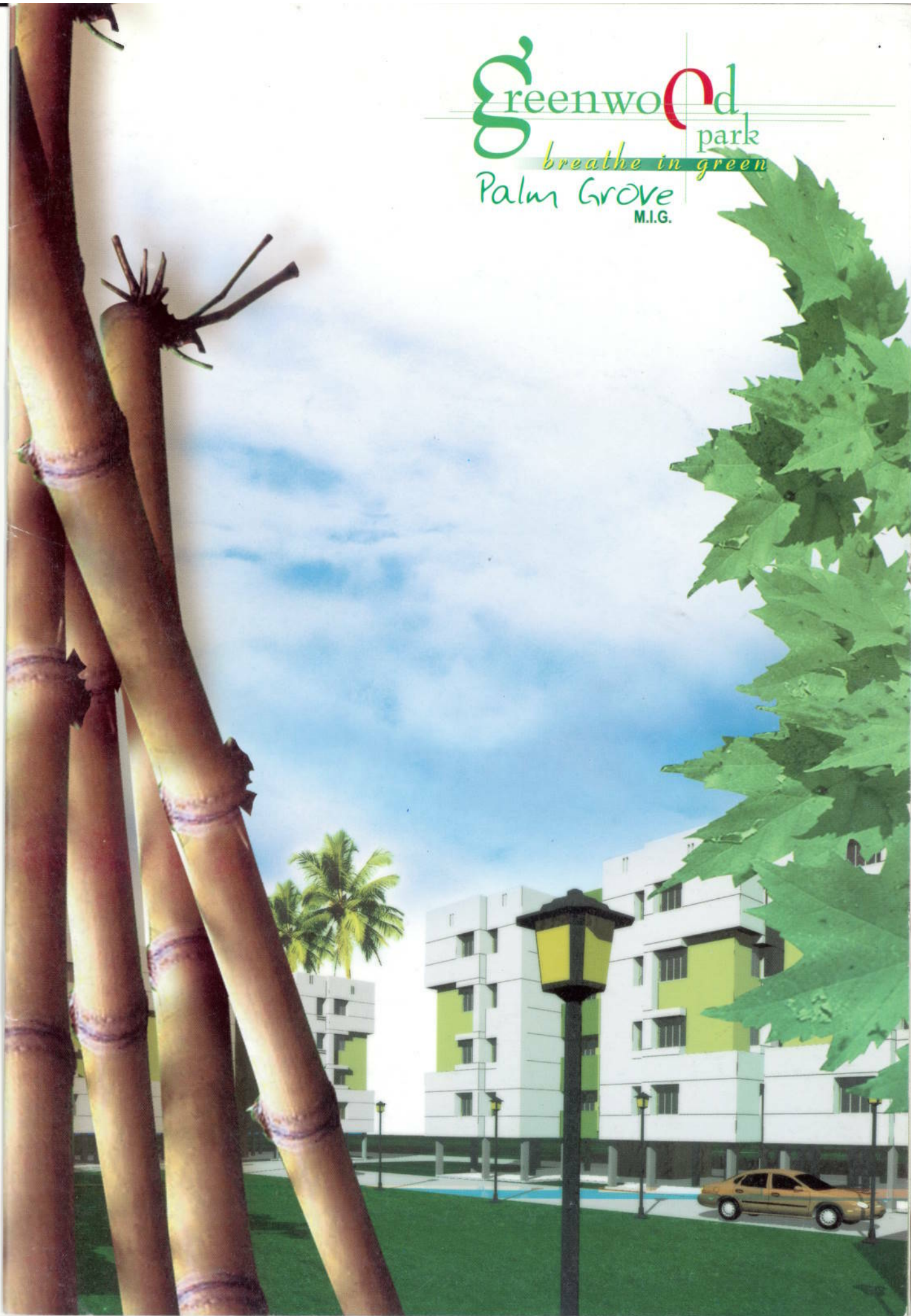


Greenwood
park
breathe in green
Palm Grove
M.I.G.



Greenwood park

breathe in green



Your home. Surrounded by jovial hues of nature. Fresh flowers dispersed here and there form an eternal rangoli. Acres of untouched green, abundant water bodies, immaculate blue sky, chirpy birds rejoicing. PALM GROVE - truly a piece of Eden on Earth.

Lucky chime

Hang a six-rod windchime in the North-West corner of living room to enhance good luck. In the West you can hang a seven-rod windchime.

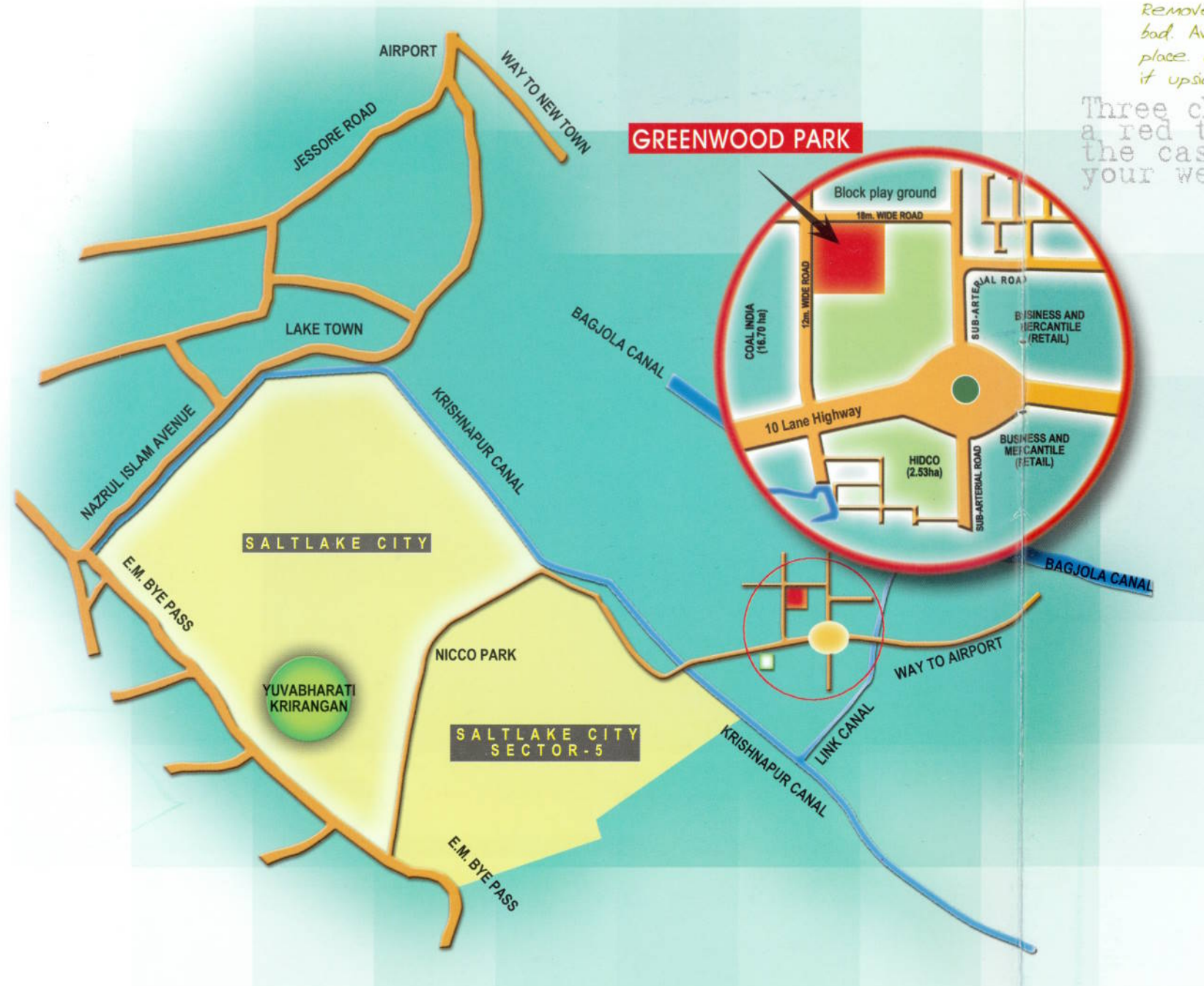
Entrance to your home should be warm. The colour should make your home fresh and vibrant because the way chi enters your home can have an influence. Plants, water fountain and statues placed in the pathway call the chi and make it into a positive force in residences.

Did you know?

Front door is the main entrance for good energy and good luck. So never put obstructions like shoe rack or TV unit just in front of it. And feel lucky for the rest of your life!

Hang a six-rod windchime in the North-West corner of living room to enhance good luck. In the West you can hang a seven-rod windchime. Hang a six-rod windchime in the North-West corner of living room to enhance good luck. In the West you can hang a seven-rod windchime.





PALM GROVE

The proposed site is located in Rajarhat, New Town Kolkata. The Southern edge is adjacent to Salt Lake township and the Northern end to the existing Rajarhat Road which takes off from Kazi Nazrul Islam Sarani near Baguihati crossing. The area is 10 minutes from the Bidhan Nagar Railway Station, 20 minutes from the Dum Dum Metro Station and only 7 minutes from the Airport.

Clear-up!

Remove all the clutter from your house. Open book shelves are bad. Avoid them. Mop the house with salt water to purify the place. Keep brooms hidden during daytime. At night you can keep it upside down outside the main door to check intruders.

Three chinese coins tied with a red thread can be kept in the cashbox for increasing your wealth.

Hanging three Chinese coins tied with a red thread on the inside of the door brings money luck.



ROAD TO GREENWOOD PARK

Space. Each of us needs it. In life. In surroundings. You will have that feeling of space even before you enter PALM GROVE. As you move past the megalopolitan mayhem, a wide, smooth, 10-laned avenue canopied by enormous pines and eucalyptus, beckons you.

Greenwood park
breathe in green

Palm Grove



A nice, friendly neighbourhood, wide, green, open space, lots of natural light and fresh air, landscaped promenades, covered parking lots - PALM GROVE is just ideal for those who believe a home is much more beyond four walls.



Couples! Sleep Well!

Never sleep on double bed with two separate mattresses. It has adverse effects on marital relationship. Make sure while sleeping, your head or feet doesn't face the door.

Buddha laughs

To bring positive energy home, place a laughing Buddha opposite and facing the front door. The next best place is a side table or a corner table.

Remove all water features viz. aquarium, fish bowls or scenes of waterfalls from the bedroom.

Never sleep on double bed with two separate mattresses. It has adverse effects on marital relationship. Make sure while sleeping, your head or feet doesn't face the door.



FACILITIES



Never place water and fire
i.e. sink and burners in
your kitchen adjacent to or
opposite to each other.

Mirror-wise!

Don't put mirrors opposite your main entrance. -----
It reflects positive energy back. Put mirrors -----
reflecting the dining table, instead. But -----
never put mirrors in the bedroom, just -----
opposite the bed. It is ominous for couples. -----

Ding-dong!

Hang a small bell on the outside door handle.
It brings good luck home.



Don't put mirrors opposite your main entrance. It reflects

Unwind after a tiring day at the leisure centre.

Or let the modern, well equipped health club

take care of the extra pound of fat you have

accumulated. Or give your stomach a new

gastronomic experience at the restaurant.

The commercial block located in the North West

corner of the complex houses a pre primary school,

shops, diagnostic centre, restaurant, health club,

and leisure centre. This building evolves around

a middle court which houses the open air theatre

to culturally bind the residents of Greenwood

Park, comprising a green room, toilet, meeting

room and open air sitting facility. The courtyard

at ground level between the shopping and school

blocks serves as a covered playground for children

and space for covered gatherings. The other wing

of the building nests the shopping centre, diagnostic

centre and video arcade.



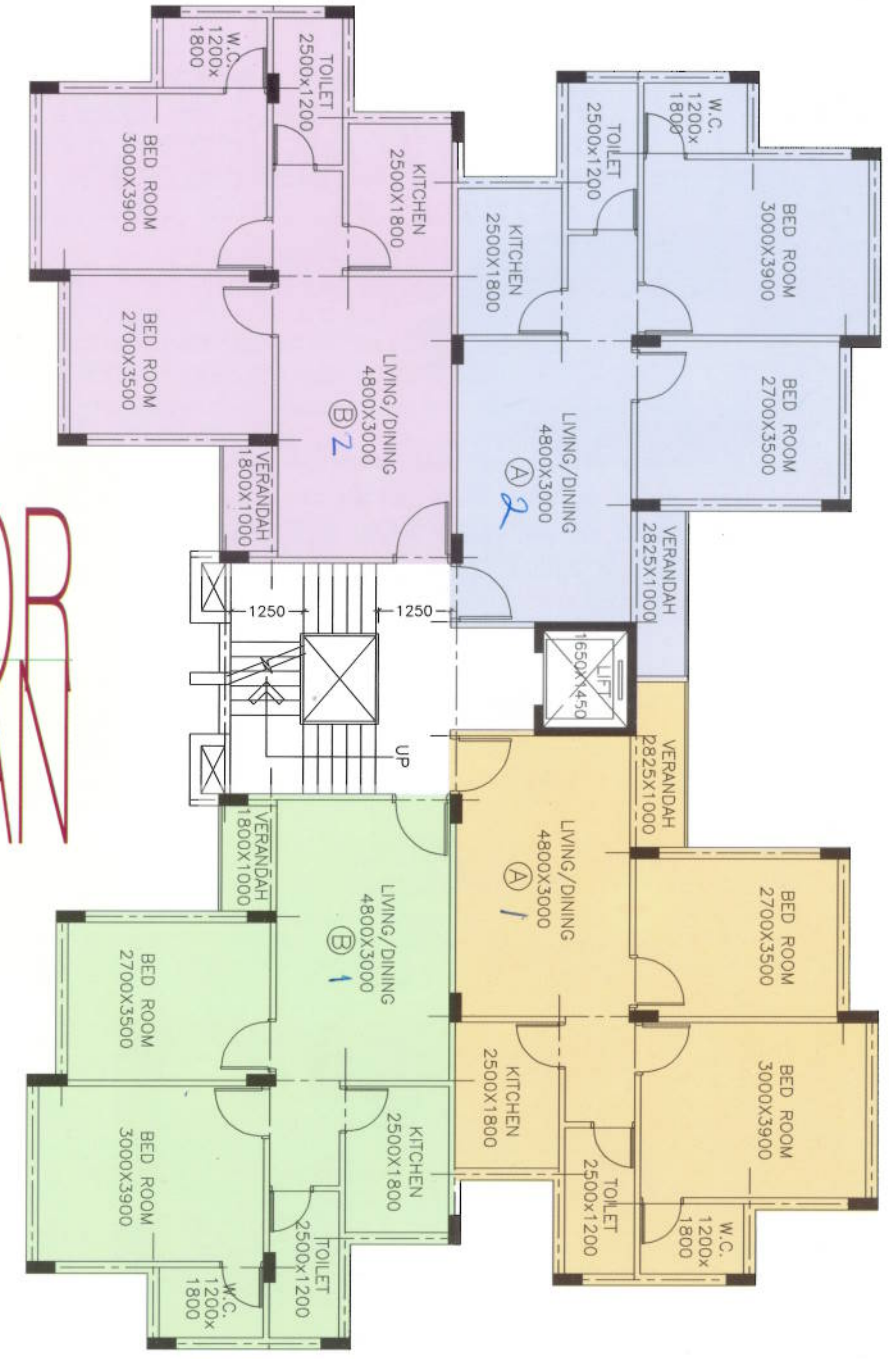
Tit-bits- Never display scenes of violence. Place instead, picture of greenery in the South-East corner.
Get frogged
 Three-legged frog with one or three coins in its mouth is very lucky. Place it near main door on the inside, facing inwards. Never put it in kitchen and toilet.

Put a crystal bowl full of real metal coins in the North-West corner to enhance positive energy.



SITE
PLAN

FLOOR
PLAN



Flat Type	Built up area of each flat (Sq. mt.)	No of flats
A	67.00	} 128
B	67.00	



Palm Grove

Typical floor plan -Ground floor to fourth floor excepting block I, VI & VII

Relationship. You can hang a large family photo in the South-West corner also.



Toilet talk
Keep toilet doors always closed to check negative energy from entering your home. Avoid leaky taps and choked drains to avoid draining of your money.

Happy together!
Eat together daily with your family members. It enhances relationship. You can hang a large family photo in the South-West corner also.

Fishy tips!

Put eight red or golden goldfish and one black in an aquarium or fish bowl in the living room or somewhere in the East, South-East or North to enhance good luck. But never put it in a bedroom, kitchen or toilet. It can lead to material losses.



Greenwood
park
breathe in green

Palm Grove

SPECIFICATIONS

Foundation	R.C.C. isolated/Combined footing.		
Super structure	R.C.C. frame structure		
Finishes	Rooms :	Floor:	Cast-in situ mosaic with 50% white cement
		Walls:	Plaster of Paris Punning on plaster surface
	Toilets :	Floor:	Ceramic tiles.
		Dado:	Glazed white tiles upto 7'-0" height
	Kitchen :	Floors:	Ceramic tiles.
		Counter:	Cuddapa stone
		Dado:	Glazed tiles (white) up to 2'-0" above counter.
			Cabinet below kitchen counter.
Doors	Frame:	Timber.	
	Shutter:	Timber (Panel)/Flush for interior.	
Windows	Mild steel with 4 mm glass.		
Exterior	Cement based paint		
Electrical	Concealed aluminum wiring in PVC conduits		
Water Pipe Line (Interior)	Galvanised iron or PVC water supply pipes.		
Water Supply within the complex.	Municipality/HIDCO supplemented by deep tubewell		
Power	220 V W.B.S.E.B.		
Facilities	Lifts, Intercom connection to security guard house. Covered parking space option extra at Ground floor.		
Cable TV	Wiring and point provided		
Telephone	Wiring and points provided		
Two Wheelers/ Car Parking (open & covered)	Space available on extra payment		



WE



Shrachi Garden



Shrachi Centre

Shrachi Group, the flagship company is engaged in business as diverse as agro-machinery, engineering, finance, information technology, medical services, chemical and plastics besides real estate.

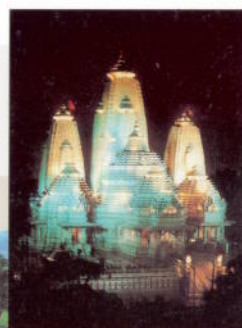
Shrachi Securities Ltd.- the financial services company of the Group, AMRI Apollo Hospital - a renowned name in medicare, Web Development Company Ltd. have added a totally new dimension to Shrachi's business.

Real Estate Development is one of the many activities of Shrachi Group in Kolkata. Bengal Shrachi, a renowned name in the real estate sector, has several residential cum commercial complexes in its repertoire like Shrachi Garden at Dum Dum, Shrachi Manor at Alipore, Shrachi Niket at Southern Avenue and Shrachi Plaza at New Market.

Shrachi Village at Madhyamgram and Shrachi Lake Green at Lake Gardens are of great prominence among the upcoming projects.

Bengal Shrachi Housing Development Ltd., a joint venture with West Bengal Housing Board is coming up with Greenwood Park, the first mass housing project at New Town Kolkata, and is approved by HUDCO.

THE
ARCHITECT



Kothari & Associates is a comprehensive organisation of Architects, Engineers, Town Planners and Service specialists. They are one of the oldest and largest organisations of our country, responsible for designing the projects ranging from Township, Housing, Offices, Hospitals, University Campuses, Planetariums, Science Museums, Research Laboratories, Consulate Buildings, Embassies, Educational Institutes, Industries, High rise buildings, Urban spaces and Private Houses.



Their award winning works include prestigious projects like :

1. Development of Residential Housing Colony at Zakura in Srinagar (J&K).
2. A.W.H.O. Township for Army Welfare Housing Organisation at Noida.
3. Wild Life Institute at Dehradun.
4. NPP Housing for Ministry of Social Security National Solidarity & Reform Institutions, Govt. of Mauritius.
5. Waidan Township for Northern Coalfield., at Singrauli, M.P.
6. Indira Gandhi Medical Science Hospital at Patna.

Approved by



Plans and Specifications are subject to change without prior notice. This does not purport to be a legal document.



BENGAL SHRACHI HOUSING DEVELOPMENT LTD.
(A Joint Sector Company with West Bengal Housing Board)

B O A R D O F D I R E C T O R S

Chairman, Sri G. K. Mukherjee	Principle Advisor to the Chairman, HUDCO
Sri S. K. Todi	Chairman, Shrachi Group of Companies.
Sri G. C. Das	Whole time Director, OECC & Director of 8 Companies of Thapar Group.
Sri Ravi Todi	Managing Director, Shrachi Securities Ltd.
Sri Rahul Todi	Director, Shrachi Securities Ltd.
Sri S. S. Ahmed	Deputy Housing Commissioner & Secretary, West Bengal Housing Board
Sri S. K. Chakraborty	Housing Commissioner, West Bengal Housing Board.
Sri Gaur Hari Majhi	Former Secretary, Housing Department.

Palm Grove extension (MIG)



MIG FIRST FLOOR PLAN

Built-up Area :



Type A	750 sq. ft.
Type B	740 sq. ft. + 247 sq. ft. (Terrace)
Type B1	740 sq. ft. + 158 sq. ft. (Terrace)

Palm Grove extension (MIG)

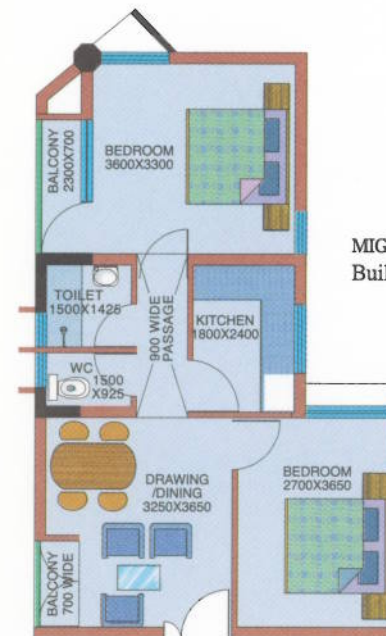


MIG TYPICAL FLOOR PLAN

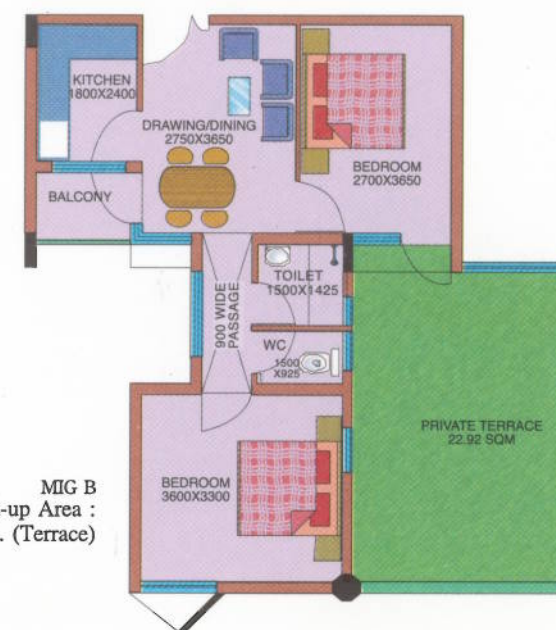
Built-up Area :

Type A	750 sq. ft.
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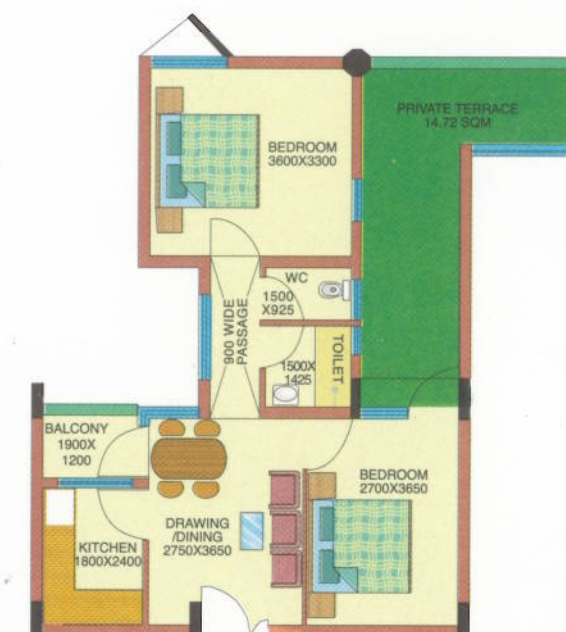
Palm Grove extension (MIG) Unit Plans



MIG A
Built-up Area : 750 sq. ft.



MIG B
Built-up Area :
740 sq. ft. + 247 sq. ft. (Terrace)



MIG B1
Built-up Area :
740 sq. ft. + 158 sq. ft. (Terrace)

Palm Grove

GENERAL TERMS
&
CONDITIONS



BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED

6, Phears Lane (4th Floor), Kolkata-700 012, Ph: 236 6034, 225 6916

E-mail : bshdl@shrachi.com Visit us at : <http://www.shrachi.com>

1. Palm Grove in Greenwood Park offers a total of 128 MIG Apartments in seven blocks containing seven 5-storied towers.

2. Who can apply

2.1 An individual, i.e. a person of the age of majority or a minor through legal or natural guardian, whether an Indian citizen or a Non-Resident Indian or a Person of Indian Origin as defined in the Foreign Exchange Management Act, resident in India or abroad, meeting the following eligibility criteria.

- a. He/she or his/her spouse or dependent parents or dependent children do not own any house/flat/house building plot in Kolkata Metropolitan Area*
- b. His/her Gross Monthly Income** is not exceeding Rs. 15,000/- p.m.
- c. To be eligible, the Applicants must enclose the following documentary evidence of Gross Monthly Income.
 - (i) For those employed in the Organised Sector*** salary certificate from the employer.
 - (ii) For non-salaried person(s) who are Income Tax payers : documentary evidence of the Gross Income together with acknowledgement from the Income tax Officer showing the Gross Income as per the latest Income tax return submitted.
 - (iii) For non-salaried, non-income tax payer person(s) : certificate of income from the head of the Local Authority or its Chief Executive Officer.

* Kolkata Metropolitan area means The Kolkata Municipal Corporation area and added areas such as Garden Reach, South Suburban, Jadavpur and Salt Lake Notified Area.

** Gross Monthly Income means the monthly average of the Gross Annual Income which means and includes total income for the financial year immediately preceding the year in which the application is made. For this purpose, income of occasional or intermittent nature and Income by way of interest or dividend on investments shall not be taken into account as regular source of income for the purpose of eligibility. Income like annual Bonus etc. payable under the terms of employment and/or statutory provisions shall be considered as part of Income. Gross Monthly Income at the time of application shall determine the income category and eligibility.

*** Organised sector includes Government sector, Public Undertakings and large public or private companies or trading organisations.

- 2.2 Joint application by upto two individuals only is permitted if applicants are members of the same family which includes spouse, parents and children. Gross monthly income of both applicants will be added to determine the eligibility.
- 2.3 The applicants' qualifying for allotment may be required to furnish such documentary evidence as deemed appropriate to satisfy BENGAL SHRACHI of the applicants' ability to arrange and/or pay for the price of the Said Apartment.
- 2.4 If the members of the same family are successful in lottery for more than one apartment, only one apartment will be allotted at the sole discretion of BENGAL SHRACHI. For this purpose, family means and includes spouse, dependent parents and dependent children.
- 2.5 BENGAL SHRACHI, however, at its sole discretion can relax any of the conditions as mentioned hereinabove without assigning any reason.

3. How to apply

- 3.1 A person intending to buy an apartment will have to apply in the prescribed Application Form contained in the Brochure. It is important that care is taken to go through and understand the terms and conditions and instructions before filling in the Application Form.
- 3.2 The application shall be accompanied by a crossed bank draft or pay order drawn in favour of **Bengal Shrachi Housing Development Limited** on any Bank in Kolkata for the amount of application money as shown in the Price and Payment Schedule contained in the Brochure.
- 3.3 Applications from Persons of Indian Origin and Non-Resident Indian(s) (NRI) should be accompanied by the remittance to be paid out of foreign exchange remitted to India through normal banking channels or out of fund held in applicants' Non-Resident External (NRE)/Foreign Currency Non-Resident (FCNR)/FCNR Special Deposit account with Banks in India and shall accompany a declaration to the effect that the applicant wants the apartment for residential purpose.
- 3.4 Non-Resident Indian(s) may also remit money out of the funds held in their Non-Resident Ordinary (NRO) Account but accompanied by Banker's certificate as to the source of remittance of application money.
- 3.5 The completed 'Application Form' duly filled and signed by the applicant(s) along with the bank draft/pay order, the pay-in-slip contained in the Application kit for the purpose and documentary evidence of gross annual income should be submitted at any of the branches of HDFC Bank listed below during the banking hours/days shown here to, from 25th June to 10th July.

(ii)

SL. No.	Address	Available from 10.00 to 4.00
1.	Golpark Branch 132A, Dr. Meghnad Saha Sarani Golpark, Kolkata 700 029	Except Thursday
2.	Salt Lake Branch BA-3, Sector-I, Kolkata - 700 064	Except Monday
3.	Stephen House Branch 4D, B B D Bag, East Dalhousie, Kolkata - 700 001	Except Sunday
4.	Madhyamgram Branch Rohini, Sodepur Road Madhyamgram, Pin-743275	Except Thursday
5.	Dhariwal House VIP Road, Raghunathpur Kolkata - 700 059	Except Monday
6.	Central Plaza (Lansdowne Road) 2/6, Sarat Bose Road Kolkata-700 020	Except Sunday
7.	55/1, Bhupen Bose Avenue Shyambazar Branch Kolkata - 700 006	Except Monday
8.	3, Ramkrishna Samiti Bldg. Sevak Road, Siliguri - 734 001	Except Monday

- (i) The bank will acknowledge receipt of the bank draft / Pay order by signing and returning one counterfoil (applicant's copy) of the pay-in-slip.
- (ii) The receipted counterfoil of the pay-in-slip may be treated as the acknowledgement of the receipt of remittance as well as of the completed application form.
- (iii) There will be no other acknowledgement for receipt of the completed application form or remittance; therefore the original pay-in-slip is to be retained until allotment is over.

4. Reservation

- 4.1 16 Apartments are reserved which is outside the purview of lottery.

(iii)

5. Allotment process

- 5.1 Bengal Shrachi is committed to a fair, transparent and equitable method for allotment of the apartments, by draw of lots. The detailed procedure for the lottery will be intimated in due course.
- 5.2 Preference for any particular apartment/floor/block will not be entertained.
- 5.3 Only one apartment will be allotted to one person or two persons of the same family applying jointly. Not more than one apartment shall be allotted to a family.
- 5.4 Bengal Shrachi reserves the right to dispose of the apartments of any particular category remaining unallotted as it deems fit.
- 5.5 Allotment is subject to payment of the stipulated amount and subsequent confirmation by Bengal Shrachi.

6. Scrutiny, rejection and refunds

- 6.1 Applications remaining incomplete or deficient in any respect and/or not accompanied by the requisite remittance and/or documents will be liable to be rejected even if so detected during detailed scrutiny. Applications containing information known to the applicant to be false are liable to be summarily rejected and booking cancelled (even if allotment has been made), whenever so detected. However, upon such cancellation, the instalments paid till that date will be refunded after deduction of applicable service charges.
- 6.2 Application money received from applicants who are unsuccessful in the lottery will be refunded together with interest @ 4% p.a. from the 7th day immediately following the last date for receipt of applications upto the date of the Lottery draw. The Cheque for refund shall be sent within 30 days from the date of the Lottery Draw, by Registered Post to the address given in the application form as address for correspondence.
- 6.3 Refund of application money to unsuccessful Non-Resident Indian(s) (NRI) will be made in the following manner :
 - (i) If the application money has been paid out of Non-Resident Ordinary (NRO) Account of the applicant, the refund of the application money together with interest will be made only to that account.
 - (ii) If the Application Money has been paid by the applicant out of Non-Resident External (NRE) account of the applicant, the refund will be made only to that account, provided Banker's certificate of payment of application money out of the NRE Account is furnished. The interest on the application money shall, however, be paid only to the applicants' NRO Account.

(iv)

- 6.4 Refund of Application Money to unsuccessful Person(s) of Indian Origin will be made in the following manner:

- (i) Application Money will be refunded to the Non-Resident External (NRE) Account or Foreign Currency Non-Resident (FCNR) Account with banks in India as indicated in the Application Form or by remittance abroad (after deduction of commission) provided Banker's certificate of payment of application money out of the funds held in the applicant's name in any of the aforesaid account or documentary evidence or remittance of application money from abroad through normal banking channels is established to Bengal Shrachi. The applicants are requested to ensure that the certificate of source of account of application money is enclosed with the Application Form.
- (ii) The interest accrued on the Application Money shall, however, be credited to the applicant's NRO Account and under no circumstances, shall be remitted to NRE/FCNR Account.

7. Withdrawal of application/cancellation of booking

- 7.1 Before lottery for allotment :

Applicants may withdraw application money at any time before lottery for allotment and may get full refund of application money without any interest.

- 7.2. After lottery for allotment.

Applicants are free to withdraw their applications and cancel their booking at any time even after being successful in the lottery and issue of provisional allotment letter but before the possession of apartments is made over. Total deposit or instalments paid by the applicant will be refunded without any interest and after deduction of a service charge of Rs. 20,000.

8. Price

- 8.1 Under Down Payment Plan :

Price indicated in the Price And Payment Schedule under Down Payment Plan (marked A) is firm and non-escalable. This plan requires 100% payment of the price within 60 days of the allotment.

- 8.2 Under Instalment Payment Plan :

Under this plan, the price indicated in the Price And Payment Schedule under Instalment Payment Plan (marked B) is firm and non-escalable. This plan requires payment of allotment money and respective instalments as indicated in the said Schedule.

(v)

9. Car parking

9.1 Car / Two wheeler parking facility has been provided in the complex at the ground floor level with a choice of covered and open parking at the following prices:

Type of car parking	Total price for each parking space (Rs.)	Down Payment Plan (On allotment) (Rs.)	Instalment Payment Plan	
			(On allotment)	(On possession)
Covered Car Park	75,000/-	100%	50%	50%
Open Car Park	50,000/-	100%	50%	50%
Two wheeler	10,000/-	100%	50%	50%

9.2 All applicants are at liberty to apply for car parking space.

9.3 While every endeavour will be made to provide each applicant with at least one car parking space of their preferred type of car parking facility, the applicant, however, will be required to accept the decision of Bengal Shrachi as final and binding. Earmarking of specific car parking spaces will be done in due course.

9.4 If, after all the allocation some unallotted car parking spaces are available, they will be offered to allottees desiring car parking space.

10. Delay in payment of instalments and/or other dues

10.1 It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the apartment, car parking and any other payments.

10.2 Payment of allotment money is required to be made within 60 days of the date of allotment. No extension of time will be allowed for payment of allotment money.

10.3 Payment of instalments and all other dues shall have to be made within 14 (fourteen) days from the date of issue of letters to the allottees for the outstanding amounts. In case payment is delayed, the allottees shall have to pay interest on the amount due @ 18% p.a. for upto two months of delay from the respective due dates.

10.4 Delay in payments of instalments and all other dues beyond 2 (two) months from the respective due dates shall not be condoned. In case of such delay the allotment may stand cancelled and Bengal Shrachi shall deduct a service charge of 10% of the total amount

deposited. In case of such cancellation, the allottee shall have no right and/or lien on the apartment. Total deposit or instalments paid by the allottee will be refunded without any interest and after deduction of the said service charge.

11. Possession

11.1 Bengal Shrachi shall endeavour to give possession of the apartment(s) to the allottee(s) within 39 (thirty nine) months from the date of allotment of the apartment. However, if Bengal Shrachi fails to deliver (except due to force majeure) within the said 39 months from the date of allotment of the apartment, the allottee will be paid compensation.

11.2 Force Majeure shall, inter alia, include non-availability or irregular availability of essential inputs, strike by contractors/construction agencies employed/to be employed, litigations, acts of God and such other reasons beyond the control of Bengal Shrachi.

12. Compensation for delay in possession

12.1 If Bengal Shrachi fails to deliver possession of the apartment to the allottees within the stipulated time (subject to force majeure as stated herein above), then it shall pay compensation to the allottees for each apartment effective from the scheduled date of possession, till the actual handing over of the apartments, Rs. 1500/- per month.

12.2 The allottee(s) shall be deemed to have taken possession of their respective apartment(s) on the 15th (fifteenth) day of service of notice calling upon the allottee(s) to take possession and such fifteenth day shall be deemed to be the 'date of possession' irrespective of the date when the allottee(s) take physical possession of their respective apartment(s). The allottee(s) shall be required to take possession of their respective apartment(s) on or before the 'date of possession' after fulfilling all the terms and conditions.

13. Transfer of Apartments

An allottee opting for payment under Instalment Payment Plan shall not be normally eligible to alienate and/or transfer the interests in the allotted apartment, in full or in part, until full payment of all instalments and interests thereon, if any, is made to Bengal Shrachi, except in deserving cases, solely at the discretion of Bengal Shrachi. However, transfer/alienation would be permitted in case full payment has been made by the allottee.

14. Transfer Fee

No transfer or alienation of interest shall be permitted and recognised by Bengal Shrachi for conveyance except upon payment of a transfer fee @ 3% of the consideration for such transfer including car parking space or the total sale price of the apartment including statutory payments and the car parking space, whichever is higher. Transfers made after Bengal Shrachi has conveyed the apartment in favour of the allottee shall not be governed by these provisions.

15. Registration and Conveyance

The Transfer/Conveyance Deed of the apartments shall be executed and registered in favour of the allottees after the apartments have been constructed and the entire consideration, all other dues and deposits etc, received and possession handed over to the allottees. The allottees will be required to pay legal fees, stamp duty, registration charges and other related charges as may be levied by the government from time to time, and as applicable at the time the registration is done, notwithstanding any prior deposit/payment made by the allottees.

16. Extra charges

Additional expenses on account of formation of association, electricity connection, legal charges, generator charges and any additional facility would be charged extra as per actuals on a later date.

17. Common Areas and Facilities

17.1 Handing over

Associations under the West Bengal Apartment Ownership Act, 1972 will be created to take over the common areas and facilities of the respective towers and the maintenance and Management thereof and all allottees shall have to become members of such Association. Further bodies comprising all such associations will be created for carrying out complex level maintenance, full details of which shall be formulated by Bengal Shrachi in due course.

17.2 Interim Maintenance

Bengal Shrachi shall by itself or through its nominee supervise the maintenance of the towers for a short period after handing over possession of apartments as it may not be practical to immediately transfer the maintenance responsibility. More importantly, the apartment owners will be new neighbours to each other and will take some time to know one another. Bengal Shrachi will help in creation of the Maintenance Body and the Management Committee within 18 months of handing over possession. Bengal Shrachi

will have the right to have one representative as a member of this committee for a period not exceeding 5 years from the 'date of possession'. This is to facilitate co-ordination as construction work on some parts of the complex will be going on. Detailed rules and regulations regarding the creation and operation of the Association will be formalised in due course and circulated to the apartment owners.

17.3 Maintenance Security Deposit

An interest free maintenance security deposit of Rs. 20/- per sq. ft. of the super built-up area of the apartments will be charged by BENGAL SHRACHI HOUSING DEVELOPMENT LTD. This amount is to be paid at the time of execution of transfer deed and/or possession.

This deposit will be transferred to the Association and/or the Management Committee after handing over the complete possession. This security deposit is in case to secure due payment and guard against default in payment of regular maintenance by the allottees. Each apartment owner will, however, have to pay regular monthly maintenance charges, which will be determined and formulated depending on the actual expenses.

18. General

18.1 It is understood that the applicant has applied for allotment of a residential apartment with full knowledge of the laws/notifications and rules applicable to this area in general, and group housing project in particular and the applicant has fully satisfied himself/herself/itself, about the interest and the title of Bengal Shrachi in the land and on which the apartments will be/are being constructed.

18.2 Bengal Shrachi will not entertain any requests for modification in the internal layouts of the apartments and external facades of the towers. The layout plans and building plans, approx super built-up area of apartments, specifications of the building(s)/complex and the apartment(s) are tentative and are subject to variation. Bengal Shrachi may effect such variations, additions, alterations, deletions and/or modifications therein as it may, at its sole discretion, deem appropriate and fit or as may be directed by any competent authority. However, the area of apartment(s) may increase or decrease upto a maximum of 2% of the proposed super built-up area.

18.3 Water supply will be made available from deep tube wells till such time the New Town Water Supply Scheme is developed by HIDCO. After handing over of the Common Areas and Facilities of the Project, the concerned Co-operative Housing Society shall make necessary correspondence with the concerned New Town Authority for getting water supply connection from the New Town Water Supply Scheme as and when developed by HIDCO.

18.4 Arrangement for Disposal of the Sanitary, Sewerage and Storm water will be made to the nearest off-sight facility as per the permission granted by HIDCO.

- 18.5 Internal wiring for Electrification will be provided for each apartment. However, the allottee(s) will have to apply to WBSEB individually for obtaining supply of power and the meter for their respective apartments. The allottee(s) shall be required to pay the applicable security deposit and / or other charges for the same to WBSEB.
- 18.6 The allottee(s) may be required to execute, if necessary, a formal agreement for sale within 15 (fifteen) days of being required in writing to do so by Bengal Shrachi. Under the existing laws the stamp duty at the applicable rate is leviable on such agreement for sale. Such stamp duty shall be payable wholly and exclusively by the allottee(s).
- 18.7 After the 'date of possession' of the apartment (as indicated in clause 11) the allottee shall be liable to pay Bengal Shrachi on demand all rates, taxes, levies, deposits including security deposits or assessments pertaining to the apartment and common areas proportionately.
- 18.8 Application in the prescribed form as contained in the Brochure is subject to the information, and the terms and conditions stated herein and also in other parts of the Brochure including all the documents/inserts which are contained in and form part of the Brochure.
- 18.9 The applicants must quote the application number as printed in the acknowledgement Pay-in-Slip and/or (on allotment) their apartment number as indicated in the Allotment Letter, in all future correspondence.
- 18.10 All correspondence will be made with applicants at the address for correspondence on Bengal Shrachi's record initially indicated in the Application Form, unless changed. And change of address will have to be notified in writing to Bengal Shrachi at its Registered Office and acknowledgement obtained for such change. In case there are joint allottees, all communication shall be sent by Bengal Shrachi to the allottee whose name appears first and which shall for all purposes be considered as served on both allottees.
- 18.11 Disputes, if any, arising out of the proposed contract (of allotment) shall be referred to the sole arbitration of such person as be nominated by the Housing Commissioner, West Bengal Housing Board, being a reference within the meaning of the Arbitration and Conciliation Act, 1996, in connection with such arbitration only the High Court at Calcutta shall have jurisdiction.
- 18.12 Bengal Shrachi, however, may at its sole discretion, relax any of the conditions. It also reserves the right to reject any application without assigning any reason whatsoever.