

BOOKING LETTER**(OPTIMA)**

To

Date : / /

_____,

_____,

Re: Offer of Provisional Booking of the Unit No. ____ on
the ____ **Floor** in Building Block No. ____ and Right
to Park ____ (____) **Open/Covered Car(s)/ Multi**
level independent at '**OPTIMA -FIRST PHASE**' .

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 Apartment/Unit 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** 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 **“OPTIMA – PHASE-I”**, 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

PARTICULARS	AMOUNT	TOTAL AMOUNT
A) TOTAL PRICE:		
Consideration of Flat (Composite incl: Car Parking & Height Escalation)		
ADD: GST @ _____%		
TOTAL PRICE		
B)EXTRA CHARGES (Non- Refundable) @Rs._____ per Sq.ft Generator Backup;..... Club Charges @ _____ per sq ft on sbu Asscn Formation @ rs _____ per unit Incidental Charges _____ per unit Transformer rs _____ per sqft on sbu Legal Charges rs _____ per sq ft		

ADD: GST @ 18%		
TOTAL EXTRA CHARGES		
C) DEPOSITS		
Electricity – Meter Deposit ... Meter deposit at actual.....		
Maintenance Deposit... A sum calculated @ Rs. ____ per sq. Ft. On SBUA		
Sinking Fund..._____ of maintenance charges of Rs._____ per sqft/month		
Maintenance Deposit.....		
TOTAL DEPOSIT		
TOTAL AMOUNT PAYABLE (A+B+C)		
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 instalment and the Allottee will have to pay within 15 days from the date of such notice.

B Table -2

PAYMENT SCHEDULE	
On Booking	2,00,000 lakh +GST
On Booking (Less EOI Amount)	10% of Total price* + GST (-) EOI amount
On Agreement	10% of Total price* + 50% of legal charge + 50% of incidental charge + GST
On start of Piling	10% of Total price* + GST
On start of Foundation	10% of Total price* + GST
On start of 3 rd Floor Casting	5% of Total price* + GST
On start of 6 th Floor Casting	5% of Total price* + GST
On start of 8 TH Floor Casting	5% of Total price* + GST
On start of 10 TH Floor Casting	5% of Total price* + GST
On start of 12 th Floor Casting	5% of Total price* + GST
On start of 15 th Floor Casting	5% of Total price* + GST
On start of 18 th Floor Casting	5% of Total price* + GST
On start of roof Casting of Tower	5% of Total price* + GST
On Start of flooring of the unit	10% of Total price* + GST
On start of finishing of the unit	5% of Total price* + GST
On possession	5% of Total price* (+) Formation of Association charge (+) Maintenance Deposits (+) 50% of Legal charge (+) 50% of Incidental charge + GST
Total Price=Unit Price + Floor Escalation+ Car Parking+ Club Membership+ Electricity/Transformer & Generator Charges: Stamp Duty & Registration Charges is not included in this	

cost structure will be payable separately.	

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.	Formation of Association and Builders Service Charges	
2.	Stamp Duty and Registration Fee and incidental expenses/GST	
B	DEPOSITS	
3.	Electricity Deposit	
4.	Maintenance Deposit	

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) 0.625 (Zero Decimal Six Two Five) KVA power back-up will be provided for 2 (Two) Bed Room, 2.5 (Two point Five) Bed Room Flats 0.8 (Zero Decimal Eight) KVA power back-up will be provided for 3 (Three) Bed Room, 3.5 (Three point Five) Bed Room Flats and and 1.2 (One Decimal Two) KVA Power Back-Up will be provided for 4 (Four) Bed Room, 4.5 (Four point Five) 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 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 teil 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 RESIDENCY LLP**” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to any of the following offices:

i) SRIJAN REASIDENCY LLP, 36/1A, ELGIN ROAD, KOLKATA-700020

ii) Project Site Office at __MOUZA KALABERIA JL 30 AND BHATENDA JL NO 28

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 Group A Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **866.19** decimal comprised in various Dags of Mouza Kalaberia J.L No.30 and **49** decimal in various Dags of Mouza Bhatenda J.L.No. 28, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District North 24-Parganas. Aggregating to **915.19** decimal equivalent to **553.69** Kottahs more fully described in **Part-I** of **SCHEDULE-‘A’** hereunder written .

2. The Group B Owners are also seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **219.50 Decimals** comprised in various Dags of Mouza Kalaberia J.L No.30 Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District North 24-Parganas morefully described in **PART-II** of **SCHEDULE-A** hereunder written.

The Group A Land and Group B land aggregating to 1134.69 decimal equivalent to 686.487 Cottah are hereinafter collectively referred to as the “**SAID LAND**” more fully described in PART-III of **SCHEDULE-A**

3. The Housing Complex will be developed /in phases . The First Phase is being developed on 407.79 decimal equivalent to 246.71 Cottah (more or less)in Various L.R Dag of Mouza Kalaberia and Mouza Bhatenda as more fully described in Part-IV of **SCHEDULE-A** and Whereas Second Phase is being developed on 155.49 decimal equivalent to 94.07 Cottah (more or less)in Various L.R Dag of Mouza Kalaberia and Mouza Bhatenda as more fully described in Part-V of **SCHEDULE-A**.

4. The Group-A Owners and the Promoter have entered into a joint development agreement and Power of Attorney dated 6th December, 2021 registered in the office of the ARA-IV, Kolkata in Book No.I, Volume No.1904-2021Pages 752590 to 752988, Being No.190416537 for the year 2021.

5. Similarly the Group-B Owners and the Promoter have entered into a joint development agreement and Power of Attorney dated dated

30.01.2023 registered in the office of the A.R.A. - IV in Book No.I, Volume No. 1904-2024 Pages 128642 to 128753, Being No. 190401635 for the year 2024

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6. The First Phase is consisting of five residential Towers and the Second Phase will consist of Two residential Towers. The amenities and facilities such as club, gymnasium, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law (s). Shall be provided in the Subsequent Phases. The First Phase/Project of the Housing Complex is now being offered on Land measuring 407.79 decimal more or less and also demarcated in the Plan Bordered in Color _____ in the same Plan Annexed hereto . The Second Phase/Project of the Housing Complex is now being offered on Land measuring 155.49 decimal more or less and also demarcated in the Plan Bordered in Color _____ in the same Plan Annexed hereto.
 7. 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 amongst each other .

Other than the project land promoter may add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.

8. The Allottees of Apartment 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 irrespective of their location for the beneficial use of the owners of the Apartments and other spaces located in all the phases and also Future Phases as defined herein
9. There will be various roads/passages , services provided by the Promoter and running along such passage and the same will keep on extending with the extension of the passage which will provide a Common access for all future phases and also for Club and common amenities.
10. The Owners and the Promoter have decided to develop the First Phase/Project of the said entire Housing Complex.
11. The said phase is earmarked for the purpose of building a residential Project and the said projects shall be known as OPTIMA – PHASE – II

(project) alongwith other Phases/Projects of the entire complex to be developed progressively;

12. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 1134.69 decimal equivalent to 686.487 Cottah (more or less) consisting of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s). The Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA.
13. The allottees of the Apartment Units within the Complex shall own in common with other allottees, the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
14. 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 as per the provisions of the West Bengal Apartment Ownership Act, 1972 as well as the grant of exclusive right of use of demarcated garden space in the Front yard and back yard appertaining to the Unit or Building Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, exclusive right of use of garden space attached to Flats/Apartments, demarcated area of terrace appurtenant to a particular Flat/Apartment; the roof of the overhead water tank, open terrace of any Flat/Apartment; the elevation and exterior of the Block;, storage 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.
15. 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 First phase.
16. This Project may consist of several independent segments, like Residential apartment, Commercial units , partly residential and partly

commercial building blocks with layout of open spaces, common pathways, landscaped gardens , other amenities and facilities in accordance with the plan to be sanctioned by the Municipal authorities to be implemented by the Developer. 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.

17. All The Facilities and Amenities will be mutually shared by all the phases of the entire Housing Complex 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 Promoter is creating enough services and infrastructure keeping in mind all the future phases .all the common Facilities and The Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . In the absence of local law only, each Phase/Project will have a separate Association of Unit Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergise all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Housing Complex including Future Phases.
18. 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 including those parts which are under construction 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. It is further provided that in case of completed phases/Incomplete Phases/Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the completed phases and progressing to the incomplete phases and further phases.

19. Municipality/Panchayat has sanctioned the Building Plan No. 1641/RPS dated 25-10-2024 to develop this project/phase.
20. The promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to First Phase layout plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.
21. The Promoter has also made out proposed lay-out plan showing proposed development as disclosed by the Promoter in his application / registration before RERA Authority and further to be disclosed on the web-site as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other Blocks of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.
22. The Promoter has also made out proposed lay-out plan showing future proposed development as disclosed by the Promoter in his registration before RERA Authority and further disclosed on the web-site as mandated by the Promoter.
23. The copy of the proposed layout plan and the proposed building /phase/wing plan showing future 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.

24. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this Phase/Project (project/wing) which is clearly demarcated and marked Annex-_____.
25. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First 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,.
26. The Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First Phase/Project and specifications and the nature of fixtures, fittings and amenities (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Apartment/Unit without the previous written consent of the Allottee as per the provision of the Act. Provided that the Promoter may make such minor changes, additions or alterations as may be required as per the provisions of the Act 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 materially affect the Unit in particular but shifting and altering the location of the common facilities and such other changes which are necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee, the Promoter will be allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees shall be deemed to be granted.
27. The Allottee is made aware that the occupants of Flats/Apartments in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually. which are meant or allowed by the Promoter for use and

enjoyment by such other third parties who shall be entitled to enjoy all such common amenities and facilities and services of the Project which are so intended by the Promoter for use of the occupants of other parts/phases and also the FUTURE PHASES as defined hereinabove of the Project (Project Common Areas, Amenities and Facilities).

28. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities is provided in **Schedule – C**. No substantial or significant changes will be done. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
29. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Flat exhibited at the site only provides a representative idea and the actual Flat agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make , colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule-B** hereunder.
30. **Commercial Segment/Phase-** shall be the non-residential portion of the Project 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
31. 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.

32. 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 further 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/Commercial Building Complex based on the proposed construction and sale of Apartment/Commercial Building Complex 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 except rise in the floors , that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.

33. Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Flat/Apartment has been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect

of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Flat/Apartment Complex and in that case the Promoter may decide to provide for a passage way across this Flat/Apartment 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 Flat/Apartment Owners of this Flat/Apartment 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.

34. 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 committed by the Promoter to the Allottee .

The Promoter will hand over possession of the Apartment to the Allottee on the committed date of which is on _____ with a grace period of six months **(Completion date)**

35. After obtaining possession, the Apartment Owners shall cooperate with other Apartment/Unit Owners and the Promoter in the management and maintenance of the said new building.
36. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.

37. To use the said Apartment/Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
38. The total price for the Apartment based on the carpet area which includes cost of Apartment , cost of exclusive balcony or verandah area, cost of front yard, back yard, exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in **Schedule – D**.
39. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI, the Promoter will be entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However the Promoter can use the FAR only in other phases, Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts ,entrances , sewerages, drains and others.
40. The Apartment along with open parking , if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing Project is an independent, self-contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except extension of the same Project on adjacent future land and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc.. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Complex with further future extensions.
41. Except for the Covered Car Parking Space allotted by the Promoter in accordance to this EOI, the Applicant/s agrees and confirms that all parking spaces including open parking spaces will be dealt with in accordance with the applicable laws as well as bye-laws and constitutional documents of the Society/Association . The Applicant/s hereby declare and confirm that except for the Covered Car Parking Space allotted by the Promoter , the Applicant does not require any Parking space including open car parking space and accordingly the Applicant waives his claim, right, title, interest whatsoever on the areas of parking space in the

Project. The Applicant/s further agree that he/she/they shall have no concern towards the identification and allotment/ allocation of Parking Spaces done by the Promoter/Association /Apex Body at any time and shall not challenge the same anytime in future. The Applicant/s agree and acknowledges that the Developer/ the Association/Apex body shall deal with the Parking Spaces in the manner the Association/Apex body deems fit, subject to the terms of Bye-laws and constitutional documents of the Association/Apex body /the applicable laws. The Promoter acknowledges and accepts the aforesaid waiver and accordingly has given effect to the same while calculating the Sale Consideration . The Applicant agrees and acknowledges that the Covered Car Parking Space in the Project cannot be transferred/leased /sold or dealt with otherwise independent of the Apartment/Unit. All clauses of this Application Form and the Agreement for Sale pertaining to Allotment , Possession, Cancellation etc. shall also apply mutatis mutandis to the Covered Parking Space.

42. A 'CLUB' /(A 'CLUB' type facilities) shall be set up as part of the entire Housing Complex comprising of this phase and all the other phases including future phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The club will be operational before the completion of the First phase of Building Complex but possession of Complex 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.
43. 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:

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

44. 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 by such Association for proper management of the Housing Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
45. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
46. The Promoter will not entertain any request for any internal / external change in the layout. the allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

47. 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.

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.

c) All amounts (including taxes) paid or payable as brokerage fee to any broker , channel partner, institution etc. by the Promoter in respect of the booking of the Applicant/s.

d) 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 shall not be refunded.

e) The Applicant/s further agrees that the Promoter shall refund the balance amounts either by way of i) personal hand delivery of cheque(s) to the Applicant/s, or ii) courier of cheque(s) to the Applicant/s at the aforementioned address mentioned in this Form or in the Agreement for Sale, or iii) by any other means as the promoter may deem fit. In the event the Applicant/s is untraceable and/or unreachable and/or does not accept refund amount, in such cases the Promoter shall place the balance refund amount in an interest free escrow account of a Bank. The date of such personal handover or courier of cheque(s) or transfer to the interest free account would be deemed to be the date on which the Promoter has refunded the balance amount and the Promoter's liability shall end on such date. Such refund shall be in the name of the first applicant (as per the Application form)/ lender (in case the Applicant/s has procured a loan from a bank/financial institution), as the case maybe.

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:**SAID LAND:****Part – I****GROUP – A OWNERS' LAND**

Sl.No.	L.R. Dag No.	Total Area of Dag in (Decimal)	Purchased Area (Dec)	LR Recorded Owner Name	MOUZA	LR KHATIAN
1	1	15	15	Pichola Aawas LLP & 92 Ors	KALABERIA	1617 - 1639, 1641 - 1709, 1730
2	2	19	19	Pichola Aawas LLP & 92 Ors	KALABERIA	
3	3	8	8	Pichola Aawas LLP & 92 Ors	KALABERIA	

4	4	21	21	Pichola Aawas LLP & 92 Ors	KALABERIA
5	5	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA
6	10	49	49	Pichola Aawas LLP & 92 Ors	KALABERIA
7	11	23	22	Pichola Aawas LLP & 92 Ors	KALABERIA
8	12	17	17	Pichola Aawas LLP & 92 Ors	KALABERIA
9	13	58	58	Pichola Aawas LLP & 92 Ors	KALABERIA
10	14	15	15	Pichola Aawas LLP & 92 Ors	KALABERIA
11	15	31	31	Pichola Aawas LLP & 92 Ors	KALABERIA
12	16	11	11	Pichola Aawas LLP & 92 Ors	KALABERIA
13	17	16	16	Pichola Aawas LLP & 92 Ors	KALABERIA
14	18	10	10	Pichola Aawas LLP & 92 Ors	KALABERIA
15	19	6	6	Pichola Aawas LLP & 92 Ors	KALABERIA
16	20	10	10	Pichola Aawas LLP & 92	KALABERIA

				Ors	
17	21	7	7	Pichola Aawas LLP & 92 Ors	KALABERIA
18	22	35	35	Pichola Aawas LLP & 92 Ors	KALABERIA
19	23	10	10	Pichola Aawas LLP & 92 Ors	KALABERIA
20	24	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA
21	25	42	42	Pichola Aawas LLP & 92 Ors	KALABERIA
22	26	8	8	Pichola Aawas LLP & 92 Ors	KALABERIA
23	27	112	27	Pichola Aawas LLP & 92 Ors	KALABERIA
24	28	145	71	Pichola Aawas LLP & 92 Ors	KALABERIA
25	42	102	102	Pichola Aawas LLP & 92 Ors	KALABERIA
26	43	112	65.19	Pichola Aawas LLP & 92 Ors	KALABERIA
27	44	14	9	Pichola Aawas LLP & 92 Ors	KALABERIA
28	74	12	12	Pichola Aawas LLP & 92 Ors	KALABERIA

29	79	20	20	Pichola Aawas LLP & 92 Ors	KALABERIA	
30	80	110	110	Pichola Aawas LLP & 92 Ors	KALABERIA	
31	485	28	28	Pichola Aawas LLP & 92 Ors	BHATENDA	5159 - 5181, 5186 - 5254, 5263
32	486	16	16	Pichola Aawas LLP & 92 Ors	BHATENDA	
33	488	5	5	Pichola Aawas LLP & 92 Ors	BHATENDA	
	TOTAL	1127	915.19			

J. L. No. 28 & 30, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, as delineated in the map or plan annexed hereto and bordered in colour Red.

Land of Group A Owners in both Mouzas aggregating to **915.19 Decimal** equivalent to **553.689 Cottahs**.

PART-II

GROUP - B OWNERS' LAND

Mouza - Kalaberia, (J. L. No.30)

Sl.No.	L.R. Dag No.	Total Area of Dag in (Decimal)	Purchased Area (Dec)	LR Recorded Owner Name	MOUZA	LR KHATIAN
1	6	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	1782, 1783, 1787,

2	7	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	1788, 1794, 1796, 1797, 1798, 1801, 1803 – 1806, 1808 – 1813, 1817
3	8	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
4	9	28	28	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
5	28 (P)	145	73	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
6	29	8	8	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
7	32	29	7	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
8	33 (P)	53	2.5	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
9	34 (P)	20	18	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
10	35 (P)	21	19	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
11	36 (P)	26	25	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
12	38	11	11	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	
13	39	4	4	Viraj Infracon Pvt Ltd. & 21 Ors	KALABERIA	

R.S/LR Dags in the Mouza Kalaberia, J.L No. 30, within the local limits of Rajarhat Bishnupur I Gram Panchayet, Police Station Rajarhat, in the District of North 24 Parganas.

PART-III**SAID LAND**

ALL THAT the land of Group A Land Owners and Group B land owners aggregating to 1134.69 decimal equivalent to 686.487 Cottah (more or less) are hereinafter collectively referred to as the “**SAID LAND**” shown in the Plan annexed hereto and marked **Annexure-A**

PART-IV**FIRST PHASE LAND**

ALL THAT the land earmarked as First admeasuring 407.79 decimal equivalent to 246.71 Cottah or 16501.09 sq.mtr (more or less) out of L.R Dag Nos 1-29, 32-36, 38, 39, 42, 43, 44, 74, 79 & 80 of Mouza Kalaberia and 485, 486 & 488 of Mouza Bhatenda shown in the Plan annexed hereto and marked **Annexure-A**

PART-V**SECOND PHASE LAND**

ALL THAT the land earmarked as First admeasuring 155.49 decimal equivalent to 94.07 Cottah or 6292.45 sq.mtr (more or less) out of L.R Dag Nos 1-29, 32-36, 38, 39, 42, 43, 44, 74, 79 & 80 of Mouza Kalaberia and 485, 486 & 488 of Mouza Bhatenda shown in the Plan annexed hereto and marked **Annexure-A**

THE SCHEDULE-B ABOVE REFERRED TO:
SPECIFICATIONS

Structure RCC frame structure.

Outdoor finish exterior weather coat paint.

Walls and ceilings POP finish.

Doors and windows flush doors (indoors)

Door frame ~ Engineered Wood frame.

windows ~ aluminium openable/fixed

door (outdoor) ~ Aluminium sliding.

Kitchen fittings Stainless steel sink, provision of water filter point. Provision for chimney or exhaust point.

Toilets Sanitary wares ~ Jaquar/ Hindware/Kohler or any other reputed brand.

Sanitary fittings ~ Jaquar/ Hindware/Kohler or any other reputed brand.

Provision for hot and cold line in shower area only

Electrical fittings Concealed with provision of modular switches.

ACs and Power Back-up

Provision for ACs in all bedrooms and living areas. Provision for generator power in flats for partial emergency backup for flat (light, fan, RO, refrigerator usage)

500 W emergency load for 2 BHK, 2.5 BHK

640 W emergency load for 3 BHK, 3.5 BHK

960 W emergency load for 4 BHK, 4.5 BHK

Water filtration plant in the project ~ YES

THE SCHEDULE-C ABOVE REFERRED TO:**FACILITIES & AMENITIES**

1. Indoor gymnasium
2. Open café
3. Enclosed seating area
4. Covered deck
5. Guest rooms
6. Jacuzzi
7. Yoga and meditation
8. room/dance room/other classes
9. Cards room
10. Indoor games (pool, snooker, table tennis, dart, air hockey, carrom, chess)
11. Virtual games
12. Co-working spaces
13. Kids indoor play area
14. Indoor games for the elderly
15. Kitchen for party hall
16. Toilet for party hall
17. Party room
18. Home theatre
19. Maintenance office
20. Washroom
21. Squash court
22. steam, massage
23. Guest room
24. Pottery, art and craft
25. Isolation room
26. Smoking zone
27. Conference room
28. Library-cum reading room
29. Kids' learning
30. Senior-friendly gymnasium
31. Banquet hall
32. Arrival plaza
33. Waterbody
34. Forest trail
35. Willow den
36. Tower drop-off
37. Kids' play area
38. Sand pit

39. Climbing wall
40. Yoga lawn
41. Outdoor fitness gymnasium
42. Amphitheatre and stepped seating
43. Stage
44. Party lawn
45. Seating cove
46. Swimming pool
47. Kids' pool
48. Jacuzzi zone
49. Pool deck
50. Aromatic garden
51. Barbecue corner
52. Senior-citizens' corner
53. Adda zone
54. Acupressure walk
55. Reflexology pathway
56. Hammock garden
57. Sculpture court
58. Badminton court
59. Half basketball court
60. Aqua gymnasium
61. Star gazing area
62. Seating arrangement for the elderly
63. Forest cabana
64. Feature wall
65. Various types of gardens
66. Playable sculpture area
67. Look-out deck
68. Graffiti wall
69. Stump path
70. Bonfire
71. Fountains
72. Topiaries (trees in ornamental shapes)
73. Lawn
74. Fitness Area
75. Silent Zone
76. Bird Birth
77. Seating Deck

Fire-Fighting : As per fire fighting norms ; Emergency Evacuation services: As per fire fighting norms

TENTATIVE PRICING AND PAYMENT SCHEDULE OF OPTIMA												
Particulars	Due on	Amount Payable on against demand of	Break Up of Flat Price	Break Up of Floor Escalation & PLC	Break Up of Premium Spec.Charges	Break up of Car Park	Break up of GST on Base Rate	Approximate Extra Charges	Formation of Association	Break-Up of installments of TOTAL CHARGES including legal charges & Deposits	Break up of Legal Charge	TOTAL DEPOSIT
Application Fee	On Booking	2,00,000 lakh +GST										
BOOKING AMOUNT	On Booking (Less EOI Amount)	10% of Total price* + GST (-) EOI amount										
AGREEMENT AMOUNT	On Agreement	10% of Total price* + 50% of legal charge + 50% of incidental charge + GST										
1st Installment	On start of Piling	10% of Total price* + GST										
2nd Installment	On start of Foundation	10% of Total price* + GST										
3rd Installment	On start of 3 rd Floor Casting	5% of Total price* + GST										
4th Installment	On start of 6 th Floor Casting	5% of Total price* + GST										
5th Installment	On start of 8 th Floor Casting	5% of Total price* + GST										
6th Installment	On start of 10 th Floor Casting	5% of Total price* + GST										
7th Installment	On start of 12 th Floor Casting	5% of Total price* + GST										
8th Installment	On start of 15 th Floor Casting	5% of Total price* + GST										
9th installment	On start of 18 th Floor Casting	5% of Total price* + GST										
10th installment	On start of roof Casting of Tower	5% of Total price* + GST										
11th installment	On Start of flooring of the unit	10% of Total price* + GST										
13th installment	On start of finishing of the unit	5% of Total price* + GST										
final	On possession	5% of Total price* (+) Formation of Association charge (+) Maintenance Deposits (+)50% of Legal charge (+) 50% of Incidental										
		Total Amount										
Flat Number:		Extra Charges	Rs.	Extra Charges		Rs.	Total Deposits(R)					
Flat Size:		Legal Charges			Electricity Chgs.		per Sq Ft	Maintenance & Sinking		per sq.ft(18months)		
FLOOR NO:		Incidental charges			Generator Chgs		per Sq Ft	Meter De At Actual				
Chargeable SQFT:		Formation of Association			Total							
Car Park Price:					Club Membership							
Base Rate:					EXTRA CHARGES(ind GST)	0						
Premium Spec.Charges												
Floor Esc:												
Applicable Rate:	0											
Ongoing GST Rates: @5% on Base Rate (+) Car Park Price Kindly Note: Stamp Duty & Registration charges will be Payable at the time of Possession & Registration @ 7.1% on Total Value excluding GST												
The Total Amount Payable will be in the name of:			Rs.	Remarks								
SRIJAN RESIDENCY LLP COLLECTION ESCROW A/C			0	for the Flat Price + Car Park + Extra Charges INCLUDING Legal Charges + GST on the same								
The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date which is on (Completion date). Guarding Charges @ Rs. per month will be payable if Buyer delays in registration and does not take possession on time. Legal Charges is not claimed at allotment, it will be payable in two equal installments												
*Note – Total Price + Unit Price + Car parking + Club Membership + Electricity & Generator Charges +Sinking Fund+Maintenance Charge+Association Formation; Rates are subject to revision *Availability is subject matter to change, so please check it before finalizing * GST on Maintenance are excluded in this calculation "If any of our Person ask for Cash Payment, Kindly call and inform directly at +91 9830040316 or raise your complain to rna@srijanrealty.in" All Payments will be accepted only through Cheque/ NEFT / RTGS / IMPS / DD / PO or Other Banking Mode in Entitv's Account. No Cash payments will be accepted in any cases												