/1475	153/1475	18
	316	316	46
	318	318	32
	319	319	24
	320	320	27
	321	321	37
	322	322	14
	312/1157	312/1157	48
		Total =	1326

(PART-II)**(LAND OWNED BY GROUP B LAND OWNERS – THE OWNER HEREIN)**

ALL THAT the piece and parcel of land containing an area of **969 Decimals (9.69 Acres)**, be the same a little more or less, situate lying at Krishnagar Mouza, J.L No.1, holding No. D5/177 & D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.:

Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
1	382	382	233
2	383	383	215
3	419	419	45
4	429	429	476
		Total =	969 Decimals

(PART-III)**(LAND OWNED BY GROUP C LAND OWNERS)**

ALL THAT the piece and parcel of land containing an area of **235 Decimals (2.35 Acres)** situate lying at Krishnagar Mouza (J.L No.1) Holding no. C/171, (New) Ganga Bandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala, Kolkata -700140 in the District of South 24 Parganas in the following Dag Nos.

Sl. No	R.S. Dag No	L.R. Dag No	Area in decimal
1	153/1219	153/1219	48

2	153/1218	153/1218	116
3	153	153	71
		Total =	235 Decimals

(PART -IV)

(ENTIRE LAND)

ALL THAT the land parcels owned by the Group-A, Group-B and Group-C Land Owners aggregate to **25.30 Acres** be the same a little more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) hereinafter referred to as the “**ENTIRE LAND**”

RS/LR DAG NO.	L.R KHATIAN	AREA IN DECIMAL
315	10149,10150,10152,10167,10168,10175,10177,10187,10188,10202,10203,10219,10255,10256,10257,10128, 10293,10225,10294	165
317	10234,10164,10183,10220,10223,10255, 10231,10232,10294	8
324	10224,10245	20
380	10234,10176,10125,10130,10131,10132,10134,10135,10136,10139,10140,10141,10145,10151,10153,10154, 10153,10156,10157,10158,10159,10160,10161,10165,10174,10192,10193,10194,10195,10196,10197,10198,10199,10210,10211,10212,10218,20242	429
381	10125,10126,10142,10145,10200,10220,10223,10231,10232,10243,10254	64
323	10176,10139,10182,10183,10190,10220,10223, 10237,10231,10232	28
314/1217	10175,10182,10142,10220,10237,10231,10232	17
314	10175,10178,10184,10128,10293,10225,10294	20
315/1473	10170,10171,10175,10178,10181,10183,10184,10208,10220,10223,10230,10231,10232	44
313	10166,10173,10180,10208 ,10230,10128,10293,10225	41
312	10133,10138,10147,10148,10172,10180,10183,10191,10201,10207,10214,10215,10217,10220,10235,10204, 10293,10225	178
312/1222	10254, 10596	12
312/1474	10146,10184,10185,10206,10128,10225,10292,10244	54
153/1475	10597, 10596	18
316	10166,10180,10147,10183,10186,10213,10216,10220,10223,10255,10231,10232,10128	46
318	10176,10179,10186,10220,10223,10238, 10253,10231,10232	32
319	10179,10183,10186,10220,10223,10228,10231,10232	24
320	10179,10189,10220,10223,10236,10231,10232,10244	27
321	10129,10205,10209,10220,10223,10231,10232,10164	37
322	10169,10205,10243	14
312/1157	10143,10207,10233,10243,10231,10292,10244	48
382	3930	233

383	3930	215
429	3930	476
419	3930	45
153	10404	71
153/1219	10404	48
153/1218	10404	116
Total		2530

THE SCHEDULE –B ABOVE REFERRED TO
(PROJECT DEVELOPMENT LAND)

ALL THAT the piece and parcel of land being a demarcated portion containing an area of 42.97 Dec equivalent to 26 Cottah out of total land of 969 Decimals of Group B Land situate lying Under LR Plot No. 429 & Khatian No LR-3930 situated at Mouza Krishnagar (J.L. 1) holding No. D5/177A(New) Gangabandh Road, ward no.20, within Maheshtala Municipality under P.S Maheshtala Kolkata -700140 in the District of South 24 Parganas Additional District Sub-Registry Office - Behala, District – South 24-Parganas as per Plan annexed bordered in RED and butted and bounded as follows:

ON THE NORTH : By Part of LR Dag No 429 & River Hooghly
ON THE SOUTH : By Part of LR Dag No 429 & LR Dag No. 419
ON THE EAST : By Part of LR Dag No 429 & Ashram
ON THE WEST : By Part of LR Dag No 429 & LR Dag No 383.

THE SCHEDULE–C ABOVE REFERRED TO
(PRICE / PAYMENT PLAN)

The price of the said Apartment is Rs _____/- (Rupees _____) only payable as per the Table provided and annexed

ON EXPRESSION OF INTEREST	2,00,000 /- + GST
ON BOOKING LETTER (LESS : EXPRESSION OF INTEREST AMOUNT)	10 % OF TOTAL PRICE+ GST
ON AGREEMENT	10 % OF TOTAL PRICE + GST + 50% OF LEGAL CHARGES + 50 % OF INCIDENTAL CHARGES
ON STARTING OF PILING	10 % OF TOTAL PRICE + GST
ON STARTING OF GROUND FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SECOND FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF FOURTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SIXTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF EIGHT FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF TENTH FLOOR CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF TWELVE FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST

ON STARTING OF FOURTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF SIXTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF EIGHTEENTH FLOOR SLAB CASTING	5 % OF TOTAL PRICE + GST
ON STARTING OF INTERNAL WALL WORK OF THE UNIT	5 % OF TOTAL PRICE + GST
ON COMPLETION OF FLOORING OF THE UNIT	5 % OF TOTAL PRICE + GST
ON COMPLETION & POSSESSION OF THE UNIT	10% OF TOTAL PRICE + GST + FORMATION OF ASSOCIATION + MAINTENANCE DEPOSIT + 50 % OF LEGAL CHARGES + 50 % OF INCIDENTAL CHARGES
**TOTAL PRICE = UNIT PRICE + FLOOR ESCALTION + VEHICLE PARKING + CLUB MEMBERSHIP + ELECTRICITY + TRANSFORMER + GENERATOR	

THE SCHEDULE-D ABOVE REFERRED TO

AMENITIES

(Common Parts, Portions and Amenities)

The Common Portions are at 2 (Two) levels, which are:

LEVEL - 1: Those which are common to all the segments and are collectively called then "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. Barbed wire at peripheral Boundary wall
2. Sewerage treatment Plant / Septic Tank if provided.
3. Installation of generators at common areas with its allied accessories for lighting of the common areas, pumps, and common utilities.
4. Electric Sub-Station.
5. Transformers, electrical wiring, fittings and fixtures for common areas lighting.
6. Garbage / Waste Disposal area.
7. 24Hrs water supply.
8. Water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
9. Connection of drains and sewerage lines from the premises to the STP / Municipal Drains.

10. Water, sewerage and drainage connection from OHT, common drains and sewerage of the premises to the units.
11. There is an overall integrated Boundary walls around the complex.
12. Round the Clock Security arrangements with CCTV.
13. Fire Fighting Equipment and Extinguishers and Protection system
14. Dedicated communication system for telephone.
15. The water pump, the pump room, water reservoir, Bore-well, and distribution pipes.
16. Security Room.
17. Cable connection/ Cable TV System.
18. Community Hall
19. Outdoor Children Play area.
20. Garden Area
21. Space for Health Station
22. Doctors Room
23. Space for Indoor Games
24. Multi Hall with stage & green rooms
25. Dining Hall
26. Kitchen with Dish wash & Cold Store
27. Office with Toilets
28. Reading Lounge
29. Electrical Rooms
30. Staff Rooms
31. Space of Reception Desk & Entrance
32. Gallery

FOR 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. Waste Water Recycling.
8. Solar to meet Electricity Generation as per PCB

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

A. CLUB AMENITIES:

1. Olympic size Pool
 2. Kids Pool
 3. Jacuzzi, Steam, Massage and Sauna
 4. Multi gym and Aerobics yoga / Meditation Area
 5. Aqua gym
 6. Lounges
 7. AC Banquets hall
 8. Café
 9. Dining Area
 10. Reading Room with library
 11. Multi Purpose AC Community Hall with indoor sports facilities like Cricket , Football, Badminton, Basketball and Volleyball etc.
 12. Area for Cineplex with surround sound, Yoga, meditation with hobby center for dance, music, art classes.
 13. Pool table
 14. Snooker table
 15. Table tennis
 16. Dart Boards
 17. Air Hockey
 18. Carom
 19. Chess board
 20. Card Room
 21. Guest Room
 22. Isolation Room
 23. Squash court
 24. Indoor Kids Play area
 25. Virtual Game room
 26. Video game parlours
 27. Business center
 28. Health Club with Steam, Massage, Jacuzzi and sauna
 29. Well Equipped Multi GYM and aerobics
 30. AC Indoor children's playing zone
 31. AC Banquet hall for hosting parties with attached lawn
 32. AC Home Theatre
 33. AC indoor games room with Pool & Snooker tables, Table Tennis, Dart, Air hockey, Carrom, chess, card room & other board game.
-
1. Library cum reading room
 2. Yoga / Meditation Area
 3. AC guest rooms / Isolation rooms
 4. Squash Court
 5. Multipurpose AC Community hall with indoor sports facilities
 6. Business centre with workstations and conference rooms
 7. Video game parlor
 8. River Lounge with Café & Alfresco Dining Area with Outdoor Seating

9. Party Lounge with Outdoor Deck

B. OUTDOOR AMENITIES:

1. Outdoor children's' play area and tree house.
2. Tennis court / volley ball / multipurpose sports court.
3. Cricket court
4. Football field
5. Jogging / cycling track
6. Riverview amphitheatre
7. Central lawn / event lawn
8. Two Badminton courts
9. Mini golf putting area
10. Fishing deck*
11. Rock climbing
12. Barbecue space
13. Senior citizens' gym
14. Senior citizens' meditation area
15. Outdoor cinema projector screen
16. Ghat*
17. Jetty
18. River view decks*
19. Sloped riverfront grand lawn
20. Riverfront promenades*
21. Outdoor sitting pavilion
22. Multi – street basketball
23. Dry fountain / splash play
24. Sand pit
25. Pirate's ship tree house
26. Outdoor gym
27. River facing cabana
28. Lawn bowling
29. River lounge with café
30. Pet park
31. Swings
32. Stump path
33. Playable sculpture area
34. Link bridge to river lounge
35. Temple
36. Exiting ghat
37. * Subject to NOC from Kolkata Port Trust

C. GARDENS

1. Seasonal Fruits & Vegetables Garden
2. Pocket Gardens

3. Hammock Garden.
4. Wellness Garden

D. INFRASTRUCTURE:

1. Magnificent Temple
2. Close Circuit TV
3. Facility Management office with storage area
4. 24 x 7 Power supply with power backup
5. Adequate water supply
6. Stome water drainage system
7. Online Soft services – Plumber, electrician, bill payments etc
8. Drivers waiting area
9. Staff / drivers toilet and shower room facilities
10. Staff quarters for staff / Meds / drivers at extra cost
11. Efficient Fire detection and fighting system as per WBFS norms
12. Intercom /EPABX connecting each flat and reception with UPS
13. Dedicated Doctors/vendors /visitor parking in different location.
14. Stretcher length service lifts in each block
15. In-house transport service to the Millenum Park through Ferry services and to Bata more and Taratala Metro Station
16. **CLUB** : ‘CLUB’ type facilities shall be set up as part of the entire Housing 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 entirety of the housing complex but possession of Building Blocks 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.
 1. If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its Unit, it will be mandatory of such Allottee to notify the Club/ Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the Club / Common facilities till such time he/she/it is back in possession of the Unit and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.
 2. **Club Scheme:** *The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / its facilities will be formulated in due course and circulated to the Allottee (Club Scheme) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall also be open only to all Allottees of the Said Complex (3) Each Unit can opt for 1 (one) membership, irrespective of the number of Owners/Lesseees of such Unit (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Unit, who, for*

all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of sale/transfer of the Said Unit, the membership will stand terminated and the new Owner/Lessee may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee lets out his/her Unit, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee and (9) the acceptance by the Allottee of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Said Unit .

3. 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 / 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 (Maximum 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:

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

4. Person (who is a member of the club) includes the spouse and dependent children. GST and all other taxes as applicable will be charged extra on the above said charges. Detailed terms and conditions of membership and rules and regulations governing the usage of the club will be formulated in due course and circulate to members before the Club is made operational. All the members will have to abide by these rules and regulations. The intended facilities of the club outlined in the application kit are tentative and may vary at the sole discretion of Promoter.

SPECIAL AMENITIES ONLY FOR SENIOR LIVING AT BLOCK NO - 23:

1. Space for Health Station
2. Space for Indoor Games
3. Multipurpose Hall with Green Rooms
4. Dining hall
5. Kitchen with dish washer and cold store
6. Office with toilets
7. Reading lounge

8. Space for Out Door seating Lounge
9. Staff Rooms
10. Reception with Entrance Gallery

THE SCHEDULE-E ABOVE REFERRED TO

SPECIFICATIONS FOR APARTMENT

Structure	RCC Frame Structure
<u>Flooring & Tiling</u>	
Living & Dining	Antiskid Vitrified tile
Kitchen	Antiskid Vitrified tile
Bedrooms	Antiskid Vitrified tile
All Bathroom	Antiskid Vitrified for flooring and Antiskid / Glossy Ceramic tile for wall dado.
Balcony	Antiskid finish Vitrified for flooring
Roof Area	Solar Reflection tiles
<u>Sanitary & Plumbing</u>	
Water Closets -	EWC of reputed brand like Varmora or equivalent.
Wash Basins -	Wall mounted wash basin for all Toilets.
Overhead Showers -	Reputed brand like Jaquar or equivalent
Geyser-	Provision for Geyser points in Bathroom.
Faucet-	Reputed brand like Jaquar or equivalent (Provision can be kept, added at additional cost)
Other accessories -	Hand shower , Shower seat, Grab bars – (To be added at additional cost)
<u>Doors & Windows</u>	
Frames -	Engineered wood frames
Door Shutters	Main door– Engineered wood door/Flush Door and Other doors – Engineered wood door / Flush Door
Finish -	Main door – Engineered door with veneer and melamine polish. Other doors – Engineered frame and engineered shutter with Paint finish
Hardware -	Finish as per availability.
Door stopper-	Finish as per availability.

Windows	Anodized / Powder coated Aluminum windows. (Grill optional at an extra cost.)
Roof Main Doors -	Wood plastic composite (WPC) door with enamel paint.
<u>Kitchen</u>	
Counter	Vitrified Counter with a stainless steel sink ,Kitchen Dado to be ceramic slab up to 2ft.
Electrical point for water filter point, Exhaust fan point or chimney point.	
<u>Electrical</u>	
Wiring -	As per IS code
Earthings -	As per IS code
Switches -	Concealed copper wiring with modular switches of reputed Make
Provision for telephone in living area	
Provision for AC in Master Bedrooms and Living area	
Provision for Geyser in Bathroom.	
<u>Paint</u>	
Internal – Smooth PoP Finish	
External – Superfine Texture/ weather coat / Paint.	
<u>Utilities / Services</u>	
Back-up Power -	Power back-up for units at additional cost.
<u>Lift</u>	
3 (Three) nos Passenger & 1 (One) nos service cum stretcher.	
Note: All specifications above are subject to change & decisions taken from time to time by the <i>Developers</i> shall be final and binding. In the brands mentioned above, the <i>Developers</i> may use equivalent brands at their discretion	