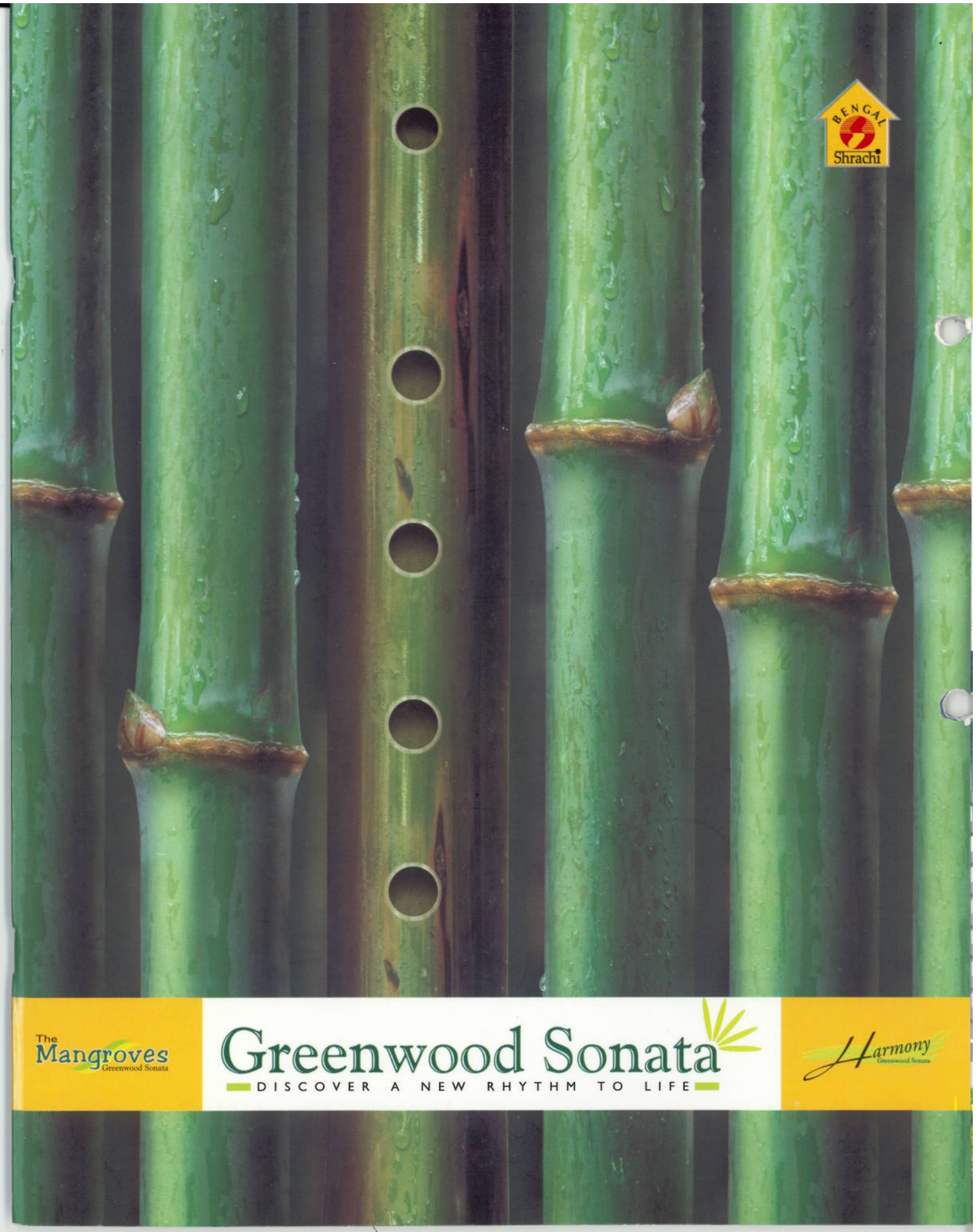

BENGAL
Shrachi
The Mangroves
Greenwood Sonata
Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE
Harmony
Greenwood Sonata

The Mangroves
Greenwood Sonata

(LIG)
Value-for-money apartments

Harmony
Greenwood Sonata

(MIG)
Live in luxury

ABOUT BENGAL SHRACHI

The Shrachi Group is engaged in a variety of businesses as diverse as agro-machinery, engineering, finance, IT, medical services etc. Real estate development is one of the main activities of the Shrachi Group in Kolkata. The Shrachi Group decided to produce a long-term answer to the deeply felt need for housing in the state. Bengal Shrachi is the real estate company of the Shrachi group and a well-known name in the real estate sector in Kolkata. It is a joint venture between Shrachi Securities Ltd. (SSL) and West Bengal Housing Board. ICRA Ltd. has recently assigned a DR2 grade to Bengal Shrachi Housing Development Ltd. Aptly combining the reliability of the public sector and the efficiency of the private sector, it has a decade long track record which is characterised by unique architectural features and landmark real estate developments in Kolkata. "Home is a dream," was the basis on which these projects have been built.

The main objective behind creating these landmarks is to provide the residents of Kolkata a home that is free of noise and air pollution, a place where they can rejuvenate themselves and spend some reflective moments in peace and tranquility. After all, according to Alfred Lord Tennyson, "Home is there where the heart is."

....experiment of public-private partnership in the housing sector is a great example of how government and private enterprises can join hands to walk towards a common goal.

- Kumari Selja
Union Minister for Urban Development and Poverty Elimination

Block by Block Mall

...the first thought that struck me was that it'll almost be like hopping from one state to another! It'll be serious shopping coupled with an outing.

- Nandini
Homemaker

Block by Block Mall

...a rocking concept both from the retailer and the buyer's point of view.

-Rina Dhaka
Fashion designer

SHRACHI PROJECTS

Greenwood Park *(Completed Project)*
Location: New Town, Rajarhat.
Area: 4,50,000 sq.ft.
6 G+9 HIG buildings called Emerald Isle.
7 G+4 MIG buildings called Purple Town.
4 G+3 LIG buildings called Palm Grove.

The township provides a premium infrastructure, convenient shopping centres and entertainment options along with an effective drainage system.

Greenwood Park Extension *(Current Project)*
Location: New Town.
Area: 3,00,000 sq.ft.
G+11 (HIG) Emerald Isle Extension.
G+9 (MIG) Palm Grove Extension.
G+3 (LIG) Purple Town Extension.

This impressive fortress form with all modern amenities marks a revival of medieval classicism and induces free flow of south breeze, facilitated by its special aerodynamic form.

Inauguration of **Greenwood Park** by Union Minister for Urban Development and Poverty Elimination Kumari Selja and State Minister for Transport and Sports Mr. Subhash Chakravarty

SHRACHI PROJECTS

Shrachi Village *(Completed Project)*
Location: Madhyamgram, at Jessore Road.
Area: 7 bigha complex.
9 G+4 blocks covering 2,35,000 sq.ft.

Best suited for a city inhabitant who dreams of a serene yet convenient lifestyle, Shrachi Village offers natural surroundings along with modern provisions like a jogging track, shopping complex and health centres.

Block by Block Mall *(Current Project)*
Location: New Town.
Area: 2,00,000 sq.ft.

The idea is to give you a complete shopping experience. By bringing in companies from various parts of the country, Block by Block will be the first-of-its-kind complete-home-solutions shopping mall in New Town. Targetted to be completed by August 2006, this 75 crore project has been designed by the Singapore based renowned architect Stephen Coates and is hoped to mark an interaction between companies from different parts of India.

Greenwood Nook
(Current Project)
Location: EM Bypass.
Area: 3,50,000 sq.ft.
G+17 HIG complex called Coral Isle.
G+9 MIG complex called Palm Court.
G+3 LIG complex called Oak Town.

With a hanging deck garden, and sky paths at different levels for the first time in Eastern India, Greenwood Nook has an innovative and unique touch to it. With all latest services on offer, life could not have been simpler.

Shrachi Centre
(Completed Project)
Location: AJC Bose Road.
Area: 25,000 sq.ft.

A B + G + 5 commercial complex, Shrachi Centre will have showroom facilities in the ground floor and basement parking for cars and two wheelers.

Our other completed projects include **Shrachi Plaza, Shrachi Manor, Shrachi Niket** and **Shrachi Garden.**

A NEW BEAT

New Town. The best thing to happen to Kolkata. Well-planned and state-of-the-art, it is truly the next millennium city in the making. A city of the future, it will provide homes to millions of people. But, in style! It is thus on its way to bring to you, an excitingly different Kolkata.

In 1999, West Bengal Housing Infrastructure Development Limited (WBHIDCO) was set up to develop New Town at Rajarhat. A modern city stretched over an area of 3075 hectares, it will provide accommodation to 7.5 lakh people. The city is being brought up by the WBHIDCO and ably supported by joint ventures like Bengal Shrachi, Bengal Peerless and Bengal Ambuja. A multifunctional city marked by social contacts and upward mobility, New Town will be an environment-friendly and an aesthetically attractive urban settlement.

Conveniently located adjacent to Bidhan Nagar (Salt Lake), it is close to NH 34 which connects it to North Bengal, the north-eastern states and Bangladesh. It will also have links with the heart of Calcutta via the V.I.P Road and the EM Bypass. It is merely a kilometer away from the Netaji Subhash Airport and a few miles from the Bidhan Nagar and Dumdum railway station, which makes it a very well-connected township. A viability report has also been drawn up by JETRO of Japan for a metro-rail corridor from New Town to Dasnagar (Howrah).

New Town will have all possible amenities few of which are schools, health centres, sports complex, commercial plazas, eco-parks, transport systems, police stations, post and telegraph offices. With large open spaces and green areas, it can boast of being a pollution-free township. Located outside the Kolkata wetland and waste recycling region, it is ensured of an efficient drainage system through widening and desilting of Bagjola and Krishnapur canals and an eco-friendly solid waste disposal zone.

Apart from being a progressive urban settlement, New Town will also rise as a major industrial sector. A 200-hectare stretch of area has been allotted to an industrial park for non-polluting , non-hazardous, hi-tech industries. Nearly 300 acres of New Town have been allotted to various IT companies, Wipro being one of them. Also 400 acres have been allotted to Central government organisations. Three joint sector projects have been flagged off by Jyoti Basu and Gautam Deb in Action Area II of New Town, in 2004.

This budding business district is opening up new prospects for industrial and commercial development to make sure that it is completely self-reliant in terms of markets, offices and entertainment options. Upcoming and modern, New Town is the chance of a lifetime for you, to live your life in the truly fashionable way.

Birds-eye view of New Town Expressway

A PERFECT HARMONY

Welcome a new rhythm in your life. A new beat that's not only going to touch your heart but your life as well. Welcome to **'Greenwood Sonata'**. Brought to you by Bengal Shrachi, leaders in the field of real estate, Greenwood Sonata promises to change forever the way you have lived! Spread over 5 acres of land in New Town Rajarhat, designed by Singapore based architect Stephen Coates and by resident architect Maniramka & Associates, lies your opportunity to make your life as beautiful as a song!

At Bengal Shrachi, we believe in making homes rather than building houses. Home for us, is more than four walls. It is a dream! And every project that we have undertaken has been a part of our endeavor to make this dream come true.

As a real estate company, we believe in 4 basic considerations that make a good design:

- Meet the user's needs.
- Understand and respond to it.
- Enhance the neighbourhood.
- Built to last.

Consequently, while achieving our targets, we keep these considerations in mind and accomplish the very best.

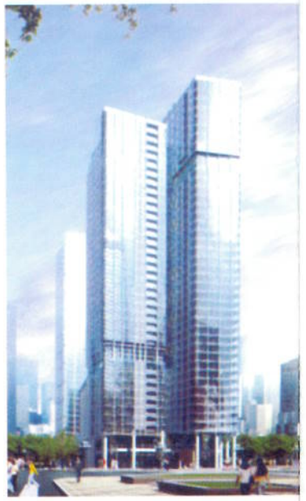
Harmony
Greenwood Sonata

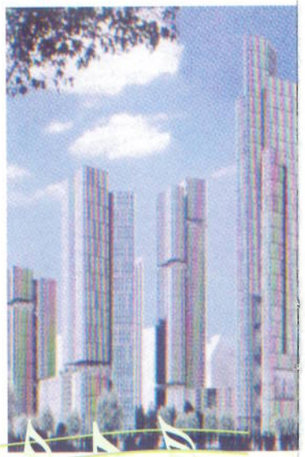
The Mangroves
Greenwood Sonata

Bengal Shrachi brings to you in New Town, the creation of the world renowned international designer, Stephen Coates.

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

THE COMPOSERS





Stephen Coates

A prominent name in the field of architecture, Stephen Coates was previously a director at LPT Architects Ltd. now Aedas HK Ltd. He has now established a design company in partnership with Kevin Tan, (principal of aKTa-architects) called aCTa International. Bengal Shrachi is proud to bring to you the skills and expertise of Stephen Coates, through his services in the making of Greenwood Sonata.

Distinguished for his specialised design services, Stephen Coates has contributed as Design Director and Design Architect to various private and commercial projects worldwide. The following projects are a few of his several accomplishments which have earned him wide acclaim.

Residential Tower Fortune Plaza, Beijing

A 40-storey twin tower with 'sky gardens' and 10-storey wing providing 80,000m^2 of prime residential location, with many apartments having a south-east and south-west view.

Hiland, Kolkata, India

A 150,000m^2 residential retail development, featuring a cinema and bowling complex, it is one of the tallest in Kolkata and is arranged around a communal garden.

Hammersmith Embankment, London

A competition winner, the Hammersmith Embankment has been designed to maximise the view over the river Thames.

Fortune Plaza (Phase 1), Beijing

The largest and most significant development under construction in the New Beijing Central Business District (CBD), it comprises 5 towers - twin residential, twin office and a hotel tower.

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

THE COMPOSERS

ON-GOING PROJECTS

HOUSING PROJECTS: FORTUNE CITY, MADHYAMGRAM, KOLKATA.

A 600,000 Housing Complex of approx. 600 Flats in 20 Bighas of land having 60% green area near the Kolkata Airport, with Shopping Centre, Club, Swimming Pool. Most appartments face south or have excellent views of lawn & natural water body.

RESIDENTIAL BUILDING:

A 60,000 Sft. Low rise Residential Building in Tollygunge divided into 3 Blocks. Most apartments are either south facing or lawn facing.

PUBLIC BUILDING:

A 30,000 Sft. Dharmasala cum centrally A/C wedding hall with separate service entry in Howrah designed for Shree Ramakrishna Seva Samity.

INDUSTRIAL:

A green field rice mill project for Rajrani Agri-Foods on 7 acres of land at Kharagpur. Designed totally on the principle of vastu, it includes factory building, office building, staff quarters, bunglows, hostels and a temple on an island made on an artificial lake.

INTERIOR PROJECT:

Interior of Office for Jute Manufacturers Development Council at Park Street, Kolkata.

RECENTLY COMPLETED PROJECTS

HOUSING PROJECTS: SHRACHI VILLAGE, MADHYAMGRAM, KOLKATA.

A Housing Complex of 220,000 Sft. On 7 Bighas of Land having 265 Flats, Shopping Centre, Community Hall and 60% Green Area in Madhyamgram near Kolkata Airport. Most Apartments are either South Facing or overlook the Central landscaped open space.

PUBLIC BUILDING:

Designed for Shree Shyam Santsang Mandal. This temple is located in the most busiest areas of Howrah. It includes the main Shrine on the 1st Floor, hall for social gatherings, utility areas & intricate carvings in marble.

BUNGLOW PROJECT: Bunglow at Konnagar.

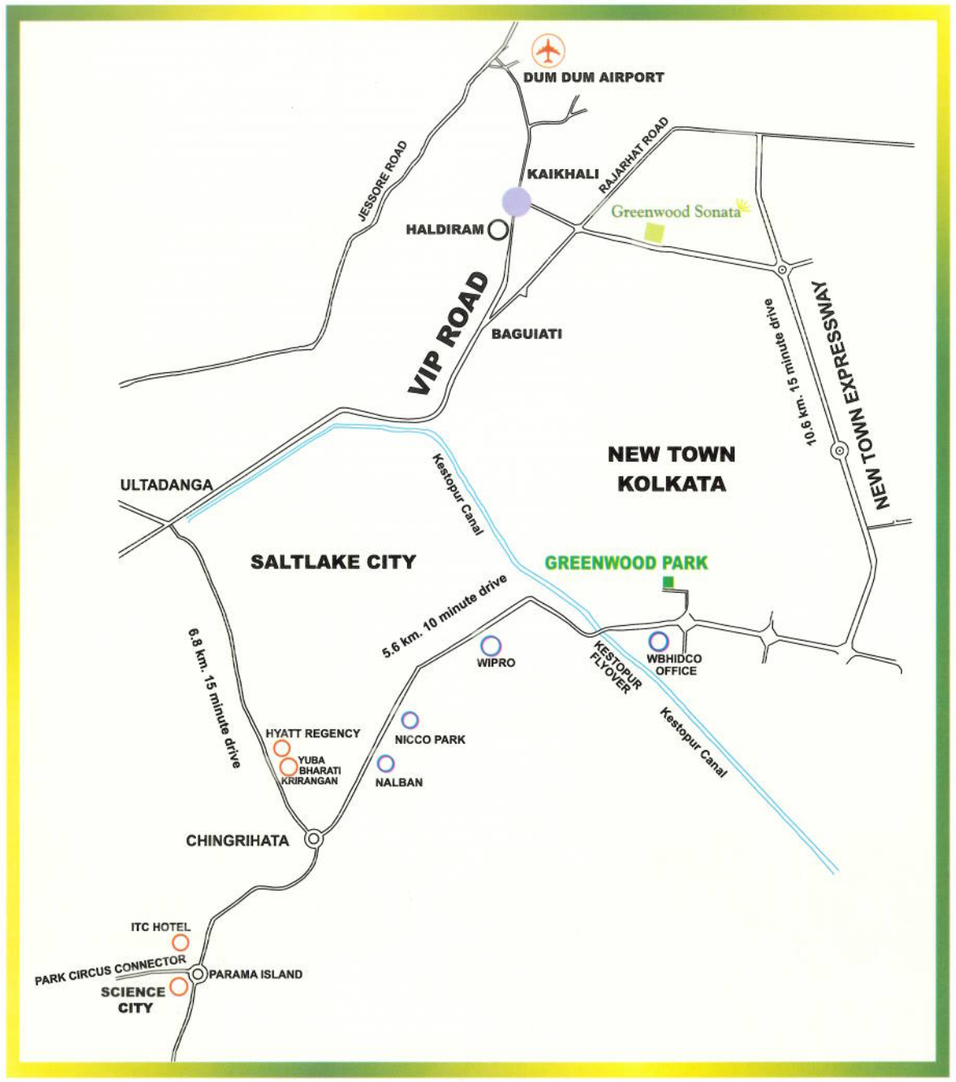
Located at Konnagar near Kolkata. This bunglow has all the modern facilities with roof top swimming pool & roof garden, sky light, double height volumes with plenty of light & breeze in all parts of the building.

INTERIOR PROJECT:

Interior of office & bunglows for the Mida Group of companies at Kolkata & Konnagar.

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

A MASTERPIECE



Location Plan

FOR THE SYMPHONY OF LIFE

Harmony
Greenwood Sonata

As the name suggests, Harmony has been built in seamless symphony with the beautiful natural surrounds.

With every block built on stilts, Harmony offers the dual advantage of covered parking space at the ground level, and free flow of breeze from the central garden, on which side these blocks are more elevated than those of Mangrove.

With a total of one hundred and forty four nos. two-bedroom apartments, Harmony offers a viable alternative to cramped living in pollution-riddled areas. And of course, with The Crest – the exclusive Residents' Club , it offers a lifestyle worth making a song and dance about!

THE MASTER COMPOSITION

Your home at Harmony comes not just with the great amenities we just told you about, but a lot of other fabulous features too.

- **Exclusive location** - Located just five minutes from V.I.P. Road and only a five minute drive from the airport.
- **Green surroundings** - Located in the midst of greenery, Greenwood Sonata will be an environment-friendly and pollution-free urban settlement.
- **Most flats are garden-facing.**
- **Elevators** - Two automatic elevators for every floor.
- **Car parking** - Provision for car parking in the ground floor.**
- **Generator** - Stand-by generator to provide power to the common areas, services and apartments.*
- **Communication** - Provision for cable TV and intercom.
- **Safety against fire** - State-of-the-art fire-fighting equipment and extinguishers.
- **High efficiency in space utilization.**
- **Most of the flats are having service balcony**
- **COMMUNITY HALL** - Life isn't all about mundane conveniences – it is also an ode to the beauty of living. Which is why, we have ensured you have a lot of fun at Greenwood Sonata. From birthdays to engagement parties, to any get-together with friends or family – our spacious Community Hall is the perfect venue for a great time.

With all this and more, get ready to celebrate a new rhythm to life. Only at Greenwood Sonata.

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

*Conditions apply.
** Depending on availability.

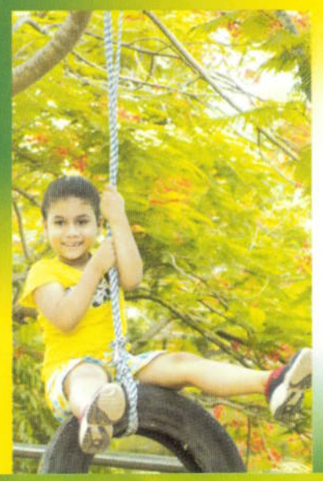
COSY HOMES - FOR A SONG!

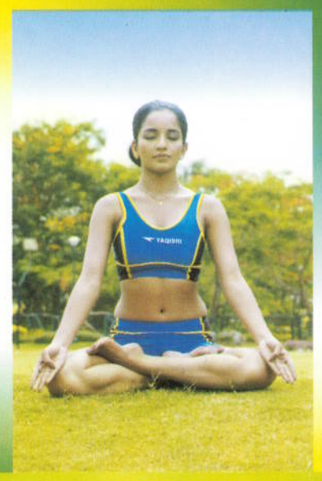
The Mangroves
Greenwood Sonata

At Mangrove, a cluster of cozy homes have been created – for anyone looking for value-for-money living.

Offering a total of 68 flats, each of which is a 450 sq feet one-bedroom with lift facility apartment having a living-dining space, a compact kitchen, a modern toilet, and an additional wash basin. Mangrove is a dream-come-true for newly-weds, single professionals or even small families looking for a good lifestyle on a reasonable budget.

What's even better is the fact that every bedroom at Mangrove is South-facing – which means fresh cool breeze even in the hottest summers!





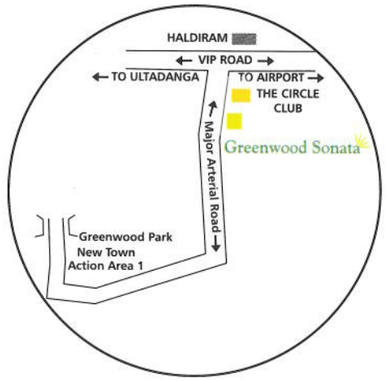
Life amidst Nature

Harmony
Greenwood Sonata

(MIG)
A good life

The Mangroves
Greenwood Sonata

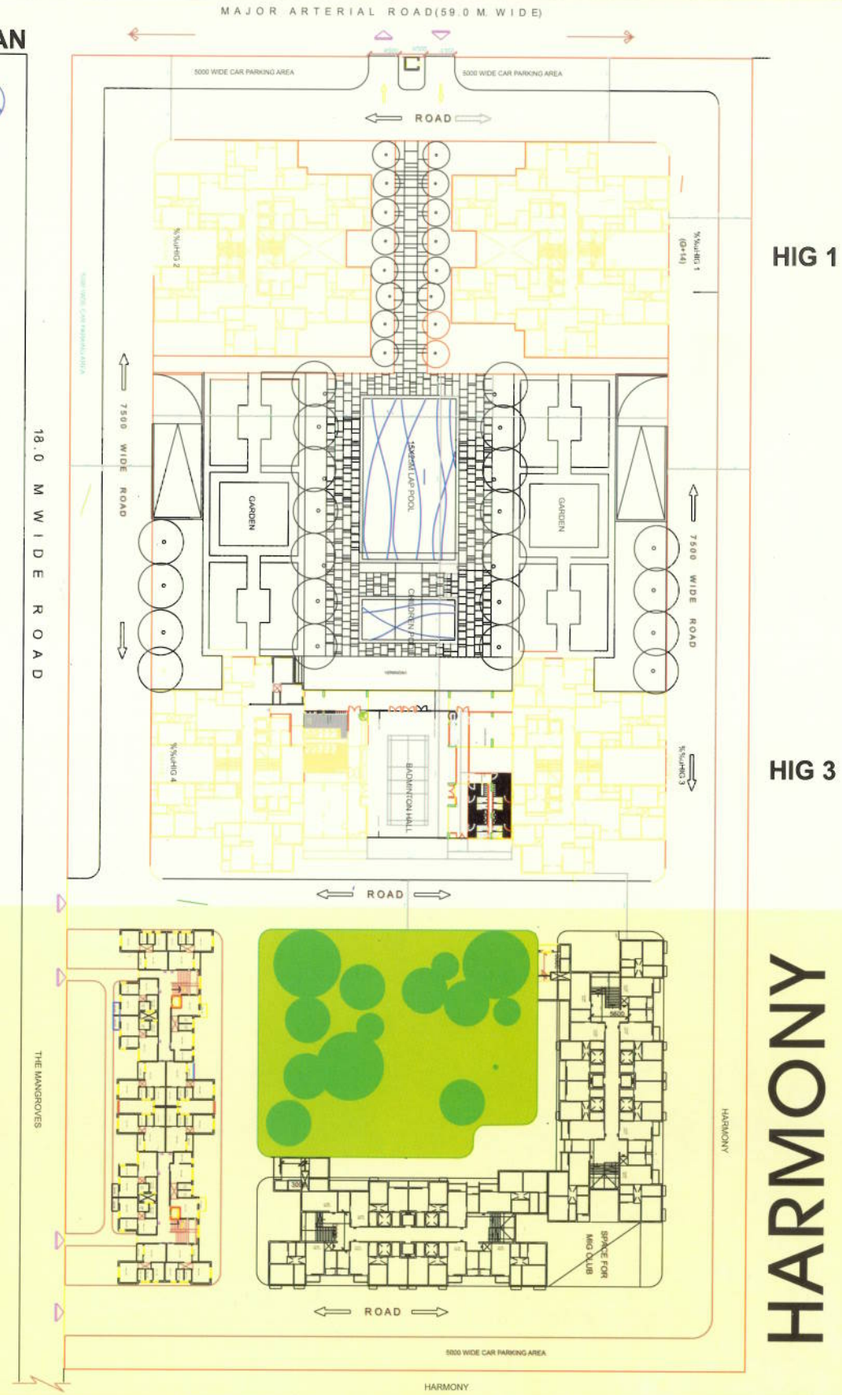
(LIG)
Value-for-money apartments

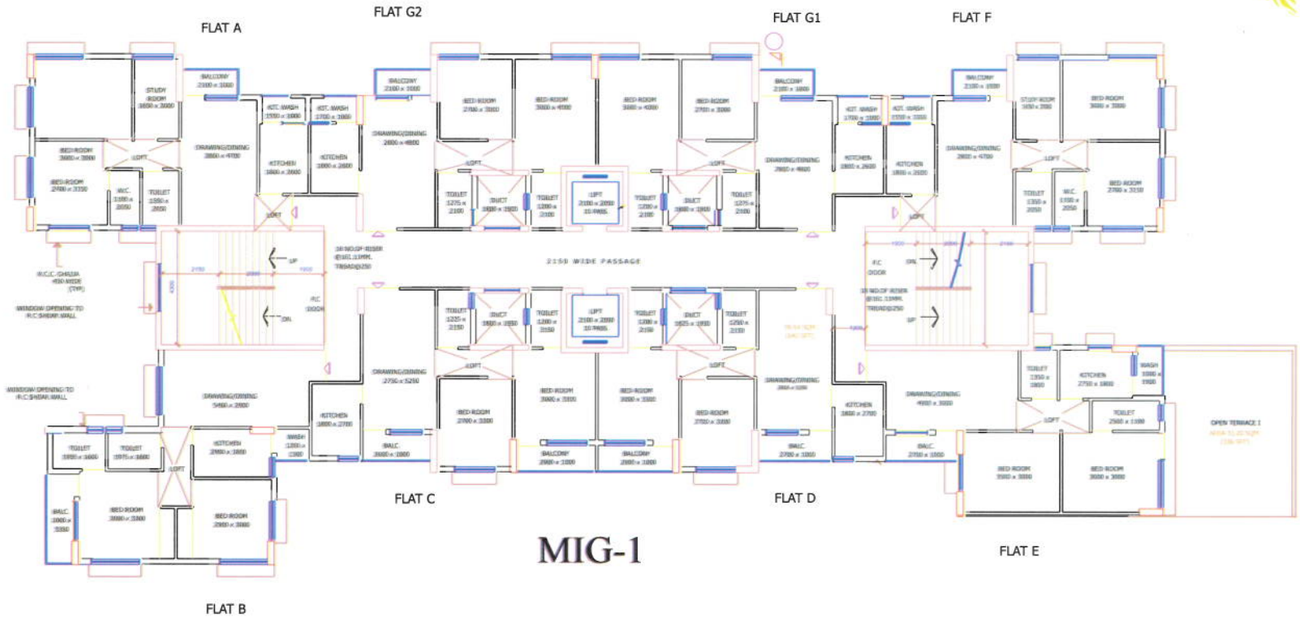


Your dream comes true just a minute from VIP Haldiram

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

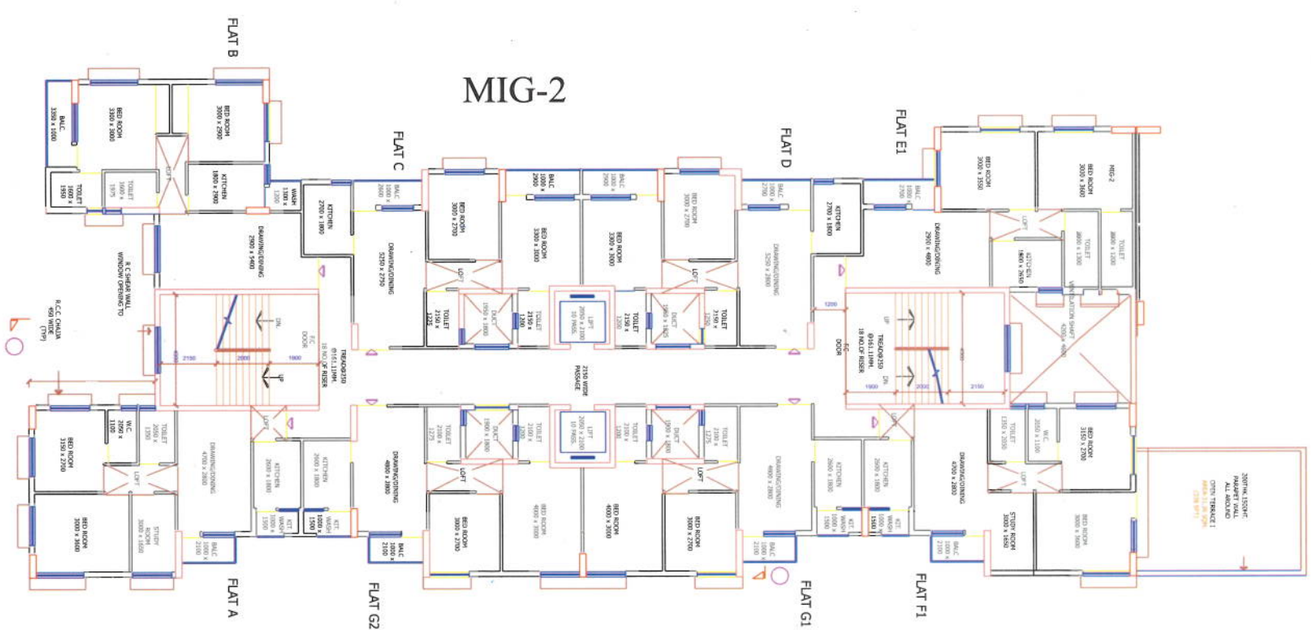
SITE PLAN





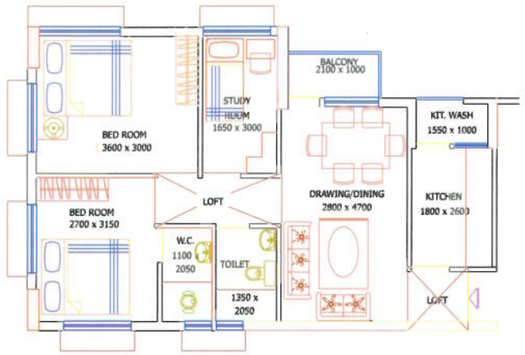
MIG-1

TYPICAL FLOOR
(1st FLOOR TO 9 TH FLOOR)

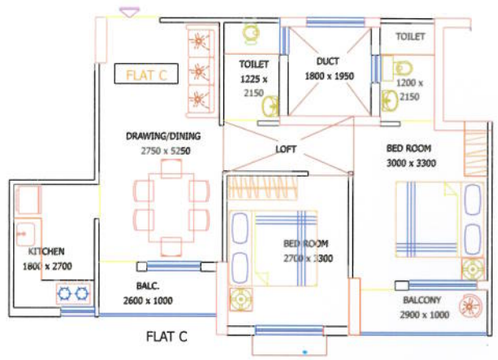


MIG-2

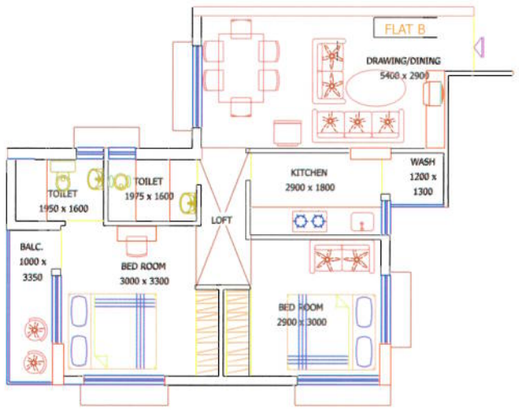
TYPICAL FLOOR
(1st FLOOR TO 9 TH FLOOR)



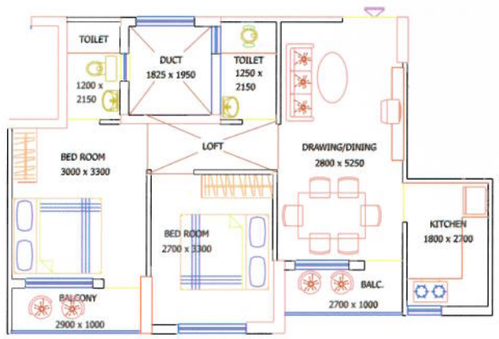
FLAT A



FLAT C

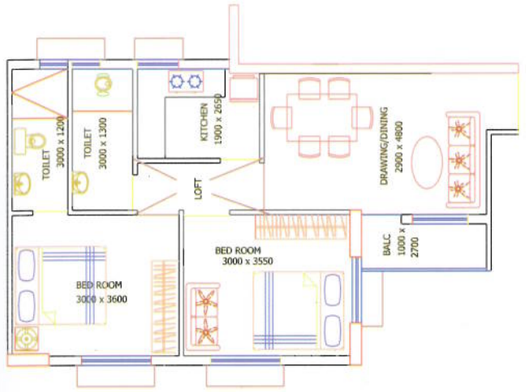


FLAT B

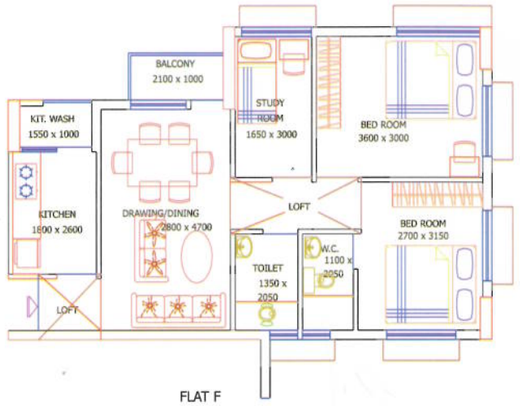


FLAT D

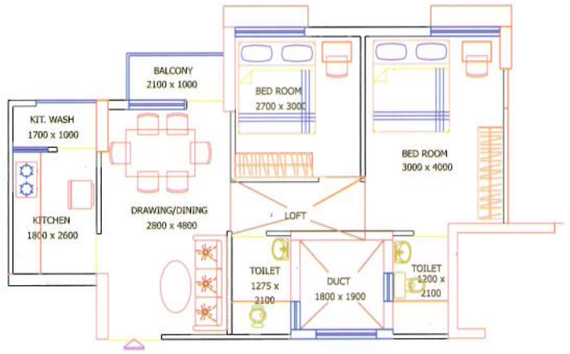
MIG UNIT PLAN



FLAT E1(IN MIG -II)



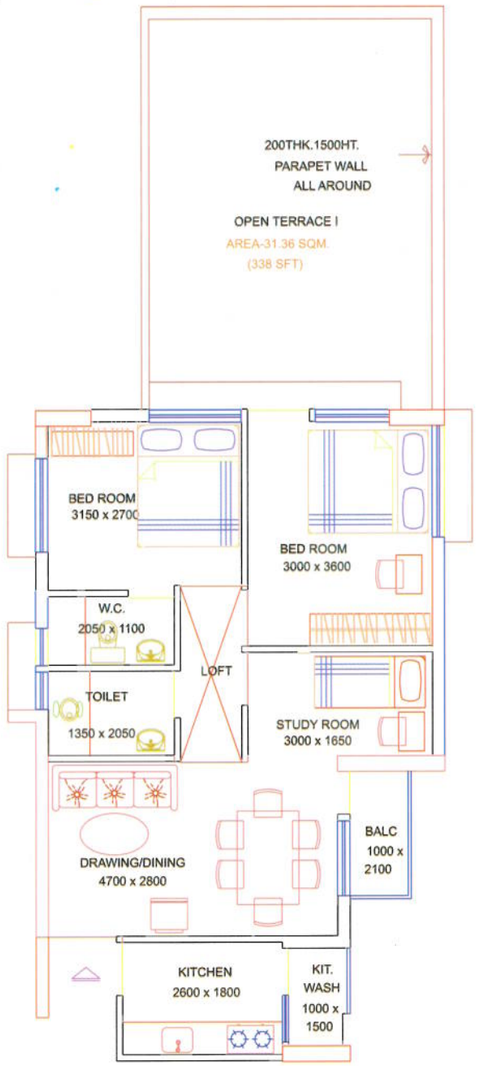
FLAT F



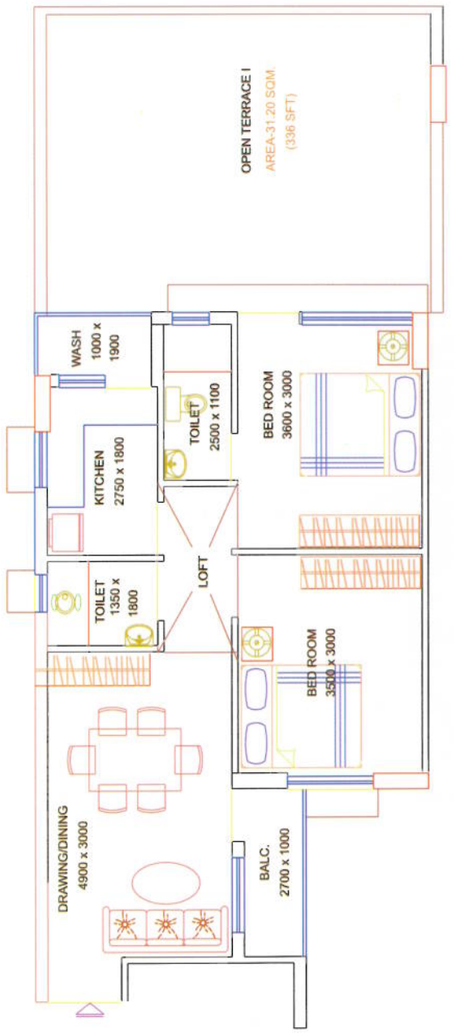
FLAT H &G

MIG UNIT PLAN

Harmony
Greenwood Sonata

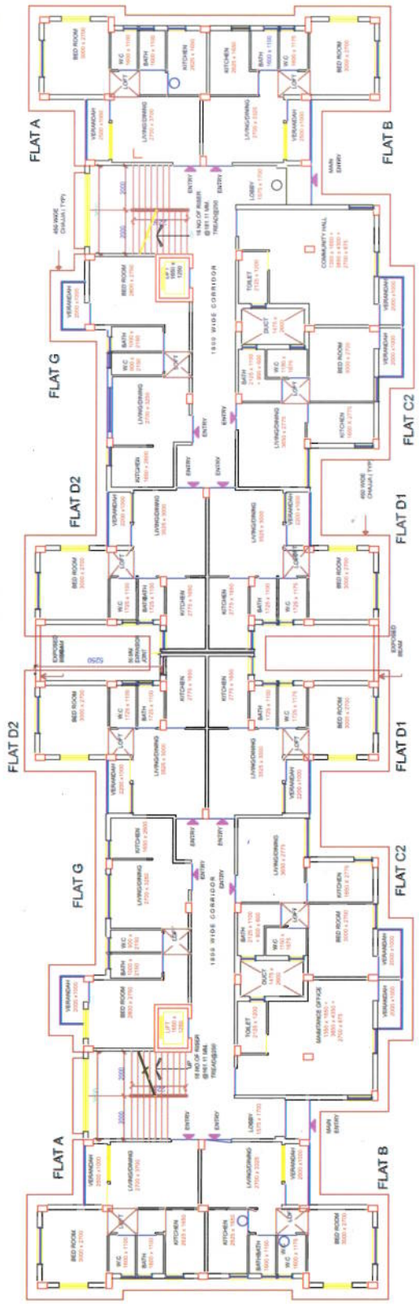


FLAT F1(IN MIG-II)



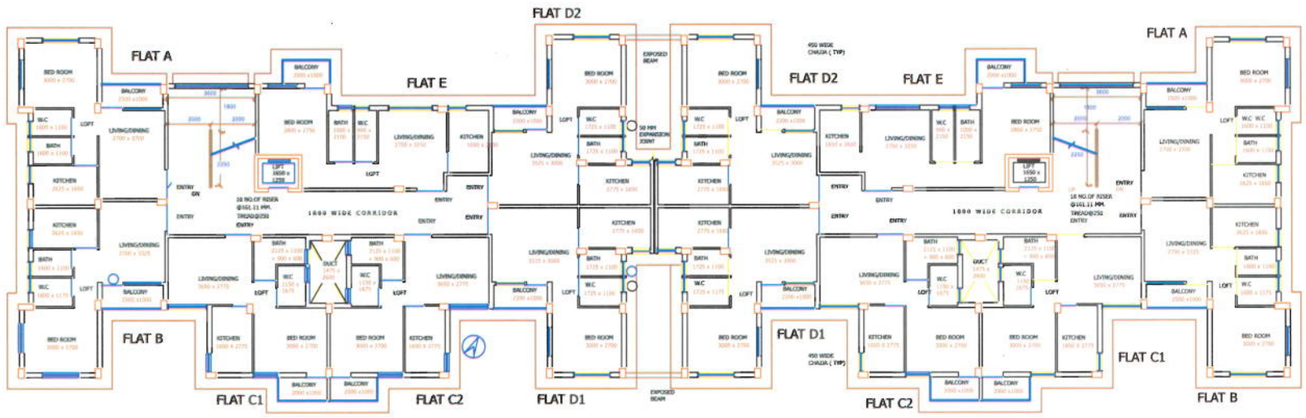
FLAT E

The Mangroves
Greenwood Sonata



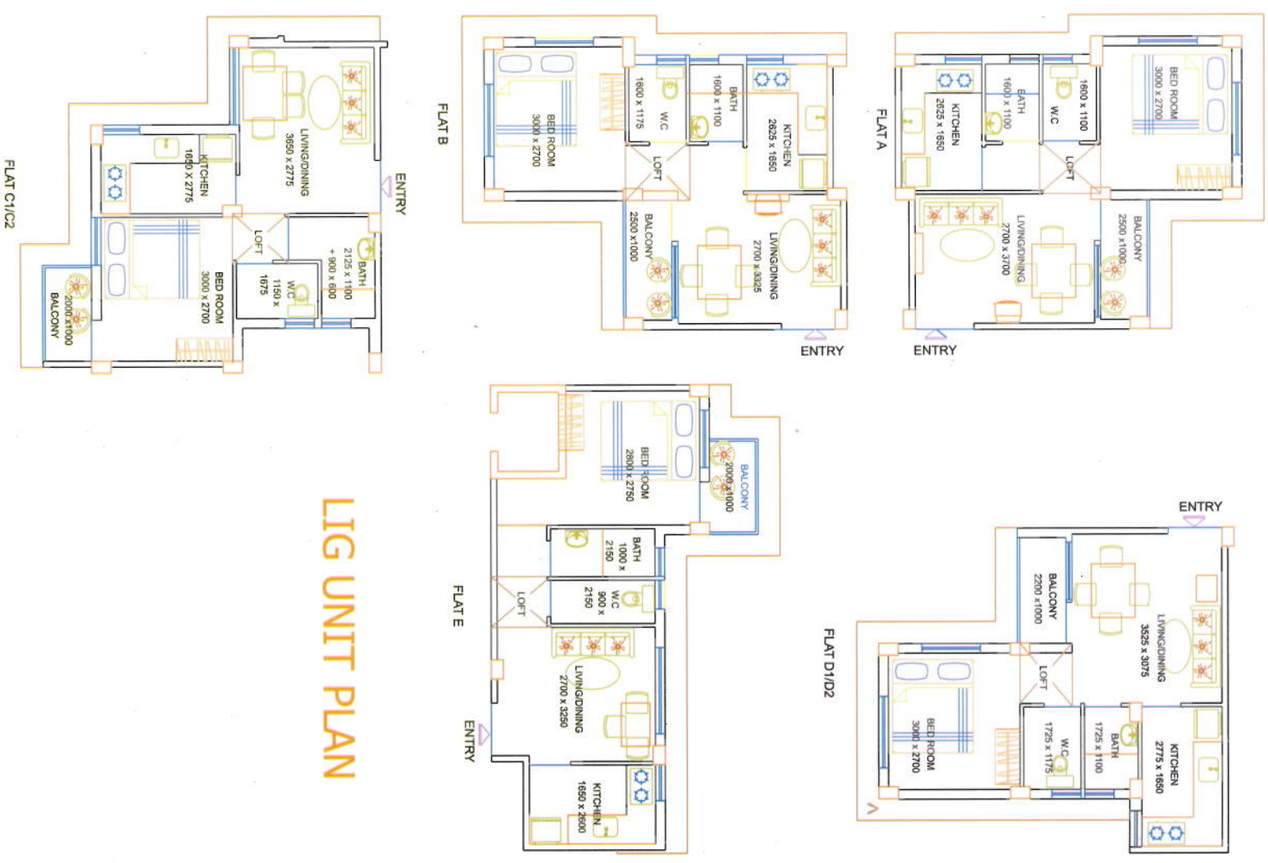
LIG GROUND FLOOR PLAN

The Mangroves
Greenwood Sonata



LIG TYPICAL FLOOR PLAN
(IST FLOOR TO 4TH. FLOOR)

The Mangroves
Greenwood Sonata



LIG UNIT PLAN

SPECIFICATIONS

AMENITIES & FACILITIES

MIG

Walls & CEILINGS

Internal/wall between 2 flats 4" thick brick wall with plaster of paris finish. External 8" thick brick wall plastered, painted with 2 coats of exterior finish paint.

Windows

All windows will be of MS Frame with integrated grill and 4mm thick frosted glass with stay and handle.

Doors

Door frames (5"x2") of good quality wood and ornamental finish door.

Floor Finish

All rooms, balconies, lobby, lift fascia will be ceramic tiles, Stair Kota Stone/Ceramic Tiles.

Kitchen

Tile flooring, black Madras platform top (at 32" ht) with brick support and stainless sink. One water tap with CP PVC.

Toilet

The flooring with 7" 0" high grade dado of glazed tiles (white) all around bath area. Area around WC will have 1" 0" high glazed tiles dado.
Common toilets will have Indian W/C and attached toilets will have Eurppeon type W.C with PVC white low down cistern, 1 White Porcelain basin, 1 shower rop 1, mirror. All pipes shall be G.I.

LIG

Walls and Ceilings

Internal/wall between flats 4" thickness wall with plaster of paris finish. External 8" thick brick wall, plastered, painted with 2 coats of exterior finish paint.

Windows

All windows will be of MS Frame with integrated grill and 4mm thick frosted glass with stay and handle.

Doors

Door frames of pressed steel and commercial flush door.

Floor finish

All rooms, balconies and common areas will have IPS flooring.

Kitchen

IPS flooring, black Madras platform top (at 32" ht) with brick support and 2" 0" wide built in sink. One water tap with C.P. bib.

Toilet

IPS flooring with 7" 0" high dado of IPS all around bath area. Area around WC will have 1" 0" high dado. Toilets will have Indian W/C, 1 shower, All GI pipes.

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

Harmony & Mangrove

Greenwood Sonata
DISCOVER A NEW RHYTHM TO LIFE

Chairman Sri G.K. Mukherjee
Special Advisor to the Chairman, HIDCO.

Sri Rahul Todi
Managing Director,
Bengal Shrachi Housing Development

BOARD OF DIRECTORS

Sri Gour Hari Majhee	Former Secretary, Housing Department.
Sri S.K. Maity	Former Chief Engineer, Irrigation & Waterways Dept., Govt.of West Bengal.
Sri S.K. Todi	Chairman, Shrachi Group of Companies.
Sri Ravi Todi	Managing Director, Shrachi Securities Ltd.
Sri S.S. Ahmed	Former Secretary, West Bengal Housing Board.
Sri D.K. Dutta	Principal Secretary, Dept. of Housing, Govt.of West Bengal.
Sri C.R.Goswami	Former Housing Commissioner, West Bengal Housing Board.
Sri Sandeep Agarwal	Director, Bengal Shrachi Housing Development Ltd.

Bengal Shrachi Housing Development Ltd.

(A Joint Sector Company with West Bengal Housing Board)

Jindal Towers, 4th Floor, 21/1A/3 Darga Road (Park Circus). Kolkata-700 017.
Visit us at www.shrachi.com or call 2283 6213-15.

Price: Rs.110/-

Greenwood Sonata

DISCOVER A NEW RHYTHM TO LIFE

New Town, Kolkata

General Terms and Conditions

for

Harmony Greenwood Sonata

&

The Mangroves Greenwood Sonata

1. **General Terms & Conditions**

1.1. HARMONY in Greenwood Sonata offers approx. 144 two bedroom M.I.G Apartments in G + 9.

1.2. The MANGROVES in Greenwood Sonata offers approx. 68 L.I.G. Apartments in G + 4.

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 Person of Indian Origin as defined in the Foreign Exchange Management Act, resident in India or abroad meeting the following eligibility criteria:

i) He/she or his/her spouse or dependant parents or dependant children who do not own house/flat/house building plot in Kolkata Metropolitan Area & Rajarhat Municipal Area.*

(a) His/her Gross Monthly Income ** is not exceeding Rs. 18,000/- p.m. in case of individuals applying for apartments in HARMONY.

(b) His/her Gross Monthly Income ** is not exceeding Rs. 7,500/- p.m. in case of individuals applying for apartments in MANGROVES.

ii) To be eligible, the Applicants must enclose the following documentary evidence of Gross Monthly Income:

a) For those employed in the Organized Sector***salary certificate from the employer.

b) 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.

c) For non-salaried, non-income tax payer person(s): certificate of income/savings 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 & Rajarhat Municipality.

** Gross Monthly Income means the monthly average of the Gross Annual Income which means and includes the 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 investment 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.

*** Organized sector includes Government sector, Public Undertakings and large public or private companies or trading organizations.

2.2 Joint application upto two individuals only is permitted if applicants are members of the same family. The word 'Family' shall mean and include spouse, parents and children. Gross monthly income of both applicants will 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 Bengal Shrachi, however, at its sole discretion can relax any of the conditions as mentioned hereinabove without assigning any reason.

3. **How to apply**

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.

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.

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.

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.

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 listed below during the banking hours/days shown hereto:

Sl No.	Branch	Address	Available on
1.	Golpark	132A, Dr. Meghnad Saha Sarani Kolkata - 29, West Bengal	Tue - Sat : 10 am - 3.30 pm Sun : 10 am - 1.30 pm
2.	Raghunathpur	Dhariwal House, VIP Road, Kolkata - 59, West Bengal	Tue - Sat : 10 am - 3.30 pm Sun : 10 am - 1.30 pm
3.	Salt Lake	BA-3, Sector - I, Kolkata 700064 West Bengal	Tue - Sat : 9 am - 4 pm Sun : 9 am to 1 pm
4.	Stephen House	4D, BBD Bagh East, Kolkata 1 West Bengal	Mon - Fri : 10 am - 4 pm Sat : 10 am - 2 pm
5.	Bengal Shristi Complex	A102 & 103, Block - A, Bengal Shristi Complex, City Center, Durgapur 713216, West Bengal	Mon - Fri : 10 am - 4 pm Sat : 10 am - 2 pm
6.	Sevok Road	40/107,3 Ramkrishna Samiti Building, Pani Tank, Sevok Road, Siliguri 744401, West Bengal	Mon - Fri : 10 am - 3.30 pm Sat : 10 am - 1.30 pm

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.

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.

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 20 apartments at HARMONY are reserved which are outside the purview of the lottery.

4.2 10 apartments at MANGROVES are reserved which are outside the purview of the lottery.

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. The lottery will be done within 90 days from the last date of application received.

5.2 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.

5.3 Bengal Shrachi reserves the right to dispose of the apartments of any particular category remaining unalloted as it deems fit.

5.4 Allotment is subject to payment of the stipulated amount and subsequent confirmation by Bengal Shrachi.

5.5 Preference for any particular apartment/floor/ block will not be entertained.

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 refund shall be made within 30 days from the date of the Lottery Draw, to the details given in the application form. In case the applicant changes their banking details after submitting the form, then the applicant is required to furnish the company with the details of the new bank account vide a letter along with a sum of Rs. 100/- towards change in details.

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.

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.

6.5 Since only one member from the same family can apply as first applicant, in case of application by more than one member from the same family, save and except in case of joint application, the second application shall automatically stand rejected/cancelled and upon such rejection/cancellation, the application money shall be refunded after deduction a sum of Rs. 35,000/- for HARMONY and a sum of Rs. 10,000/- for The MANGROVES

7. Withdrawal of application/Cancellation of booking

7.1 Before & after lottery.

Applicants may withdraw application money at any time before the issue of provisional allotment letter and may get full refund of application money without any interest.

7.2 After lottery and/after 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 allottee(s) will be refunded without any interest and after deduction of a service charge of Rs. 35,000/- for applicants applying at HARMONY and 10,000/- for applicants applying at The MANGROVES. All such refunds to Non-Resident Indians (NRI)/Persons of Indian origin shall be made in Indian rupees.

8. Price

8.1 Under Down Payment Plan

Prices indicated in the Payment Schedule under Down Payment Plan for HARMONY and that for The MANGROVES, are firm and non-escalable. This plan requires 100% payment of the price within 45 days of the allotment.

8.2 Under Instalment Payment Plan

Under this plan, the prices indicated in the Payment Schedule under Installment Payment Plan for HARMONY and that for The MANGROVES, are firm and non-escalable. This plan requires payment of allotment money and respective installments as indicated in the said Schedule.

After issuing the allotment letter any change of payment plan will be entertained /considered with a charge of Rs.2500/- only per change.

9. Escalation

9.1 The prices indicated in the Payment Schedule under both Payment Plans types are firm. No escalation to be charged during the period of construction.

10. Parking Space

10.1 Parking space at HARMONY

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

10.2 All applicants are at liberty to apply for parking space.

Type of car park	Total price for each parking slot (Rs.)	Down Payment Plan (Within 45 days of allotment)	Installment Payment Plan	
			(Within 45 days allotment)	(On possession)
Covered Car Park	1,50,000/-	100%	50%	50%
Open Car Park	75,000/-	100%	50%	50%
Two Wheeler	10,000/-	100%	50%	50%

10.3 While every endeavour will be made to provide each applicant with at least one parking space and 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 parking spaces will be done in due course.

10.4 If, after all the allocation some unalloted parking spaces are available, they will be offered to allottee(s) desiring additional parking space.

10.5. Parking space at the MANGROVES

Two wheeler parking facility has been provided in the complex at the ground floor level at the following prices:

Type of car park	Total price for each parking slot (Rs.)	Down Payment Plan (Within 45 days of allotment)	Installment Payment Plan	
			(Within 45 days allotment)	(On possession)
Two Wheeler	10,000/-	100%	50%	50%

10.6 All applicants are at liberty to apply for parking space.

10.7 If, after all the allocation some unalloted parking spaces are available, they will be offered to allottee(s) desiring additional parking space.

11 Delay in Payment of Installments and/or other Dues

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

11.2 Payment of allotment money is required to be made within 45 days of the date of allotment. No extension of time will be allowed for payment of allotment money.

11.3 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 allottee(s) for the outstanding amounts. In case payment is delayed, the allottees shall have to pay interest on the amount due @ 12% p.a. for upto two months of delay from the respective due dates.

11.4 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 Rs. 35,000/- for applicants applying at HARMONY and Rs. 10,000/- for applicants applying at The MANGROVES. In case of such cancellation, the allottee(s) shall have no right and/or lien on the apartment. Total deposit or instalments paid by the allottee(s) will be refunded without any interest and after deduction of the said service charge.

11.5 Every bounced cheque will attract a penalty of Rs 500/-

12. Possession

12.1 Bengal Shrachi shall endeavour to give possession of the apartment(s) to the allottee(s) within 32 (thirty two) months from the date of allotment of the apartment. However, if Bengal Shrachi fails to deliver (except due to force majeure) within the said 32 months from the date of allotment of the apartment, the allottee(s) will be paid compensation in accordance with the provisions mentioned below.

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

13. Compensation for Delay in Possession

A. If Bengal Shrachi fails to deliver possession of the apartments to the allottee(s) within the stipulated time (subject to force majeure as stated herein above), then it shall pay compensation of Rs. 2,500/-p.m in case of apartments at HARMONY and Rs. 1000/-p.m. in case of apartments at The MANGROVES. to the allottee(s) for each apartment effective from the scheduled date of possession, till the actual handing over of the apartments.

B 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.

14. Transfer of Apartments

14.1 The allottee(s) opting for payment under Down Payment Plan shall not normally be eligible to alienate and/or transfer their interest in the allotted apartment in full or in part, within the intervening period from issuance of allotment letter till Bengal Shrachi has conveyed the apartment in favour of the allottee(s) except in deserving cases solely at the discretion of Bengal Shrachi and subject to the payment of the Transfer Fee mentioned herein below.

14.2 The allottee(s) opting for payment under Installment Payment Plan shall not normally be eligible to alienate and/or transfer their interest in the allotted apartment in full or in part within the intervening period from issuance of allotment letter till Bengal Shrachi has conveyed the apartment in favour of the allottee(s), except in deserving cases solely at the discretion of Bengal Shrachi subject to the payment of the Transfer Fee mentioned herein below and subject also to the allotee(s) opting to pay the entire balance amount due and payable as per the Down Payment Plan.

15. Transfer Fee

No transfer or alienation of interest shall be permitted and recognised by Bengal Shrachi before conveyance except

upon payment of a transfer fee @ 3% of the total sale price of the apartment and the parking space. Transfers made after Bengal Shrachi has conveyed the apartment in favour of the allottee(s) shall not be governed by these provisions.

16. Registration and Conveyance

16.1 The Transfer/Conveyance Deed of the apartments shall be executed and registered in favour of the allottee(s) after the apartments have been constructed and the entire consideration, all other dues and deposits etc, received and possession handed over to the allottee(s). The allottee(s) will be required to pay legal fees of 1% of the total consideration, 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 registration is done & the said amounts shall be deposited within 30 days of our calling to do so, notwithstanding any prior deposit/payment made by the allottee(s)

16.2 The deed of transfer will be drafted by the Solicitors/Advocates of Bengal Shrachi Housing Development Ltd. and the same shall be in such form and shall contain such particulars as may be approved by Bengal Shrachi Housing Development Ltd.

16.3 If the allottees do not get the deed executed and registered within the date notified, the cost and consequences of the same, including taxes/penalties levied by any authority will be to the account of the allottee & the allotment will be liable to be cancelled at the discretion of Bengal Shrachi Housing Development Ltd. and the total amount will be refunded without interest and after deduction of 5% of the total unit & parking space value, as service charge.

17. Club facilities - The Crest

For the owners of the Harmony and The Mangroves Bengal Shrachi has proposed a club facility called The Crest. Bengal Shrachi shall managed The Crest either by itself or through it's nominee for a maximum period of 1 years from the date of commencement of operations of the Harmony and the Mangroves. Subsequently the management of The Crest shall vest with the Apartment Owners Association.

Every allottee of The Harmony and The Mangroves will be required to be a member of The Crest. The membership scheme shall be in the name of the resident individuals only. The said membership shall entitled one family to use enter and use the facility of The Crest the word family is as described in Clause 2.2 above.

On the sale or transfer of Apartment the membership will automatically get transferred to the transferee after payment of transfer fee of Rs. 5,000/-

The allottees are required to pay One Time charge and monthly subscription charge for maintenance and management of The Crest. The details of the above charges are given herein below.

One Time charge: Rs. 10,000/- deposit and Rs. 15,000/- for fit-out To be paid in the following manner:50% at the time of allotment & 50% at the time of possession. Monthly subscription will be decided at the time of formation of The Crest. The above mentioned amounts do not include taxes, if any which shall be charged extra.

18 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. Extra Charges & VAT as applicable will be charged.

19. Common Areas and Facilities

19.1 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 allottee(s) 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.

19.2 Interim Maintenance: Bengal Shrachi shall by itself or through its nominee supervise the maintenance of the tower & the buildings for a short period after handing over possession of units as it may not be practical to immediately transfer the maintenance responsibility. More importantly, the unit 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 (eighteen) months of handing over possession. The allotee shall be required to pay to Bengal Shrachi a sum of Re.1/- per sft. towards maintenance cost of the common areas & facilities for the said period, as & when requested by Bengal Shrachi. Bengal Shrachi will have the right to have one representative as a member of this committee for a period not exceeding 5 (five) years form 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 formed in due course and circulated to the flat owners.

19.3 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 complete possession. This security deposit is to secure due payment and to ensure protection against default in payment of regular maintenance by the allottee(s). Each apartment owner will, however, have to pay regular monthly maintenance charges, which will be determined and formulated depending on the actual expenses.

20. General

A. 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 on which the apartments will be/are being constructed.

B. 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 apartment, 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.

C. Water supply will be made available from deep tube wells till such time the water supply scheme is developed by HIDCO

D. Arrangements for Disposal of Sanitary, Sewerage and Storm water will be made to the nearest off site facility as per the permission granted by HIDCO

E. Internal Wiring for Electrification will be provided for each unit. However the allottee(s) will have to apply the WBSEB/ NTESB individually for obtaining supply of power and the meter for their respective units. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to WBSEB/ NTESB

F. The expression "Allotment" wherever used shall always mean "provisional allotment" and will remain so till such time as a formal deed of transfer is executed and registered by Bengal Shrachi in favour of the allotee(s) for their respective apartments.

G. Complaints, if any, regarding specifications, fittings and fixtures etc. provided in the apartments will be required to be brought to the notice of Bengal Shrachi within 15 days of taking over possession of apartment. Bengal Shrachi will not be responsible for any damage caused to the apartments on account of delay in taking over possession.

H. 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).

I. After the 'date of possession' of the apartment (as indicated in clause 13 B above) the allottee(s) shall be liable to pay to Bengal Shrachi on demand all rates, taxes, levies, deposits including security deposits or assessments pertaining to the apartment and common areas proportionately.

J. 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.

K. The applicants must quote the application number as printed in the acknowledge Pay-In-Slip and/or (on allotment) their Apartment Number as indicated in the Allotment letter, in all future correspondence.

L. All correspondence will be made with applicants at the address for correspondence on Bengal Shrachi's record initially indicated in their Application Form, unless changed. Any 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 allottee(s), all communication shall be sent by Bengal Shrachi to the allottee(s) whose name appears first and which shall for all purposes be considered as served on both allottee(s).

M. Dispute(s), 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 Conciliation Act, 1996. In connection with such arbitration only the High Court at Calcutta shall have jurisdiction.

N. 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.

21. Disclaimer

Bengal Shrachi and/or its affiliates, officers, directors, employees, agents, members, servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of Bengal Shrachi and the applicant agrees to keep Bengal Shrachi and/or its affiliates, officers, directors, employees, agents, members, servants saved, harmless and indemnified with regard thereto.

Bengal Shrachi Housing Development Ltd.

(A Joint Sector Company with West Bengal Housing Board)

Jindal Towers, 4th Floor, 21/1A/3 Darga Road (Park Circus), Kolkata-700 017

Visit us at www.shrachi.com or call 2283 6213-15

PRICE & PAYMENT PLAN

Greenwood Sonata,LIG		S.Tax %	Service Tax
Flat No	3G1		
Flat Type	1BHK		
Floor	3		
Tower	LIG		
Area (approx in sqft.)	450		
Base Price	410,000		
Basic Sale Price	410,000		
PLC/sqft.	-		
Effective PLC/sqft.	-		
Total PLC	-		-
Car Parking-Covered	-		
Property Price	410,000		
Club Charges	25,000	14.00%	3,500
Extra Charges			
Maintenance Security Deposit(To be paid directly to association Rs.9,000/-)+ Tax as Applicable	-		
Interest free Security Deposit (To be paid directly to association Rs.2,700/-)+ Tax as Applicable	-		
Electricity Service Charges	17,100	14.00%	2,394
DG Charges for 500 Watt(To deal directly to association)	-		-
Documentation Charges	4,100	14.00%	574
Total Extra Charges	21,200		
Total Price	456,200		6,468
Total Price with Service Tax	462,668		
Application Money	40,000		

PAYMENT SCHEDULE		Amount
On Application		40000
Within 45 days of issuance of Allotment Letter	(Property Price +Extra Charges+ taxes)less paid on booking	422668
Total		462668

1) Installment Plan is no langer applicable as the project is completed.

2) Application money to be paid as per WBHB advertisement.