

BOOKING LETTER
(ORIZON)

To

Date : / /

_____,

Re: Offer of Provisional Booking of the Unit No. _____ on
the _____ **Floor** in Block No. _____ **in ORIZON Phase-1**
alongwith _____ (_____) **Open/Covered Car(s)/ Multi**
level independent at '_____ '.

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 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 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** Right to Park _____ (_____) **Car(s)** in the Open/Covered/Multilevel Independent CP 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 "**ORIZON-PHASE-1**", has been provisionally allotted in your favour on the basis of your EOI No. _____ dated _____ and on your depositing the application money of Rs. _____/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park open/covered **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/MLCPCAR PARKING	
2	CLUB/USAGE RIGHTS	
3	Generator Charges	
4	Height Escalation Charges	
5	INCIDENTAL CHARGES	
6	Legal Charges	
7	Transformer and Electricity Expenses	
	Total [Summation of all Extra Charges except Maintenance Deposit]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRAND TOTAL	

PARKING CODE	TYPE OF PARKING
MLCP	Covered connected podium
OCP(I)	Open On Ground
OCP(I-RT)	Open on connected podium
GCP(D)-MS	Tower stilt dependent(mechanical)
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.

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

Instalment payable	DUE ON	% of Total Consideration	Tentative completion
On EOI (Application)	On Application	Rs.1,00,000/- plus GST	
Booking Amount	Within 15 days from application	10% of total price +GST (-) EOI	
On Agreement	On Sale Agreement	10% of total price +50% of Legal	

		Chgs+50% of incidental Chgs+GST	
1st Instalment	On start of piling of booked tower	<u>10% of total price</u>	
2nd Instalment	On start Foundation of the booked Tower	10% of Total price* + GST	
3rd Instalment	On start of 4th Floor Casting	10% of Total price* + GST	
4th Instalment	On start of 8th Floor Casting	10% of Total price* + GST	
5th Instalment	On start of 12th Floor Casting	5% of Total price* + GST	
6th Instalment	On start of 16th Floor Casting	5% of Total price* + GST	
7th Instalment	On start of 20th Floor Casting	5% of Total price* + GST	
8th Instalment	On start of roof Casting of Tower	5% of Total price* + GST	
9th Instalment	On Start of flooring of the unit	5% of Total price* + GST	
10th Instalment	On start of Finishing of the unit	5% of Total price* + GST	
Final Payment	On possession	10% of Total price* (+) Formation of Association charge(+) Maintenance Deposits (+)50% of Legal charge (+) 50% of Incidental charge + GST	
TOTAL PRICE			

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 Membership	Rs.125/- per Sq.Ft on SBUA which is payable along with the Unit cost according to the Payment Schedule.
2.	Generator Charges	Rs 75/- per Sq.Ft on SBUA which is payable along with the Unit cost according to the Payment Schedule .
3.	Transformer and Electric Expenses	Rs.100/- per Sq.Ft on SBUA which is payable along with the Unit cost according to the Payment Schedule .
4.	Legal Fees	Rs.15/- per sq.ft which is payable 50% on Agreement and 50% on taking possession or Conveyance, whichever is earlier.
5.	Incidental Charges	Rs.15,000/- per unit which is payable 50% on Agreement and 50% taking possession or Conveyance, whichever is earlier.
6.	Floor Escalation Charges	Rs.25/-per sq.ft. per Sq.Ft per floor from 2nd floor onwards to be paid according to payment schedule
7	Formation of Association	Rs.10,000/- per Unit at the time of possession.
B	DEPOSITS	
1.	Electricity Deposit	Meter Deposit at actual

2.	Maintenance Deposit	Currently estimated @ Rs.3.50 per sq.ft. on BU area (adjustable) for 18 months payable at the time of giving possession .
3.	Corpus Fund	Rs.100/-per sq.ft on SBU
4.	Municipal Tax Deposit	Equivalent to 6/12 months of estimated tax deposit & Maintenance Charge as applicable . Chargeable terrace area will be charged @ 50%.
C	OTHER CHARGES	
1.	Nomination Charges	2% of total consideration amount including Car Parking
There will be a Lock-in-period of 2 years from date of registration of agreement prior to nomination.		

(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) 0.8 (Zero Decimal Eight) KVA power back-up will be provided for 3 (Three) Bed Room Flats and 1 (One) KVA Power back-up will be provided for 4 (Four) Bed Room Flats and 1.2 (One Decimal Two) KVA Power Back-Up will be provided for Duplex 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 signatures.

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

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

E. 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 “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) SRIJAN REALTY PVT.LTD, Corporate Office at Srijan House, 36/1A Elgin Road, Kolkata -700 020;
- 2) Project Site Office at Municipal Holding No. 177 Ram Chand Dey Street, Ward No.26, Sonarpur Municipality, 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 approx **813.9 decimal** equivalent to **492 Cottah 6 Chittak 24 sqft** for making one big Housing Complex more fully described in Part-I of SCHEDULE -A bordered in COLOR RED_in a Plan annexed hereto
2. The First Phase/Project of the Housing Complex will be developed on land measuring 3.08 Acres more or less out of the Said Entire Housing Complex.
3. The Owners and the Promoter have entered into a joint development agreement cum Power of Attorney with Group A and B Owners dated 25.09.2021 registered in the Office of ADSR Sonarpur in Book No-I, Volume No._1608 of 2021, Pages 180748 to 181084 ; Being No._ 05914 for the year 2021.
4. Subsequently another comprehensive Development Agreement cum Power of Attorney dated 25th August, 2022 comprising all the Owners of Groups A, B and C covering the entire gamut of land was registered in the office of the District sub-registrar-I, South 24 Parganas in Book No.-I, Volume No. 1602-2022, Pages 499688 to 499861 , Being No.13589 for the year 2022;
5. The First Phase /Project of the Housing Complex will be developed on land measuring **19165.599 Sqm equivalent to 4.74 Acres** more or less out of the Said Entire Housing Complex **more fully described in Part-2 of Schedule-A-**demarcated in the Plan Bordered in Color RED in the same Plan Annexed hereto . The First Phase/Project of the Housing Complex is now being offered for sale.

6. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired and also future phases as defined herein and all phases will share the common amenities, facilities and services (described in Schedule- B) amongst each other.
7. There are road/passage , services provided by the Promoter and such passage will keep on extending with the extension of the complex/township through all future phases and also for access to Club and common amenities. The Promoter will utilize this passage during the construction of the *Entire Housing Complex*. The Promoter may hand over the usage and easement rights of the passage and the services running alongwith it to the Apex Body/Complex/Township Management Body covering all the phases of Housing Complex after completion of all Future Phases. The Owners and the Promoter have now decided to develop the First Phase/Project out of the said entire Housing Complex.
8. The said phase is earmarked for the purpose of building a residential Project, comprising three multistoried apartment buildings and the said projects shall be known as ORIZON - PHASE -1 (project) alongwith 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 8.14 acres more or less will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s). Other phases will be defined by 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 WBRERA.
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) Club, which may be changed and varied as per the decision of 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 WBRERA 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. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of _____ Phase/Project. 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.

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 entire Housing 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 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.

19. The Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing 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 Apartment Owners of this Housing Complex and their Association. The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be

available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

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 within 4 (four) years from Sanction Plan with a grace period of 18 (eighteen) 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 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 Apartment also keeps on increasing till the completion of Project and ultimate handover to the Allottee.

22. 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.

23. A 'CLUB' 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 Club. The 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 on or before before possession of Building Blocks which 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.
24. 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:

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

25. 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

(ENTIRE HOUSING COMPLEX)

ALL THAT the land measuring **813.9 decimal** equivalent to **492 Cottah 6 Chittak 24 sqft** more or less of Mouza Jagaddal(JL No.71), Elachi (J.L.No.70) and shown in the Plan annexed hereto and marked **Annexure-A**

PART - II

(THE SAID FIRST PHASE LAND)

All That the pieces and parcels of land containing an area of **19165.599 Sqm equivalent to 4.74 Acres** be the same a little more or less situate lying at various R.S and L.R Dags in Mouza Jagaddal J.L.No Elachi (J.L.No.70) and shown in the Plan annexed hereto and marked **Annexure-A:**

THE SCHEDULE – B ABOVE REFERRED TO:

(THE COMMON AREA/COMMON PARTS & FACILITIES)

▪ **Outdoor Amenities:**

- Multipurpose Court, Cricket & football
- Badminton Court
- Pickle Ball
- Half Basketball Court
- Mini Tennis court
- Mini golf
- Kids' play area
- Senior Citizens' corner
- Outdoor Fitness area
- Flower Garden
- Aromatic Garden
- Lawn
- Entry Plaza
- Drop-off
- Water feature for Landscape

- Fountain
- Stage
- Amphitheatre
- Pet Park
- Seating Corner
- Viewing Deck/lookout deck
- Walkways, Jogging & Cycle Track
- Boomerang Seating
- Vertical Garden
- Herbal Garden
- Relaxation Cabana
- Butterfly Garden
- Forest Trail
- Willow Den
- Topiaries
- Fairy Light Garden
- Fish feeding
- Sculpture court
- Barbeque zone
- Star Gazing
- Graffiti wall
- Feature wall
- Pavillion
- Tot Lot
- Outdoor Yoga/aerobics/meditation area
- Toddler zone
- Beautified Gravel Pathway
- Adda zone
- Stage for Puja

■ **Indoor Amenities:**

- Club Entrance lobby
- Reception
- Banquet Hall
- Lounge
- Gym
- Yoga / meditation Room
- Board Game
- Spa
- Indoor Games room

- Indoor senior citizen room/ games
- Squash Court
- Virtual Games Room
- Home Theatre
- Library
- Co-Working Room
- Guest Room
- Swimming Pool
- Kids Pool
- Café/ Bar lounge
- Deck
- Jacuzzi
- Pottery, Cards, Art & Craft Room
- Indoor Kids' playroom
- Smoking room
- Kids Learning

CLUB :

*A 'CLUB' /(A 'CLUB'(Club) type facilities as committed in Schedule- E) 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 Allottees 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 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 Allottee 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 Allottee to regularly pay all charges, subscription etc. in respect of the Club, the Promoter, Property Management Agency as the case may be , shall be entitled to restrict the Allottee's entry to the Club and withdraw all the privileges .

10.1 *If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its Apartment, 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 Apartment, 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.*

10.2 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 be open only to all Allottees of the Said Complex **besides the Promoter and 100 members of the Promoter** (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 Allottee 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 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 Apartment, , 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 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 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 Apartment,*

10.3 *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:

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

THE SCHEDULE – C ABOVE REFERRED TO:

SPECIFICATIONS

(SPECIFICATIONS)

- Fire – Fighting : As per Fire Fighting Norms
 - Emergency Evacuation Services: As per fighting norms
 - Drinking – Water Facility: 24 Hrs Filtered Water Supply with Water Treatment Plant 24 Hrs. Filtered Water Supply with Water Treatment Plant.
 - Use of Renewable Energy: Solar Energy System.
 - Structure - RCC frame structure
 - Outdoor finish - weather coat exterior paint
 - Interior finish – wall and ceiling pop finish
 - Doors and windows
 - Flush doors | nwfc
 - Door frame – engineered wood frame | nwfc
 - Windows - aluminium openable/sliding
 - Balcony Door - aluminium sliding.
 - Kitchen fittings - stainless steel sink, electrical point for water filler point.
 - Provision for chimney or exhaust point.
 - Provision for hot and cold line in shower area only.
 - Electrical fittings - concealed wiring with modular switches.
 - Acs - provision for acs in all bedrooms and living areas.
 - Provision for generator power in flats for partial emergency backup for flat (light, fan & One refrigerator usage)
- *1 KVA for 3 bhk

General

- Room (Flooring) - Vitrified Tiles
- Living/Dining Room (Flooring) - Vitrified Tiles
- Kitchen (Flooring) - Vitrified Tiles
- Kitchen (Wall) - Vitrified Tiles
- Toilet (Flooring) - Ceramic Tiles

- Toilet (Wall) - Ceramic Tiles
- Toilet - Basin - Varmora or Equivalent
- Toilet - Commode - Varmora or Equivalent
- Toilet - CP Fittings - Hindware or Equivalent
- Electric Switches - Kolors or Equivalent

▪ **Other features**

- Rooftop treatment - waterproofing
- Water source - borewell
- Lifts - 3 in each block with one dedicated for fire exit.