

BOOKING LETTER**(WESTCOM)**

To

 _____,
 _____,

Date : / /

Re: Offer of Provisional Booking of the
 Commercial Unit No. _____ at **WESTCOM**,
 C6/108/NEW, B.B.T. Road, Kolkata–
 700088, Ward No. 12, Maheshtala
 Municipality, Mouza Gopalpur, P.S
 Maheshtala, South 24 Parganas.

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Expression of Interest (EOI) Form dated _____ we are pleased to offer you for provisional booking/allotment **Commercial Unit No.**_____, having Carpet Area / Saleable area ____ Sq.Ft. corresponding to Built-up area of _____ square feet and pro rata share in the common areas (User Right only since Common Area will be conveyed to Association/ Association of Person) common parts, portions, facilities and amenities and also user right in the land beneath the building along with (if allotted) exclusive right to parking at open/ covered car parking space together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **Commercial Unit**) in _____ Phase of the Industrial & Logistic Park named "**WESTCOM**" under construction at the captioned land having C6/108/NEW, B.B.T. Road, Kolkata–700088, Ward No.12, Maheshtala Municipality, Mouza Gopalpur (JL No.1), P.S Maheshtala, South 24 Parganas together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **Commercial Unit**) at "**WESTCOM**", has been provisionally allotted in your favor on the basis of your EOI No. _____ dated _____ and on your depositing the application money of Rs. _____/-. The **Commercial Unit** demarcated in the Block Plan showing the allotted Unit is annexed hereto and marked **ANNEX-B**.

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

A. Table-1

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

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

The price of the said Commercial Unit 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

(PRICE/ PAYMENT PLAN)

The price of the said **Commercial Unit** is Rs _____/- payable as per the Table provided below:-

PAYMENT TERMS

Sl. No.	Particulars	Amount as (%) or as specified
1.	On EOI	02%
2	On Booking (Less EOI)	8%
3	On Agreement	10%
4	On start of Piling	10%
5	On start of Basement	10%
6	On start of Ground Floor Casting of Block	10%
7	On start of 2nd Floor Slab Casting of Block	10%
8	On start of 3rd Floor Slab Casting of Block	10%
9	On start of 4th Floor Slab Casting of Block	10%
10	On start of 5th Floor Slab Casting of Block	10%
11	On Start of Lift machine room casting	5%

12	On possession	5%
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Please visit our website <https://www.srijanrealty.com>..... To make ONLINE PAYMENTS towards your Commercial 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 @ 15 % p.a. 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 below will also become payable within 15 days of the demand notice being made:

C-Table-3

FACILITIES		
A	EXTRA CHARGES	
1.	Electricity Charges	Rs. 225/- per Sq ft SBU OR Rs.22,500 per KVA. 1 KVA per 100 sqft of Super built up area.
2	DG Installation Charges	Rs.175/- per sqft of SBU or Rs. 17,500 per KVA. 1 KVA per 100 sqft of SBU.
3.	Legal Charges	Rs.25/- per sq. ft. SBU
4.	Fire Detector work installation	Rs.25/- psqft of SBU
5.	Stamp duty Registration Charges &	Payable at the time of registration as applicable
6.	Incidental Charges	Rs.10000/- per Unit Payable at the time of Registration of sub-lease
7.	Formation of Association Charge	Rs. 10,000/- per Unit On Possession.
B	DEPOSITS	
8.	Electricity Deposit	Equivalent to 6 months estimated consumption (estimated to be Rs.13,000/-Kva load)
9.	Maintenance Deposit	Equivalent to 6 months Maintenance (@Rs 5/SBUx6)at the time of possession Rs. _____/- . Final CAM rate will be based on estimate of the Promoter at the time of giving possession.
10.	Municipal Tax Deposit	Equivalent to 6 months.

(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) _____ KW power back-up will be provided. The above Items will be paid by the Allottee within 15 days of demand:

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

- (3) Payments received will be appropriated firstly towards taxes, charges, levies etc. thereafter towards interest, if any, thereafter towards the installment.
- (4) Previous dues if any, are payable as per the due date for the invoice /Demand Note.
- (5) Over dues, if any, are payable immediately.
- (6) System generated statements will not require signatures.

- D. The Allottee/s confirms 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.

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 PVT LTD A/C** ” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

- 1) Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at C6/108/NEW, B.B.T. Road, Kolkata-700088, Maheshtala Municipality, Ward No.12, Mouza Gopalpur, J L No. 1, P.S Maheshtala, Dist: South 24 Parganas.

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

1. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring 12.58 acres more fully described in **SCHEDULE-A** hereinafter referred to as the ‘**SAID Land**’ out of which **3.145 Acre** equivalent of 190.27 Cottah more or less would be utilized for the purpose of developing a Commercial Project more fully described in **SCHEDULE- A.1** hereinafter referred to as the ‘**SAID COMMERCIAL PROJECT LAND.**’

2. The Owners acquired Lease of the Said Land by a Deed of Lease dated 20th December, 1968 modified by another Deed of Modification dated 26th May, 2016 for a term of 99 (Ninety-Nine) years, from the Governor of the State of West Bengal
3. The said Land is earmarked for the purpose of building an **Industrial commercial real estate building complex** (hereinafter referred to as the "**Complex**") consisting of several projects of varying sizes to be developed in phases (hereinafter referred to as the "Project") the layout of which is shown in the Plan annexed hereto and marked as **ANNEX-A**;
4. By a Development Agreement dated 22.07.2022 P.C. Chandra & Co. Pvt. Ltd., the Lessee/Vendor herein, therein referred to as the Lessee of the One Part and Srijan Realty Pvt Ltd, the Developer herein, therein referred to as the Developer of the Other Part, and registered at the office of the A.R.A.-IV Kolkata and recorded in Book-I, CD Volume No 1904-2022 Pages from 783081 to 783155, Being No190411793 for the year 2022, the Lessee therein had granted the Development Rights to construct and develop **Commercial-Retail Project** on Land measuring **3.145 Acre** more or less meant for development of Residential, Commercial and Retail thereat under the Principal Modified Lease by entering into joint venture or collaboration and the said 3.145 Acres land has since been separately reassessed and numbered as Holding No.C-6/108/B/NEW, B.B.T. Road, Kolkata – 700088 and market on the terms and conditions mentioned therein.
5. The Lessee/Vendor and the Developer have also agreed to allocate amongst themselves constructed spaces together with proportionate share of land by a separate Allocation Agreement.
6. The Developer has applied for registration of the Commercial Project with the Authority under Real Estate (Regulation & Development) Act, 2016 .
7. The Developer has obtained the final layout plan, sanctioned plan, specifications and approvals for the Commercial-Retail Project and from Municipal Authorities. The Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with laws as applicable;
8. The Lessee/Vendor and the Developer have further decided that the aggregate Ground Coverage / FAR sanctioned for the entire Complex need not be uniformly utilized in all the different projects/ phases and the Developer may vary the utilization of the permissible Ground Coverage / FAR from phase to phase provided such utilization and future development does not interfere with the peaceful usage and enjoyment of the commercial Unit of the Sub – Lessee / Allottee and the Sub- Lessee / Allottee is not called on to pay anything extra towards such development
9. The Allottees of Commercial Unit in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways

running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Units and other spaces located in all the phases .

10. After completion of the entire complex and sub-lease and transfer of all the commercial or office units and/or the land comprised therein, the Developer would transfer the common areas, common portions and common facilities and amenities of the Complex in favour of such body or authority as may be formed by the Sub-lessee/Allottees or as may be formed by the Developer As per extant laws and with the agreement and participation of the Sub-lessee/Allottee.
11. Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units, plus the Reserved Areas such as Car Parking Areas, any community or commercial facility which is not meant for common use; such other open or covered spaces which is hereafter expressed or intended not to be common portion and the rights thereto which will also be described in details in the Agreement.
12. All The Facilities and Amenities will be mutually shared by all the phases of the entire Commercial Project and with the progression of development of the different phases the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase, both current and future, as part of a common integrated development. . The Phase/Project after completion will have a Association of Unit Owners.
13. Till such time the Association of Unit Owners 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 which is as and when made available for the benefit, use and enjoyment of the Allottees of all phases of the entire complex
14. The clear Commercial Units showing the Project (phase/wing) which is intended to be constructed and to be sold in this said Phase/Project (project/wing) which is clearly demarcated and marked Annex B.
15. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities is as given in Schedule-B hereunder. No substantial or significant changes will be done . Since the entire Commercial Project 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.
16. The Allottee agrees and understands that All the standard fitting, interiors and dimension shall be as per approved specifications mentioned in **Schedule-C** hereunder.

17. 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 Commercial Project with further future extensions.
18. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations . The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Commercial Units based on the proposed construction and sale of Commercial 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 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.

19. The Promoter may make amendments in the plans or layout of the building and the Project as required for the execution of the Project or as may be directed by the Competent Authorities . This may include any change wherein the Promoter may, if permitted by the relevant Authorities transferring the construction permissible on the larger property to any other property or transferring to the larger property the construction permissible on the other property at any time prior to the conveyance of the Larger Property to the Association. The Allottee gives his/her/its consent for such change provided such change shall not result in change in location of the Unit (with respect to its direction on a given floor)lowering of the Unit (with respect to its height above ground) or major reduction in the carpet area in case a change is proposed which majorly impacts any of the aforesaid factors separate written consent shall be obtained from the Allottee.

On receiving modification, amendment or revision of the Plan /Specification ,if any, issued by the Competent Authority with regard to Sanctioned Plan, Layout Plans, Specifications, License, Permits or approvals for the Project.the Promoter shall intimate the Allottees about the changes.

20. 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 Allottee agrees that the Owner and the Promoter is 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 if in this project/phase , lay-out is not materially affected which means that Promoter can only raise further

stories to achieve the additional FAR and no changes in lay-out will be permitted in this project/phase but can change the lay-out vertically and horizontally both in other phases/projects of the Building Complex.

21. 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.
22. 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.
23. To use the said Commercial Units for Commercial purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association/ Association of Person.
24. The total price for the Unit based on the carpet area which includes cost of Commercial unit, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in **Schedule – D**.
25. The Commercial Unit along with open/ covered parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Commercial 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. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Commercial Project with further & future extensions.
26. 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 Commercial Project and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee.
27. The Promoter will hand over possession of the Commercial Unit to the Allottee and also the Common facilities on the committed date of which is on with a grace period of six months (**Completion date**).

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 Unit is to be paid in instalments which is 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 Unit 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.

28. To observe and strictly abide by the Rules, Regulations, Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association/ Association of Persons by such Association/ Association of Persons for proper management of the Commercial Project. The covenants agreed herein to the Promoter shall mean and include towards Association/ Association of Persons also. A detailed list of such rules will be provided in the Agreement for Sale.
- 29.. The Allottee are notified that the set format of the Agreement for lease shall not be amendable under any circumstances.
- 30.. 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.

38. RESERVED RIGHTS OF THE PROMOTER

Since the Commercial Project is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the 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 Commercial Units.

The Promoter its successors and assigns are hereby permitted, at their own expense to construct further Commercial Units 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 Commercial Units.

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

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

a) Your strict compliance of the terms and conditions of the Sale Agreement to be executed. As per EOI **you were required to visit the Project Web-Site and read the Agreement for Sale available therein. For your convenience, we had already mailed a soft copy of the Agreement on _____ and we have also sent a completely filled-up hard copy ready for execution to you. You are required to sign the Agreement and submit the same along with the Booking Amount of 10% to enable us to set a date for registration of the same.**

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

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

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

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

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

This offer letter of booking of the aforesaid Commercial Unit 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 alongwith Confirmation of their Booking Letter and 10% Booking amount. After confirmation of this booking within 15 days you need to register the Agreement for Sale failing which this Provisional Booking will automatically stand cancelled and 10% of the total consideration paid on Booking will stand forfeited.

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

Thanking you,
Yours faithfully,

FOR _____ **(PROMOTER)**
Authorized 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
(THE SAID LAND)**

All That piece and parcels of contiguous land measuring more or less 12.58 acre, comprising of the below-mentioned C.S. Plot Nos. and the same R.S. Plot Nos. and the corresponding L.R. Plot Nos. in Mouza - Gopalpur, J.L. No.1, Police Station - Maheshtala (formerly Behala), District – South 24 Parganas, being previously assessed and numbered as Holding No.C6/108/NEW, B.B.T. Road (R.H.S. Towards Kolkata), Pin Code - 700088, within Ward No.12 of the Maheshtala Municipality, of which 9.435 Acre land being the subject matter of these presents since been reassessed and continued to be numbered by the Maheshtala Municipality as Holding No.C6/108/NEW, B.B.T. Road,Kolkata–700088 and the remaining 3.145 Acre land being the Remaining Land since been reassessed and renumbered by the Maheshtala Municipality as Holding No.C6/108/B/NEW, B.B.T. Road, Kolkata - 700088:

1	2	3	4	5	6
C.S. & R.S. Plot No.	L. R. Plot No.	Nature of Use after relocation of water-body	Total Area in Plot (in Acre)	Entire or Portion held by P.C. Chanda & Co. Pvt. Ltd.	Area leased out to P.C. Chanda & Company Private Limited (in Acre)
659	846	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.32	Entire	0.32
681	875	Bastu/Commercial	0.36	Entire	0.36
682	881	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.22	Entire	0.22
683	880	Bastu/Commercial	0.40	Entire	0.40
684	882	-do-	0.70	Entire	0.70
685	883	-do-	0.61	Entire	0.61
686	884	-do-	0.12	Entire	0.12
687	887	Out of 0.38 acre originally Bastu/Commercial, 0.19 acre continued as Bastu/Commercial and rest 0.19 acre has been permitted to be converted as water body	0.38	Entire	0.19 (Bastu/ Commercial) <hr/> 0.19 (Water body)

688	885	Bastu/Commercial	0.40	Entire	0.40
689	886	Out of 0.32 acre originally Bastu/Commercial, 0.28 acre continued as Bastu/Commercial and rest 0.04 acre has been permitted to be converted as water body	0.32	Entire	0.28 (Bastu/Commercial) <hr/> 0.04 (Water body)
690	893	Out of 0.83 acre originally Bastu/Commercial, 0.36 acre continued as Bastu/Commercial and rest 0.47 acre has been permitted to be converted as water body	0.83	Entire	0.36 (Bastu/Commercial) <hr/> 0.47 (Water body)
691	896	Bastu/Commercial	0.13	Entire	0.13
692	897	-do-	0.14	Entire	0.14
693	898	-do-	0.76	Entire	0.76
694	899	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.30	Entire	0.30
705	910	Bastu/Commercial	0.75	Entire	0.75
706	911	-do-	0.84	Entire	0.84
707	912	-do-	0.61	Entire	0.61
708	913	-do-	0.69	Entire	0.69
709	894	Out of 0.74 acre Sali/Bastu/Commercial, 0.71 acre continued as Bastu/Commercial and rest 0.03 acre has been permitted to be converted as water body	0.74	Entire	0.71 (Bastu/Commercial) <hr/> 0.03 (Water body)
710	914	Out of 0.61 acre Sali/Bastu/Commercial, 0.33 acre continued as Bastu/Commercial and rest 0.28 acre has been permitted to be converted as water body	0.61	Entire	0.33 (Bastu/Commercial) <hr/> 0.28 (Water body)
711	892	Out of 0.41 acre Danga/Bastu/Commercial, 0.05 acre continued as Bastu/Commercial and rest 0.36 acre has been	0.41	Entire	0.05 (Bastu/Commercial) <hr/> 0.36 (Water

		permitted to be converted as water body			body)
712	888	Out of 0.30 acre originally water body, 0.13 acre continued as water body and rest 0.17 acre has been permitted to be used as Bastu/Commercial	0.30	Entire	0.17 (Bastu/Commercial) 0.13 (Water body)
713	889	Bastu/Commercial	0.50	Entire	0.50
714	891	Out of 0.23 acre originally water body, 0.01 area continued as water body and rest 0.22 acre has been permitted to be used for Bastu/Commercial	0.23	Entire	0.22 (Bastu/Commercial) 0.01 (Water body)
789	1015	Bastu/Commercial	0.16	Entire	0.16
790	1014	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.14	Entire	0.14
658	845	Bastu/Commercial	0.54	Eastern Portion	0.24
656	843	-do-	0.50	Eastern Portion	0.19
695	900	-do-	0.49	Eastern Portion	0.18
Total					12.58 Acre

THE SCHEDULE –A.1 ABOVE REFERRED TO
(Commercial Project Land)

All Those piece and parcels of contiguous land measuring more or less 3.15 acre, comprising of the below-mentioned C.S. Plots Nos. and the same R.S. Plot Nos. and the corresponding L.R. Plot Nos. in Mouza - Gopalpur, J.L. No.1, Police Station - Maheshtala (formerly Behala) presently being reassessed and continued to be numbered as the same Holding No.C6/108/B/NEW, B.B.T. Road (R.H.S. Towards Kolkata), Pin Code - 700088, within Ward No.12 of the Maheshtala Municipality, District South 24 Parganas:

1	2	3	4	5	6
C.S. & R.S. Plot No.	L. R. Plot No.	Nature of Use after relocation of water-body	Total Area in Plot (in Acre)	Entire or Portion held by P.C. Chanda & Co. Pvt. Ltd.	Area for uses as Industrial, Warehousing, Institutional, Information Technology Park including ITES (in Acre)

681	875	Bastu/Commercial	0.36	Entire	0.36
682	881	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.22	Entire	0.22
683	880	Bastu/Commercial	0.40	Entire	0.40
684	882	-do-	0.70	Entire	0.70
685	883	-do-	0.61	Entire	0.61
686	884	-do-	0.12	Entire	0.12
713	889	Bastu/Commercial	0.50	Entire	0.25
712	888	Out of 0.30 acre originally water body, 0.13 acre continued as water body and rest 0.17 acre has been permitted to be used as Bastu/Commercial	0.30	Entire	0.15 (Bastu/Commercial) 0.05 (Water body)
711	892	Out of 0.41 acre Danga/Bastu/Commercial, 0.05 acre continued as Bastu/Commercial and rest 0.36 acre has been permitted to be converted as water body	0.41	Entire	0.05 (Bastu/Commercial) 0.05 (Water body)
687	887	Out of 0.38 acre originally Bastu/Commercial, 0.19 acre continued as Bastu/Commercial and rest 0.19 acre has been permitted to be converted as water body	0.38	Entire	0.05 (Bastu/Commercial) 0.025 (Water body)
688	885	Bastu/Commercial	0.40	Entire	0.07(Bastu/Commercial)
659	846	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.32	Entire	0.04
Total					3.145 Acre

THE SCHEDULE –B ABOVE REFERRED TO

(THE SAID UNIT)

ALL THAT the Unit No._____ having carpet area of square feet corresponding to Built-up area of _____ square feet corresponding to Super Built Up Area of sq.ft. demarcated in the Block Plan annexed hereto and marked **ANNEX-B** and also the Floor Plan annexed hereto and marked **ANNEX-C** and User Right only in the common areas and also user right in the land beneath the building appertaining to the Unit in _____ Phase of the Complex named "**WESTCOM**" under construction on the Schedule-A Land.

THE SCHEDULE-C ABOVE REFERRED TO
(COMMON AREA MAINTENANCE EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the Unit and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Apex Association/ Maintenance body) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the Project and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the Project as usually are or ought to be.
3. Keeping the gardens and grounds of the Project generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the road in good repair , clean and tidy and edged where necessary and clearing the road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers, Sewage treatment plant forming part of the Project as well as the entire Commercial- Retail Project Complex.
6. Paying such workers as may be necessary in connection with the upkeep of the Project.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the Project as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming parts of the Project.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained Project and providing such additional lighting apparatus as the Developer may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.

13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are the responsibility of the individual Owners/Lesseees/ occupiers of any Unit,
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual lessee of any Unit.
15. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Unit.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the building excepting House which are the responsibility of the Owner/Lessee/occupier of any Unit
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common equipment as the Developer may from time to time consider necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management company/Apex Association it is reasonable to provide.
21. The charges / fees of any professional Company / Agency appointed to carry out maintenance and supervision of the building complex.
22. Electric Supply system;
23. Electric Generating Set;
24. Water Supply Lines, Pumps, Motors, Filtration Plant and its allied equipments etc.
25. Community Hall and its allied Rooms and Services, any or all other expense for maintenance, operation, upkeep, renewal, renovation, safety, insurance, continuity of all assts in common areas used for common purpose .
26. Decorative Water Fountains
27. Any other expense for common Purpose

THE SCHEDULE-D ABOVE REFERRED TO
(THE COMMON AREA/COMMON PARTS & FACILITIES)
(Common Parts , Portions and Amenities)

Common Portions as are common between the co-owners of a Building/Block:

1. Areas:

- (a) Covered paths and passages, lobbies, staircases, landings of the Block and open paths and passages appurtenant or attributable to the Block.
- (b) Stair head room, caretaker room and electric meter room of the Block.
- (c) Lift machine room, chute and lift well of the Block.
- (d) Common installations on the Common Roof.
- (e) Common staff toilet in the Block.
- (f) Common Roof above the top floor of the block.

2. Water and Plumbing:

- (a) Water supply system for supply of water in the Said Complex/Project.
- (b) Main sewer, drainage and sewerage pits and evacuation pipes in the Said Complex/Project.
- (c) Pumps and motors for water system of the Said Complex/Project.
- (d) Water Treatment Plant, if any
- (e) Sewerage Treatment Plant, if any

3. Electrical and Miscellaneous Installations:

- a) Electrical Installations including wiring and accessories (save those inside any unit) for receiving electricity from Electricity Supply Agency or Generator(s) / Stand by Power Source to all the units in the Block and Common Portions within or attributable to the Block.
- b) Lift and lift machinery of the Block.
- c) Fire fighting equipment and accessories in the Block as directed by the Director of West Bengal Fire Services.
- d) Intelligent Fire fighting system with water sprinklers.
- e) Hooters for early warning of the people for evacuation
- f) Public address system to facilitate faster and effective evacuation
- g) External & Internal hydrants, dedicated water tank for fire and automatic sprinkler system
- h) Ventilated stairwells for smoke free evacuation
- i) Multiple evacuation points
- j) All entries and periphery monitored by CCTV cameras for high security of the building

4. Lifts

- a) UPS/ARD in lifts
- b) Auto Ventilation
- c) Sufficient critical spaces for repairs.
- d) Ropes, safety switch, lift pressurization system, ARD and other preventive maintenance and regular checking as per fire recommendation
- e) Lift Intercom connected with FM
- f) Cameras inside the lift
- g) Free fall protection
- h) Sudden jerk protection
- i) Emergency Light
- j) Sensor based door opening to avoid collision with door
- k) Overload sensor

5. Landscape

- (a) Road beautification
- (b) Landscape area to be designed by landscape consultant
- (c) Beautified driveway

6. Others:

- (a) Multiple Optical Fiber connectivity through well-known ISPs & Wi-Fi Connectivity

- (b) Sufficient car parking (at an extra cost)
- (c) Storm water management
- (d) 24 hours Sufficient Water supply.
- (e) Specially-abled friendly design
- (f) Facade cleaning systems.
- (g) Earthquake resistant structure design that can withstand storm without damage
- (h) Stair/Corridor protected from rain water
- (i) Grand entrance gate
- (j) Other Common Portions and installations and/or equipment as are provided or may be provided in future in the Said Complex for common use and enjoyment of all unit owners.