

BOOKING LETTER
(TOWN SQUARE PH - 3)

To

Date :

Re: Offer of Provisional Booking of the Unit No. ____ on the ____ **Floor** together with ____ Servant Qtr in Building Block No. ____ and along with ____ (____) **Car(s) in the Open/Basement /2nd Floor/ Multi level—Car park** at 'Town Square Phase III' Housing Complex.

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment Flat No ____, on ____ Floor of Block No ____ having Carpet Area / Saleable area ____ Sq.Ft. **together with** a Servant's Quarter having a Carpet Area/ Saleable area of ____ Sq.Ft aggregating to an aggregate Carpet Area/Chargeable Area admeasuring ____ Sq.Ft. together with **Open/covered** Terrace area measuring ____ Sq.Ft and **Open/Covered Balcony** area admeasuring ____ Sq.Ft which are appurtenant to net usable area of flat, working out to a **Built-Up area** of _____sq. ft **together with** the pro-rata share in the common parts and facilities in the Block working out to a **Super Built-up area** of _____ Sq. ft. **together with** ____ **Car(s)** in the **Open/Basement/ 2nd Floor/ Multilevel Independent CP NO.** _____ **& ____ also together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **APARTMENT**) at "**TOWN SQUARE PHASE III**" which has been provisionally allotted in your favour on the basis of your EOI No. _____ dated _____ and on your depositing the application

money of **Rs. _____/-** (Excluding GST) The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park Open/Basement / **2nd floor/ Multi-level** (Dependent/**Independent**) will be identified on the date of possession.

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

A. Table-1

Sl. No.	Price Constituents	Amount (In Rs.)
1	UNIT COST & OCP/GCP/MLCP/ BASEMENT CAR PARKING	
2	FLOOR ESCALATION CHARGES	
3	CLUB/USAGE RIGHTS	
4	GENERATOR CHARGES	
5	INCIDENTAL CHARGES	
6	LEGAL CHARGES	
7	TRANSFORMER AND ELECTRICITY EXPENSES	
8	FORMATION OF ASSOCIATION	
9	CONVERSION CHARGES	
	Total [Summation of all Extra Charges except Maintenance Deposit & Sinking Fund]	
	Sinking Fund	
	Maintenance deposit	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	
PARKING CODE	TYPE OF PARKING	
BP(I)	Basement Parking Independent	
GF(I)	Ground Floor Covered Independent	
MLCP	Covered connected podium	

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

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

B Table-2

STAGES	PAYMENT
ON SIGNING OF EOI	RS.5,00,000.00 Plus GST
ON BOOKING LETTER	10% [(-)Rs.Five Lakh Booking Amount+ GST]+50%Legal Charges+50%Incidental Charges +GST
ON AGREEMENT	10% plus GST
On start of Piling	10% plus GST
On start of First Floor Casting	10% plus GST
On start of Fifth Floor Casting	10% plus GST
On start of Tenth Floor Casting	10% plus GST
On start of Fifteenth Floor Casting	10% plus GST
On start of Twentieth Floor Casting	10% plus GST
On start of Twenty Fourth Floor Casting	10% plus GST
ON COMPLETION OF UNIT	5% plus GST
ON POSSESSION OF THE UNIT	5%+50%Legal Charges+50%incidental Charges+Maintenance Deposit+Sinking Fund+Electricity Deposit+GST

Please visit our website <https://www.srijanrealty.com>..... To make ONLINE PAYMENTS towards your Apartment/Unit

Timely payment is the essence of the Allotment.

NOTE- GST as applicable is payable with payments.

If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days, interest @SBI PLR +2% will be applicable on booking amount and also on the payment due as per payment schedule (for the construction milestones

already reached) for the delay beyond 30 days. No interest waiver will be given.

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

C- Table-3

FACILITIES		
A	EXTRA CHARGES	
1.	Club	Rs. 200/- per Sqft on Chargeable area which is payable as per payment schedule
2.	Generator	Rs. 80/- per Sqft (3.5 BHK-5 KVA; 4BHK-8KVA) on Chargeable area which is payable as per payment schedule.
3.	Transformer and Electricity Expenses	Rs. 100/- per Sqft on Chargeable area which is payable as per payment schedule
4.	Legal Charges	Rs. 10,000/- per Unit which is payable as per payment schedule
5.	Formation of Association	Rs. 10,000/- per Unit which is payable as per payment schedule
6.	Incidental Charges	Rs. 15,000/- per Unit which is payable as per payment schedule
7.	Nomination Charges	Rs. 100/- per Sqft on Chargeable area which is payable in case of Nomination
8.	Floor Escalation	Rs. 50/- per Sq.Ft per Floor on 5 th Floor onwards for all towers which is payable as per payment schedule
9.	On conversion of Leasehold to	Rs. 400/- per Sq.Ft of

	Freehold(if converted)	SBU
10.	Proportionate share of annual Lease Rent	Proportionate share
11.	Stamp Duty and Registration Fee and incidental expenses/GST	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration
B	DEPOSITS	
1.	Electricity Deposit	Meter Deposit at actual payable directly to the Electricity Department
2.	Maintenance Deposit	Equivalent to 3(three) years calculated @ Rs.3.50 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 ½ years will be adjusted against Maintenance Charges and the balance to remain as a Deposit'.
C	Sinking Fund	Rs.100/- per Sqft on Chargeable area.

(1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.

(2) 5 KVA power back-up will be provided for 3.5 Bed Room Flats and 8 KVA Power back-up will be provided for 4 Bed Room Flats.

(3) The above Items will be paid by the Allottee within 15 days of demand:

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

- (4) Extra Charges will also be applicable for 50% of the terrace area.
- (5) Payments received will be appropriated firstly towards taxes, charges, levies etc. thereafter towards interest, if any, thereafter towards the instalment.
- (6) Previous dues if any, are payable as per the due date for the invoice /Demand Note.
- (7) Over dues, if any, are payable immediately.
- (8) System generated statements will not require signature

D. The Allottee/s confirm that they have chosen to invest in the said Unit after exploring all other options of similar properties available with other developers/promoters and available in re-sale in the vast and competitive market in the vicinity and further confirm that the said Unit is suitable for their requirement and therefore has voluntarily approached the Promoter for allotment of the said unit in the Project.

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

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

We do not accept “CASH DEPOSITS “ as payments.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of **“SRIJAN REALTY PRIVATE LIMITED TOWN SQUARE RERA COLLECTION ACCOUNT.”** and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- (i) **ALMITS DEVELOPERS LLP**, Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- (ii) Project Site Office at Plot No. BB/1, 34, Major Arterial Road, New Town, Kolkata 700 156

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

1. The Sub-Lessor/Owner is seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 6.29 Acres equivalent to 380 COTTAH for making one big Housing Complex more fully described in **Part-I SCHEDULE - A** bordered in Color _____ in a Plan annexed hereto

2. By a Development Agreement and Power of Attorney dated 25th May 2023 executed between the Party of the First Part namely **ALMITS DEVELOPERS LLP** therein referred to as the Owner of the One Part and **Srijan Realty Pvt Ltd.** therein referred to as the Developer of the Other Part the Owner granted the exclusive Development rights unto the Developer.

3. The First Phase/Project of the Housing Complex will be developed on land measuring 8235.62 Mtrs more or less out of the Said Entire Housing Complex described in **Part-II SCHEDULE - A**.

4. The Second Phase/Project of the Housing Complex will be developed on land measuring 10807.84 Mtrs more or less out of the Said Entire Housing Complex described in **Part-III SCHEDULE - A**.

5. The Third Phase/Project of the Housing Complex will be developed on land measuring 6399.23 Mtrs more or less out of the Said Entire Housing Complex described in **Part-IV, SCHEDULE - A**.

6. The Allottees/Purchasers of Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities as described in **Schedule B** below irrespective of their location for the beneficial use of the owners of the Units and other spaces located in all the phases and also Future Phases as defined herein

The Owners and the Developer/Promoter have already commenced the development of the First and Second Phase and now they have decided to develop the 3rd Phase/Project of the said entire Housing Complex.

8. The said First and Second phase is earmarked for the purpose of building a residential Project, comprising five multistoried apartment buildings and the said projects shall be known as **TOWN SQUARE - PHASE -1 and 2** (project) and the said Third phase is earmarked for the purpose of building a residential Project, comprising Two multistoried apartment

buildings and the said projects shall be known as TOWN SQUARE – PHASE – 3 (project) along with other Phases/Projects of the entire complex,;

9. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 6.29 acres more or less which will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc. Other phases will be defined by Developer/Promoter time to time and the Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA.

10. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the entire Housing Complex including future phases.

11. The entire housing complex will consist of several independent segments, viz (i) Residential Units (ii) Commercial, (iii) Club, which may be changed and varied as per the decision of the Promoter. The independent segments are only indicative and may be modified and varied at the option of the Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.

12. It is clarified that the CAM Charges shall commence from 45 (forty five) days after the date of offer of Possession letter, regardless of whether the Allottee/s take such possession (for fit-outs) or not. Such date shall be referred to as "CAM Commencement Date". Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses (CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other

common purposes as several service connections/facilities will be common to all the phases.

13. The copy of the proposed layout plan and the proposed building /phase/wing plan showing proposed development as disclosed by the Developer in his registration before the RERA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto

14. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this said Phase/Project (project/wing) which is clearly demarcated and marked.

15. The Allottee is made aware that the occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.

16. Commercial Segment / Phase- shall be the Designated non-residential portion of the Complex meant for and to be utilized for commercial purposes only which may inter-alia have provision for : bank/ ATM, , Daily convenience Store with Milk, fruits, vegetables and other edibles, Beauty Parlour, Medical Stores etc . However, it shall be the sole discretion of the Builder/Promoter to allot number of stores for various purposes for Value or consideration to be received only by Builder/ Promoter.

17. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of 1st, 2nd and 3rd Phase/Project save and except vertical extension in Block 6 of the project and / or any other alterations as may be available lawfully. Provided that the Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee, the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent.

18. 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.

19. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion.

Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any variation / alteration / modification in this phase except rise in the floors, that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.

20. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases out of the entire Housing Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications (**Schedule-C**) committed by the Promoter to the Allottee.

21. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date which is on _____, _____, with a grace period of twelve months (**Completion date**).

PROVIDED THAT In the context of the "**Completion Date**" stated above, the Applicant is made aware that the Promoter has to make substantial effort and may or may not encounter hurdles which are unforeseen in nature, which may include disruptions caused by litigations, logistic issues, prohibition orders from Pollution or other Govt departments, scarcity of raw material, labour problem, break out of epidemics etc. that may hinder

smooth flow of development culminating in the Promoter suffering huge monetary losses due to unavoidable delays which may cause the construction schedule to mis-match with the time schedule for completion.

In the unlikely event of such delays the Promoter seeks to insulate the Allottees from suffering the losses by keeping the agreed price intact without any escalation even if prices rise and on the other hand suffers a much bigger brunt of the loss due to additional material price rise due to inflation, interest burden on Project cost(including high land cost).

Although the Promoter makes an earnest effort to complete the Project much ahead of the Completion date mentioned above, by way of abundant caution, the Completion date mentioned may appear to be stretched in order to prevent fines and penalties to buyers being imposed by RERA Authorities for failure to complete the Project within the Completion Date due to unforeseen circumstances.

The Consideration for the Apartment Unit is to be paid in installments which are construction linked. Keeping in mind the Allottee's interest, the Promoter has decided to keep the Price of the Unit fixed which is not escalable under any circumstances despite increase in construction cost and other cost elements associated with construction. Price of the Apartment also keeps on increasing till the completion of Project and ultimate handover to the Allottee.

The Allottee is also made aware that in a phase comprising several building blocks, upon completion of some of the buildings, on receipt of partial completion certificate possession will be handed over to the Allottees on a clear understanding that all the Facilities and Amenities will take time to complete. In the event a Particular Phase consists of two or more building blocks wherein there will be some amenities in the Building itself and there will be others which will be available only on completion of the entire phase. In such a case as and when a particular building Block is completed the Unit Owners of that Block, upon hand over will be able to enjoy only those facilities which are available in that building and for the rest they will have to wait till completion of the entire phase and/or completion of the entire Complex as the case may be and the Allottee acknowledges this.

22 A 'CLUB' / (A 'CLUB'(Club) type facilities shall be set up (The Club) and for this purpose the Promoter may propose to develop a club house or community building (as the case may be) 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 Sub-Lessee/Allottees/Purchaser and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. It is however clarified that the Promoter shall be entitled to grant membership rights to such other persons as they may deem fit and the Sub-Lessee/Allottee shall not object to the same. 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. The rights and obligations of the Sub-Lessee/Allottee Purchaser as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the facilities will be formulated by the Promoter or the Property Management Agency, as the case may be in due course and circulated to members before the Club is made operational. There may be changes in future to the terms which are presently circulated.

On failure of the Sub-Lessee/Allottee Purchaser to regularly pay all charges, subscription etc. in respect of the Club/Complex, the Promoter, Property Management Agency as the case may be , shall be entitled to restrict the Sub-Lessee/Allottee' Purchaser s entry to the Club and withdraw all the privileges .

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

22.2 **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 Sub-Lessee/Allottee

Purchaser (Club Scheme) (1) The Sub-Lessee/Allottee Purchaser will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Sub-Lessee/Allottees Purchaser of the Said Complex (3) Each Apartment, can opt for 1 (one) membership, irrespective of the number of Owners/Lessees of such Apartment, (4) Membership is open only to individuals (i.e. no corporate membership) and if the Sub-Lessee/Allottee Purchaser is a body corporate, it will be required to nominate 1 (one) occupier of its Apartment, , 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 Sub-Lessee/Allottee Purchaser 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 Lease/transfer of the Said Apartment, the membership will stand terminated and the new Owner/Lessee will be granted a new membership as per the rules and regulations of the Said Club then in force (8) if a Sub-Lessee/Allottee Purchaser lets out his/her Apartment, , 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 Sub-Lessee/Allottee/ Purchaser and (9) the acceptance by the Sub-Lessee/Allottee/ Purchaser of these conditions and the Club Scheme shall be a condition precedent to completion of Lease of the Said Apartment, .

22.3 The Sub-Lessee/Allottees/ Purchaser 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 Sub-Lessee/Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Sub-Lessee/Allottees/ Purchaser 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 Sub-Lessee/Allottees/ Purchaser 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:

Total Club and other facilities Expenses /Total Sq.Ft of all the Sub-Lessee/Allottees who have got deemed possession
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23. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Housing Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/ phase.

The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.

The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and/or Building/Block.

The Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Apartment.

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

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

a)Your strict compliance of the terms and conditions of the Sale Agreement to be executed. As per EOI you were required to visit the Project Web-Site and read the Agreement for Sale available therein. For your convenience, we had already mailed a soft copy of the Agreement on_____ and we have also

sent a completely filled-up hard copy ready for execution to you. You are required to sign the Agreement and submit the same alongwith the Booking Amount of 10% to enable us to set a date for registration of the same.

It should be noted that the Allottee does not have the liberty to ask for any change in this Agreement . In the event the Allottee does not agree to any clause in this Agreement , he would be free to cancel the booking and take refund of the money paid by him within the stipulated time of 30 days of EOI.

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

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

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

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

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

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

Please note this Provisional Booking Letter will remain valid for 30 days within which time our standard format of the Agreement for Sale must be read and executed by you and sent alongwith Confirmation of your 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 . Further after acceptance of Booking and upon cancellation of Agreement if any cheque is dishonoured, a penalty (including tax) shall also be deducted. All amounts collected as taxes , charges, levies, cess , assessments and all other impositions which may be levied by any appropriate authorities including but not limited to GST , value added tax, works contract tax or any other tax of any nature.

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

(THE ENTIRE HOUSING COMPLEX)

ALL THAT the piece and parcel of land containing an area of 6.290 Acres equivalent to 380.545 Cottahs or 25442.69 Sq.Mtrs , be the same a little more or less being Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station – New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan –II G.P. as per Plan annexed hereto as per ANNEX-A and butted and bounded:

ON THE NORTH: By Street No.0165 (18.0 Mtrs wide);

ON THE SOUTH:By [M.A.R] Street No.1111 (62.0 Mtrs wide)

ON THE WEST: By Street No.0144(34.0 Mtrs wide);

ON THE EAST : By Street No.0160 (18.0 Mtrs wide)

PART -II

(THE SAID FIRST PHASE LAND /SAID LAND)

ALL THAT the piece and parcel of land containing an area of 8235.62 Sq.Mtrs equivalent to 203.51 Decimal (more or less). situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station – New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan –II G.P. as per Plan annexed hereto as per ANNEX-A.

PART -III

(THE SAID SECOND PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 10807.84 Sq.Mtrs equivalent to 267.07 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area -1, situated in New Town, Kolkata, Police Station – New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan –II G.P. as per Plan annexed hereto as per ANNEX-A.

PART - IV

(THE SAID THIRD PHASE LAND)

ALL THAT the piece and parcel of land containing an area of 6399.23 Sq.Mtrs equivalent to 77.88 Decimal (more or less) situate lying at Plot No. BB/1, Premises No. 34, Major Arterial Road in Street No. 165 in Action Area

-1, situated in New Town, Kolkata, Police Station – New Town , District North 24 Parganas erstwhile in Rajarhat area falling under Mouza Thakdari , (J.L.No.19) under Mahisbathan –II G.P. as per Plan annexed hereto as per ANNEX-A.

THE SCHEDULE – B ABOVE REFERRED TO:

- 1. The Common Portions are at 3 (three) levels, which are :**
(Common Parts , Portions and Amenities)

1.1 LEVEL: Those which are common to all the segments and are collectively called the “Service Zone” and includes the following:

Applies to present phase and all the other phases both future and past

- 1.1.1 Rain water harvesting (RWH)
- 1.1.2 Solid Waste Management(SWM)
- 1.1.3 Renewable Energy-Solar to meet Electricity Generation as per PCB
- 1.1.4 Intercom Facility
- 1.1.5 Video Door Phone
- 1.1.6 Close Circuit TV
- 1.1.7 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.8 Power Backup
- 1.1.9 Provision for Electric Car Charging Points
- 1.1.10 Common Servant and Driver Toilet Areas
- 1.1.11 Provision for Car Wash
- 1.1.12 Sewerage treatment Plant / Septic Tank if provided
- 1.1.13 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 1.1.14 Electric Sub-Station of premises
- 1.1.15 Garbage Disposal area
- 1.1.16 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 1.1.17 Drains and sewers from the premises to the Municipal Duct /STP.
- 1.1.18 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 1.1.19 Boundary walls of the premises including outer side of the walls of the building and main gates.
- 1.1.20. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.21. Transformer electrical wiring meters and fittings and fixtures for lighting common areas .

- 1.1.22 Management/Maintenance Office
- 1.1.23. Round the Clock Security arrangements with CCTV and intercom
- 1.1.24. Main entrance Gate
- 1.1.25. water supply
- 1.1.26. Dedicated communication system for telephone
- 1.1.27. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
- 1.1.28. Durwans Room
- 1.1.29. Cable connection/ Cable TV System

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

CLUB AMENITIES- THIRD FLOOR PODIUM

A. Garden Pavilions:

- 1.2.1 Fitness
- 1.2.2 Sport Hub
- 1.2.3 Family Club
- 1.2.4 Games Room
- 1.2.5 Library
- 1.2.6 Kids Club

B. Health Facilities:

- 1.2.7 Fitness
- 1.2.8 Sports Hub
- 1.2.9 Main Pool
- 1.2.10 Shallow Pool
- 1.2.11 Kids Pool
- 1.2.12 Pool Terrace
- 1.2.13 Tree House
- 1.2.14 Signature Seat
- 1.2.15 Private Cabana
- 1.2.16 Garden
- 1.2.17 Outdoor Deck

C. Family Facilities:

- 1.2.18 Family Club
- 1.2.19 Game Room
- 1.2.20 Library
- 1.2.21 Kids Club

- 1.2.22 Kids Pool
- 1.2.23 Tree House
- 1.2.24 Activity Lawn
- 1.2.25 Playground

Fourth Floor Podium

D. Terrace Garden

- 1.2.26 Co-Living Court
- 1.2.27 Relaxation Lawn
- 1.2.28 Viewing Pavilion
- 1.2.29 Wellbeing Garden
- 1.2.30 Senses Garden
- 1.2.31 Viewing Terrace
- 1.2.32 Multi Sports Court

1.3. LEVEL 3 : Building Block (But available to all/ association as perceived):

- 1.3.1 Decorative entrance with A.C ground floor lobby only.
- 1.3.2 The lobbies on each of its floors and the staircases from the ground floor up to the terrace and also the ultimate roof of the tower.
- 1.3.3 Elevators in Towers, their installation and rooms.
- 1.3.4. Earmarked area of Roof of respective tower demarcated for common use
- 1.3.5. Overhead Water Tank.
- 1.3.6. Lifts and their accessories installations and spaces required therefore.
- 1.3.7. Servants/Drivers Toilet and shower room on the Ground Floor in some blocks.
- 1.3.8 Electric Rooms
- 1.3.9 FMC Rooms, if any.

Unless otherwise indicated herein and in addition to these mentioned in Levels 1 and

2 the common portions like land, roads, lighting equipments, gates, building for guards, trees bushes, decorations e.g. sculptures etc. pipes, ducts and cables situate within the area whether over or under the land of the service zone shall be deemed to be common to the Sub-Lessee/Allottees/Purchaser of all the segments and those that are inside the Residential Complex including its boundary walls and/or fences, water body

etc. shall be deemed to be common Portion only of the residential complex and common to its Apartment Owners. It is specifically made clear by the Promoter and agreed by the Sub-Lessee/Allottee/Purchaser that he /she shall not have any right title or interest in any other land , areas, facilities and amenities within the complex and the Sub-Lessee/Allottee/Purchaser agrees and confirms that the ownership of such lands areas and facilities shall vest solely with the Owners and the Promoter shall have the right to decide their usage, manner and method of disposal. Etc .

1. The Promoter reserves the right to alter the above scheme or any of the items.

THE SCHEDULE – C ABOVE REFERRED TO:
SPECIFICATIONS

A. STRUCTURE: RCC structure

B. **LIVING ROOM/ DINING AREA:**

FLOORING: Imported marble

WALL: Pop Finish

CEILING: Pop Finish

MAIN DOOR: Decorative Flush Door with accessories- Front side will be polished finish and the backside will be raw.

BALCONY: Aluminium sliding door with full glazing & glass railing

WINDOW: Anodized/ powder coated aluminium with clear glazing

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for telephone and television points.

C. **BEDROOMS:**

FLOORING: Vitrified tiles

WALL: Pop finish

CEILING: Pop finish

DOOR: Flush doors

WINDOW: Anodized /power coated aluminium with clear glazing

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for power points.

D. **KITCHEN:**

FLOORING: Vitrified tiles

WALL: Pop finish, Wall tiles upto 2 feet height on all around wall over vitrified slab counter

CEILING: Pop finish

WINDOWS: Anodized/power coated aluminium with clear glazing

COUNTER: Vitrified slabs with stainless steel sink

ELECTRICAL: Concealed wiring with modular switches of reputed make water filter point, exhaust fan point, chimney point, plug point for appliances.

OTHERS: Provision for outlets for exhaust fan or chimney.

E. TOILET

FLOORING: Vitrified tiles

WALL: Vitrified tiles

CEILING: Pop finish

DOOR: Flush doors

WINDOWS: Anodized powder coated aluminium with clear glazing

SANITARY WARE: Sanitary ware of Hindware/ Varmona/ jaquar.

CP FITTINGS: Sleek CP Fittings from Bravat or Equivalent Brand

ELECTRICAL: Concealed wiring with modular switches of reputed make, provision for light, geyser and exhaust points.

F. **OTHERS:** Vitrified basin counter in all toilets

lifts: Automatic high speed Elevators of Mitsubishi or reputed brand.

G. OUTDOOR FINISH: Washable weather coat paint..

H. TYPICAL FLOOR LOBBY: Vitrified Tiles.

I. GROUND FLOOR LOBBY: Imported marble flooring

THE SCHEDULE – D ABOVE REFERRED TO:**PAYMENT PLAN**

The price of the said Apartment is Rs. _____/- (Rupees _____)only payable as per the Table provided and annexed hereto and detailed Cost Sheet:-

STAGES	PAYMENT
ON SIGNING OF EOI	RS.5,00,000.00 Plus GST
ON BOOKING LETTER	10% [(-)Rs.Five Lakh Booking Amount+ GST]+50%Legal Charges+50%Incidental Charges +GST
ON AGREEMENT	10% plus GST
On start of Piling	10% plus GST
On start of First Floor Casting	10% plus GST
On start of Fifth Floor Casting	10% plus GST
On start of Tenth Floor Casting	10% plus GST
On start of Fifteenth Floor Casting	10% plus GST
On start of Twentieth Floor Casting	10% plus GST
On start of Twenty Fourth Floor Casting	10% plus GST
ON COMPLETION OF UNIT	5% plus GST
ON POSSESSION OF THE UNIT	5%+50%Legal Charges+50%incidental Charges+Maintenance Deposit+Sinking Fund+Electricity Deposit+GST