TERMS AND CONDITIONS FOR BOOKING OF FLAT

Customer ‘s Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Block\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Plot No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Floor\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­\_\_

1. MODE OF PAYMENT
2. At the time of Application Rs.51,000/-
3. At the time of Execution of Agreement 15% of the Total Price (Less application money)
4. At the time of Roof Casting 25% of the Total Price
5. At the time of Brick Works 25% of the Total Price
6. At the time of Flooring 25% of the Total Price
7. At the time of Registration 10% of the Total Price

That the aforesaid payment schedule should be strictly observed by the purchaser failing which the developer shall have every liberty to cancel and /or rescind the booking flat with a prior seven (7) days notice to the purchaser. In the above circumstances the booking would stand cancelled and the Developer shall have every liberty to forfeit the Application Money of the Flat and refund the rest money within 90(ninety) days without any interest thereof and the Developer further shall be fully entitle to enter into a fresh booking with any intending Buyer/ Purchaser after serving such notice of cancellation to the Applicant.

**S P E C I F I C A T I O N S**

1. DOORS AND WINDOW

All Doorframes (size 4”x2.5”) would be made of Sal Wood, doors shutter would be made of Standard Company Ply, all doors thickness 32mm fitted with round locks. Main door would be fitted with Godrej night latch lock. All windows would be made of wood with frosted glass with MS grill. All doors would be finished with paste putty and enamel and windows with enamel painting.

1. FLOORING

Al Bed Rooms, Dining – Living would be finished with Ivory Vitrified Tiles(24”x24”) flooring and 4” skirting, Bathroom, Kitchen and Balcony would be finished with Ivory Ceramic tiles(16”x16”) flooring. The walls of the Toilets/ bathroom would be concealed line and white glazed tiles in 72”height. Roof would be finished with cementing floor.

1. SANITARY AND PLUMBING

Standard Toilet would be provided with C.P. Shower, one Commodes/ Indian Type pan ( Hindware/ Somany) with P.V.C. Cistern ( Reliance Co.) and in W.C. There would be only commode and one tap. (All taps & C.P. Fittings of Star Co.(base model). There would be concealed line and geyser line in bathrooms. There would be only one basin (18”x2” Perryware) in each flat.

1. KITCHEN

Green Marble Counter Top, Stainless Steel Sink (17”x20”) glazed tiles up to 3 ft. above marvel count.

1. ELECTRICAL WORKS
2. Concealed wiring in all flats (Copper electrical wire, Mescab or others)
3. Each flat will be provided with the following electrical points:
4. Bed Room (each) 2 Light Points

1 Fan points

1 Plug point (5amp.)

1. Dining/ Drawing 2 Light points

1 Fan point

1 plug point (5 amp.)

1 plug point (15 amp.)for Refrigerator

1 TV Power point

1 Cable Point (without wire)

1 Telephone point (without wire)

1. Kitchen 1 Light point

1 Exhaust Fan point

1 Plug point (15 amp.) for Geyser

1. Toilet 1 Light Point

1 Exhaust Fan Point

1. Verandah 1 Light Point
2. W.C. (Toilet) 1 Light point
3. Entrance 1 Door Bell point
4. WATER Underground water tank and overhead water tank is to be

Constructed for supply of water (24 hours)

1. PAINTING wall care putty (Birla or JK ) inside walls.
2. OUTSIDE PAINTING Berger weather coat.
3. RAILING OF STAIR CASE Railing of iron.
4. STAIR CASE PAINTING Snowcem 2 coats painting.

**MANDATORY EXTRA COSTS**  PAYABLE BY THE APPLICANT PURCHASER/S TO THE DEVELOPER (OTHER THAN THE PRICE)

1. Before taking over the possession a sum of Rs30,000/- ( Rupees Thirty Thousand) only non- refundable money for installation of main meter or transformer / electrical equipments costs, deposits and others.
2. For Legal Charges (Agreement for sale) Rs.2,000/-(Rupees Two Thousand) only.
3. The purchaser shall in that event prior to obtain possession, pay and deposit a sum of Rs.10,000/- (Rupees Ten Thousand) only to the Developer as a Security Deposit towards temporary consumption of electricity for his/her/their own flat from Main service connection.
4. The actual amount of Security Deposit charged by the WBSEB marvel count Authority is payable by the purchaser.

OTHER IMPORTANT INFORMATION

1. Any extra work desire by the Purchaser shall cause to pay extra costs.
2. Calculation of saleable area of the flat = Covered area + 20% service area. For other common area amenities viz. Septic tank, Overhead tank reservoir, Open spaces, final roof of the building, caretaker room and bathroom.
3. It is also noted that after completion of the building, the area of the flat may be increased or decreased up to 5% against mentioned areas and the purchaser should abide by the same without raising any objection.
4. No deduction for any removal of partition wall window, grill and bathroom.

I/ we have read and understood the contents stated hereto and hereunto and spontaneously in free consent and spontaneously applied foe booking Application Form enclosed herewith duly signed by me/us. The said application shall not be treated as a final “Agreement for sale”.

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Received Copy Signature of the Applicant/ Purchaser.

**AMINITEIES**

1. Community Hall
2. Intercom and CCTV surveillance
3. Power back up in the common area
4. 24 hours drinking water
5. 24 hours security service
6. Children’s playing equipment
7. 25,000 Sq.Ft. natural water body
8. Fire fighting equipments.
9. 70% open space.
10. Car Parking\*

**FACILITIES**

1. 1 Km distance from Chandannagar Railway Station.
2. 1 Km distance from Hooghly River and Ferry service.
3. All other facilities viz. Hospital, Market, Schools, Banks, ATM etc are within 1 minutes distance.
4. 2 minutes walking for Bus Stoppage and G.T.Road.