

GENERAL TERMS
AND
CONDITIONS



Manikpur

1BHK Flats / Apartment (LIG)
Block I, II, III

General Terms and Conditions

BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED , a joint sector company with WEST BENGAL HOUSING BOARD (the 'COMPANY'), having its registered office at 84/1B, Topsia Road (South), 7th Floor , Hitech Chambers, Kolkata -700 046, offers Lower Income Group (LIG) flats/apartments at 'GREENFIELD CITY PHASE -2' (the 'PROJECT') to be constructed at Premises & Holding no. 387, Netaji Subhash Chandra Bose Road , Ward no.- 23 under Rajpur - Sonarpur Municipality , and L.R. Khatian No. - 1442, R.S. & L.R. Dag No. 644,673,674 , Mouza- Manikpur, J.L. No. 77, District –South 24 Parganas, Police Station - Sonarpur , Post Office- Harinavi , PIN- 700148

1. OFFER

The Project consists of 3nos. (G+4) storied building named Block I, Block II and Block III comprising of the following category of apartments , which are being offered for allotment.

<u>Type of Flat / Apartment</u>	<u>Block</u>	<u>No. of Bedrooms</u>	<u>No. Of Units</u>	<u>Carpet Area including Balcony Area (Sq. Ft.)</u>
LIG	Block I (G+4 Storied)	1BHK+1T	32	350 (31)
			104	364 (33)
			8	375(33)
			4	379(33)
			8	383 (35)
LIG	Block II (G+4 Storied)	1BHK+1T	16	350 (31)
			48	352 (31)
LIG	Block III (G+4 Storied)	1BHK+1T	16	350 (31)
			64	352 (31)

2. WHO CAN APPLY

- A. Income eligibility is guided by the prevalent policy of the Government and is detailed herein. Any major Indian Citizen, who is not otherwise ineligible by operation of any law of the land , may apply for an Apartment, subject however to, the monthly family income of the Applicant (including that of the Joint Applicant, if any) should be as follows :
- Up to Rs.40,000.00 per month

For the purpose of this GTC the word 'Family' shall mean and include spouse, dependent parents and dependent children. In determining the 'Monthly Family Income' the decision of the Company shall be final and binding.

- B. If an Applicant holds, as on date, an Apartment in any of the LIG buildings/Complexes developed by the company, i.e. Bengal Greenfield Housing Development Company Limited shall not be eligible to apply. (In determining the 'Eligibility' the decision of the Company shall be final and binding).

3. DOCUMENTARY EVIDENCE OF FAMILY INCOME

A. For Employed

- i) Copy of Pay Slip for the month prior to the month of application / Annual Salary Certificate/ Form 16 under the Income Tax Act, duly attested and stamped by the employer along with Original Certificate of Gross Total Income for the Financial Year 2023-2024 issued by an Individual / Firm of Chartered Accountant(s) on their letter head duly stamped and signed, bearing Membership Number and Firm Registration number,
- OR**
- ii) Copy of acknowledgement of Income Tax Return for the Financial Year 2023-2024. The Gross Total Income as per the Income Tax Return before any allowable deduction shall be considered as annual income.

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Applicant's Signature

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Joint Applicant Signature

B. For self- employed who are filing Income Tax Returns

- i) Copy of acknowledgement of Income Tax Return for the Financial Year 2023-2024. The Gross Total Income as per the Income Tax Return before any allowable deduction shall be considered as annual income.

C. For self- employed who are not filing Income Tax Returns

- i) Original Certificate of Gross Total Income for the Financial Year 2023-2024 issued by an Individual / Firm of Chartered Accountant(s) on their letter head duly stamped and signed , bearing Membership Number and Firm Registration Number ,
OR
ii) Original Certificate of Gross Total Income for the Financial Year 2023-2024 issued by the concerned authority of the local body, i.e. the Municipality / Municipal Corporation / Panchayat, etc.

D. For pension holders

- i) Copy of Pension Pass Book or Bank Pension Statement or Pension Certificate in Original duly signed and stamped by the authorised officer of the bank or employer showing evidence of receipt of pension for the month prior to the month of application.

4. APPLICATION PROCEDURE

- A. A person intending to buy an Apartment will have to apply in the prescribed Application Form in original only.
B. It is important that abundant care is taken by the Applicant to go through all the terms and conditions of this GTC and understand the income eligibility criteria as referred to in Clause 2A, before filling the Application Form.
C. Use of eraser, white ink and over writing for correction is strictly prohibited.
D. Applicants who would download the Application Form online , are required to submit it at the specified locations :
 - Registered Office : 7th Floor Hitech Chambers, 84/1B Topsia Road South , Kolkata 700046*** (Monday to Friday between 11am to 5.30pm)
 - Site Office /Project Office : Premises & Holding no. 387, Netaji Subhash Chandra Bose Road , Ward no.- 23 under Rajpur - Sonarpur Municipality , and L.R. Khatian No. - 1442, R.S. & L.R. Dag No. 644,673,674 , Mouza- Manikpur, J.L. No. 77, District –South 24 Parganas, Police Station - Sonarpur , Post Office- Harinavi , PIN- 700148 ((Monday to Friday between 11.30am to 4.30pm)

(i) Applicants are required to compulsorily take print out and sign their duly filled in Application Form with the Declaration in the prescribed format along with Demand Draft / Pay Order with duly filled in Application Form with the Declaration in the prescribed format along with Demand Draft/ Pay Order with duly filled in Pay-in-Slip
(ii) The receiving officer (s) will acknowledge the receipt of the Demand Draft/Pay Order and return the Applicant’s copy of the Pay-in-slip.
(iii) There will be no other acknowledgement for receipt of the Application Form or the Application Money paid

E. For Applicants who would buy Application Form offline and intend to submit it at the specified locations mentioned above in point D
(i) Applicant has to submit duly filled in and signed Application Form with the Declaration in the prescribed format along with Demand Draft /Pay Order with duly filled in Pay-in-Slip
(ii) The receiving officer (s) will acknowledge the receipt of the Demand Draft/Pay Order and return the Applicant’s copy of the Pay-in-slip
(iii) There will be no other acknowledgement for receipt of the Application Form or the Application Money paid
(iv) A single Application Form and its corresponding Pay-in-Slip will have the same serial number.

Demand Draft/Pay Order/Cheque shall have to be drawn in favour of ‘**GREENFIELD CITY Phase -2**’, payable at Kolkata for the amount of Application Money as shown in the Price and Payment Schedule given in the Annexure ‘A’ to this GTC.

- F. Only one person is permitted to apply as a Joint Applicant along with the First Applicant, provided the Joint Applicant is member of the same family, which includes spouse , dependent parents and dependent children.
G. The duly filled in Application Form should be submitted at the location mentioned in point D between the scheduled time as stated on working days (Monday to Friday)

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Applicant’s Signature

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Joint Applicant Signature

5. ALLOTMENT SCHEME / PROCEDURE

- A. A Draw of Lots will be held within 30 (thirty) to 45 (Forty Five) days from the last date of receipt of Applications. The Applicants will be invited to be present on the date of Draw of Lots. In case Draw of Lots is conducted through online mode , a link would be shared at the registered email-id of the Applicant(s)
- B. No preference for any Apartment will be entertained.
- C. If any Applicant submits more than one Application and becomes successful in the Draw of Lots for more than one Apartment, he /she will be allowed to retain the first one only
- D. Letters to successful applicants will be issued within 7 days from the date of draw.
- E. Notice of Possession of Apartments will be issued after receipt of full consideration amount , other charges and deposits , taxes etc. as may be applicable as on or before the date of completion.
- F. The Allotee(s) will be required to execute and register the Agreement for Sale within 30 (Thirty)days from the date of Allotment.
- G. Any delay in paying the allotment money beyond the period of 30days will result into cancellation of allotment.

6. WAIT LISTED APPLICANTS

- A. In the event of over subscription , out of the applicants remaining unsuccessful in the draw of lots, awaiting list of the Applicants will be prepared through the same process of Draw of Lots.
- B. The number of Applicants on waiting list shall be 5% of the total number of Apartments offered rounded off to the next whole number.
- C. Apartment will be offered to wait listed applicants , in seriatim, in the event of rejection or / withdrawal by successful applicants.
- D. The waiting list so prepared will remain valid for 90 (Ninety) days from the date of the Draw of Lots.
- E. Application Money of the unsuccessful applicants of the wait list quota shall be returned on demand by the applicant. However, in case no cancellation happens within a time frame of 90 (ninety)days, the application money of the Wait List clients would be returned to the respective clients by the company.
- F. Remaining unsuccessful applicants will be refunded their Application Money within 45 days from the date of draw of lots.
- G. After the waitlist period of 90 (Ninety) days , the Company reserves the right to allot the apartments of the remaining unallotted flats / apartments (if any), at such terms as it deems feet

7. DOCUMENT CHECKLIST

For the convenience and the reference of the Applicant, a check list is provided for the documents and documentary evidence to be submitted by the Applicants during application and after Draw of Lots.

- A. During Application (Refer clause 4)
 - i) Filled in and signed GTC (General Terms and Conditions) with Application Form with the Declaration (Annexure B)
 - ii) Demand Draft / Pay Order in favour of **Greenfield City Phase – 2** along with duly filled Pay-in-Slip.
 - iii) A copy of Cancelled cheque of the first Applicant
 - iv) Documentary evidence in support of Income (Refer Clause 3)
 - v) Affidavit (in the prescribed format attached as Annexure – “B”. Applicants are required to get it notarised before a Notary Public or a 1st Class Magistrate before submission. No. Deviation to our prescribed format of affidavit is allowed
 - vi) Self attested photocopy of PAN card of both the applicant and joint applicant (if any)
 - vii) Self attested photocopy of the Proof of Permanent Address/Aadhaar Card both the applicant and joint applicant (if any)
 - viii) Documents submitted must carry Applicant’s Name , Contact Number and Application Number

8. SCRUTINY , REJECTION AND REFUNDS

- A. Any incomplete, incorrect and illegible, application shall be rejected summarily.
- B. Based on the scrutiny of all documents submitted by the successful Applicants, rejection may take place if the documents submitted are not in conformity with the income eligibility criteria and/or inconsistent with the Application and/or incomplete /deficient and/or not in compliance with this GTC.
- C. Applications containing false information are liable to be summarily rejected and Allotment shall stand cancelled if such defects are detected at any point of time even after Allotment has been made. Upon such cancellation, all the amounts paid will be refunded without any interest but after deduction of applicable service charges as mentioned in clause 9.

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Applicant’s Signature

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Joint Applicant Signature

- D. The Draw of Lots shall be held only on the basis of Declaration of the Applicants given in their Application Form, to determine the successful Applicants.
- E. Multiple Application of same Serial Number will not be considered for the Draw of Lots and would be summarily rejected.
- F. Application Money received from the Applicants, who are rejected before the Draw of Lots will be refunded within 15 to 30 days from the date of draw.

9. WITHDRAWAL OF APPLICATION / CANCELLATION OF ALLOTMENT

A. Before Allotment

Applicants may withdraw their application within 7(Seven) days from the last date of submission of Application Forms and may get full refund of the Application Money without any interest and without deduction of any administrative charge within 15 to 30 days from the date of draw.

B. After Allotment

In case of cancellation of Allotment before registration, all amounts paid by the Allottee will be refunded without any interest and after deduction of 15% of the booking amount/as per the RERA guidelines, statutory taxes interest liabilities and any other due as a cancellation charge.

In case of withdrawal of application or cancellation of the Allotment , refund shall be made within 30 days from the date of withdrawal of the application /cancellation of Allotment It is further clarified that no claims for any damages shall be tenable in the event of cancellation of the Allotment on any grounds whatsoever.

10. PRICE AND PAYMENT SCHEDULE

Price indicated in Annexure A is firm and non-escalable and must be paid within the time frame as indicated in Annexure A

11. CAR PARKING SPACES

The Company has provided Car Parking Spaces within the Project applicants as per the applicable building rules / guidelines of West Bengal Housing Board (WBHB).

The consideration for granting the right to use the parking spaces is stated below:

<u>Category Wise</u>	<u>Numbers Available</u>	<u>Consideration Amount for each Car Parking Space (Rs.)</u>
Covered Independent	83 (59+24)	350000.00
Covered Dependent	18	200000.00
Open	32	250000.00

The Car Parking Spaces will be allotted to the Applicants by the Company in due course of time.

Process of allotment of Parking Spaces

- A. If the number of applications received for allotment of parking spaces is more than the number of parking spaces available, the allotment will be made through a process of Draw of Lots.
- B. Only the Applicants, who have been allotted Apartments and have also applied for car parking spaces will be entitled for Draw of Lots for this purpose.
- C. Each allotted parking space will entitle the Allottee the right to park only one vehicle.
- D. In case of transfer of Apartment, the right to use the parking space shall be automatically transferred along with the transfer of Apartment. The right to use the parking space under no circumstances is separately transferable.
- E. Unallotted Car parking spaces, if any, shall continue to remain the property and in possession of the Company. The Company reserves the right to allot / use such parking spaces on the terms and conditions as it may deem fit.
- F. The parking spaces , if any , reserved for the visitors shall be handed over to the Owner’s Association of the Project/ Interim Maintenance Body / the Administrator , as the case may be

12. DIESEL GENERATOR POWER BACK UP

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Applicant’s Signature

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Joint Applicant Signature

Provision has been made for the installation of DIESEL GENERATOR (DG) for Power backup to run the basic facilities at the Complex.

DG back up facility is also made available for running the basic electrical appliances in the Apartments.

The one time DG Installation Charge is given below:

Category of Apartment	Amount Payable (Rs.)
1BHK +1T (LIG)	25000.00

The Allotees will be required to pay DG usage charges as mentioned in the PAYMENT PLAN/PAYMENT SCHEDULE as demanded by the Company/the Association /the Interim Maintenance Body/ Administrator.

13. DELAY IN PAYMENT(S)

It shall be incumbent on the Allotees to comply with the terms of payment in respect of the Apartments, parking spaces and any other sums payable under this GTC.

A. Timely payment shall be the essence of the terms of Allotment.

B. Payment of Allotment Money/Instalments is required to be made within the stipulated due date as mentioned in the Provisional Allotment Letter/Payment Schedule/Agreement for Sale. No extension of time will be allowed for payment of Allotment Money/other Instalment Payments.

C. If Allotment Money and other demands/dues are not paid within the due date, the Provisional Allotment would stand cancelled automatically without any reference to the Allottee, after deducting the cancellation charges, the interest liabilities and applicable statutory taxes, if any.

D. Payment of instalment and all other dues shall have to be made within due dates as would be mentioned in the Demand Note of the Company to be issued from time to time requesting for such payments. Part payments will not be accepted after the due dates.

E. Allotees are liable to pay interest(as applicable) at the rate specified in the Rules of WBRERA Act on the amount due from the date on which the amount fails due upto the date of payment. In case of delay, payment of dues, together with interest, will be accepted by the Company at its sole discretion. .

F. No payment will be received after due date without the payment of applicable interest.

Delay in payment beyond 2 (two) months from the respective due dates would make the Allotment liable to be cancelled without any reference to the Allottee. In case of such cancellation, the Company shall deduct charges as per the WBRERA Act. On such cancellation, the Allottee shall have no right, title, lien, claims or demands whatsoever against the allotted Apartment. All amounts paid by the Allottee on various accounts will be refunded without any interest and after deduction of the applicable charges.

14. POSSESSION

The Possession would be given after making payment of all dues against the flat/apartment /unit by the Allottee. The Company shall give notice (“Notice of Possession”) to the Allottee regarding the date on or before the year 2029, subject however, to payment by the Allottee of all dues in respect of the allotted Apartment and the Company’s receiving all the necessary statutory clearances and all the allied services from the concerned authorities. In the event of the Allottee failing or neglecting to accept and take over possession of the Apartment within the time as notified in the Notice for Possession , delivery of the Apartment shall be deemed to have taken by the Allottee on the date indicated in the Notice of Possession, Such date shall be deemed to be date of possession (“Deemed Date of Possession”) irrespective of the date when the Allottee takes physical possession of the Apartment. However, BENGAL GREENFIELD cannot be held responsible for slippage of the time, due to force majeure and other situations beyond its control. Force majeure and such other situations, inter alia, include delay on the part of authorities in providing encumbrance free worksite and vehicle worthy access road; availability or delayed availability of construction water and power from the concerned authority; non availability or irregular availability of construction materials; non availability of water supply or sewerage disposal connection or electric power or other civic amenities from

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Applicant’s Signature

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Joint Applicant Signature

concerned authorities; slow down or strike by contractors/construction agencies; irregular or non availability of skilled or unskilled labour; delay in providing other essential services/ permissions by the concerned authorities; and litigation, Acts of God, requisitioning, civil commotion and/or such other reasons beyond the control of BENGAL GREENFIELD.

In cases where delivery of physical possession of the Apartment is withheld by the Company on grounds stated elsewhere under the GTC, the physical possession of the Apartment shall be deemed to have been taken by the Allottee on the Deemed Date of Possession as indicated in the Notice of Possession.

After taking physical possession or from the Deemed Date of Possession of the Apartment, whichever is earlier, the Allottee shall not be entitled to put forward any claim against the Company in respect of any item of work in the said Apartment which may be said not to have been carried out or completed.

15. GUARDING CHARGES

In case the Allottee(s) fails or neglects to take possession of their Apartment(s) as and when called upon by the Company or where physical delivery has been withheld by the Company on grounds stated elsewhere in this GTC, the Allottee(s) shall be liable to pay Guarding Charges @Rs.1000.00 per month from the Deemed Date of Possession to the actual date when the physical possession is taken by the Allottee.

16. TRANSFER OF PROVISIONAL ALLOTMENT AND TRANSFER FEE

The transfer of the apartment is allowed after the Company has executed the deed of transfer of the Apartment in favour of the Allottee.

17. SHIFTING FROM ONE APARTMENT O ANOTHER

The Allottee/s is/are not allowed to shift from one apartment to any other.

18. COMMUNITY HALL

The Company proposes a "Community Hall" for the Allottees of 1BHK (LIG) Apartments. The Community Hall will form part of common areas and facilities of the Complex and will be handed over to the Owners Association. The Community Hall shall be managed by the Company either by itself or through its nominee, for a maximum period of 2(Two) years from the 'Deemed Date of Possession'.

19. REGISTRATION and CONVEYANCE

The Transfer/Conveyance Deed of the apartment shall be executed and registered in favour of the allottee(s) after the apartment have been constructed, entire consideration together with all other dues and deposits, etc received, possession handed over to the allottee(s). The Deed of Transfer has been drafted and shall be in such form and contain such particulars as may be approved by WBRERA. The allottee will be required to pay stamp duty, registration charges and other related charges, as may be levied by the Government from time to time, for registration of the Deed of Transfer of their respective apartment.

No request for any changes, whatsoever, in the transfer deed will be entertained.

The allottee (s) will have to pay Rs.15000.00 (Rupees Fifteen Thousand) only per flat against legal charges along with a documentation / incidental charge (as may be applicable if any) ****** 50% of the Legal /Documentation charges payable during execution of Agreement for Sale along with applicale Registration fees/stamp duty payable and remaining payable on Possession /Handover/Execution of Deed of Conveyance (whichever is earlier)*

20. OTHER EXTRA CHARGES

- a) Transformer and HT Installation Charges for 1BHK LIG Unit/ Flat is Rs.30000.00.
- b) An advance Maintenance Charges of Rs.2.50 per sq ft for 24 months (12 months adjustable and 12 months security deposit) is payable by the allottee (s) against their respective apartments at the time of possession.
- c) The Charges for Maintenance Consumables (if any) and the Formation of Owner's Association will have to be borne by the Allottee(s) at actuals on a later date.

21. TAXES

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Applicant's Signature

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Joint Applicant Signature

All prices , rates and charges mentioned here in this GTC as exclusive of any applicable , taxes , cess, duties, levies, etc. (both present and future) imposed by any appropriate authority (ies) shall be payable separately by the Applicant/Allottee/Owner, as the case may be

22. Common Areas and Facilities

A. Handing over

Associations under the West Bengal Apartment Ownership Act, 1972 will be created to take over the common areas and facilities and the maintenance and Management thereof and all the allottees shall have to become members of such Association.

B. Interim Maintenance

Bengal Greenfield shall by itself or, through its nominee supervise the maintenance of the project 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 and will take some time to know one another. Bengal Greenfield will help in creation of the Association / the Maintenance Body and the Management Committee within 12 to 24 months of handing over possession. Bengal Greenfield will have the right to have one representative as a member of this committee (if needed) for a period not exceeding 5 years from the “date of possession”. Detailed rules and regulations regarding the creation and operation of the Association will may be guided by Bengal Greenfield Housing Development Company Limited to the apartment owners.

23. General

- A. It is understood that the applicant has applied for allotment of a residential apartment with full knowledge and subject to all the laws/notifications and rules applicable to this area in general, WBRERA and group housing project in particular, which have been understood by him/her. It is further understood that the applicant has fully satisfied himself/herself about the interest and the title of BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED in the said land on which the apartments will be/are being constructed.
- B. BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED will not entertain any requests for modification in the internal layouts of the apartments and external facades of the tower.
- C. The expression allotment/agreement wherever used herein shall always mean provisional allotment and will remain so till such time a formal deed of transfer is executed and registered by Bengal Greenfield Housing Development Company Limited.
- D. On/ After the date of possession or deemed date of possession of the apartment the allottee shall be liable to pay BENGAL GREENFIELD on demand all rates, taxes, levies, deposits including security deposits or assessments pertaining to the apartment and common areas proportionately.
- E. It is clarified that the Common Area Maintenance (CAM) Charges shall commence from 45-60 (forty five to sixty) days after the date of offer of Possession letter that is from the deemed date of Possession , regardless of whether the Allottee(s) take such possession or not. Such date shall be considered or referred to as “CAM Commencement Date”.
- F. Complaints, if any, regarding specifications, fittings and fixtures, etc provided in the apartment will be required to be brought to the notice of BENGAL GREENFIELD within 15 days of taking over possession/from the deemed date of possession of the apartment. BENGAL GREENFIELD will not be responsible for any damage caused to the apartment on account of delay in taking over possession and in such event, at the allottees will have to take possession of the apartment on ‘as is where is basis’.
- G. Water supply will be made available as approved by the Competent Authority. The maintenance and the running cost of the deep tube wells/bore-wells would be borne by the Apartment Owners Association / cooperative after the handover of the possession of the flats.
- H. Arrangement for Disposal of the Sanitary, Sewerage through Sewerage Treatment Plant will be made to the nearest off-site facility as per the permission of the local authoritative body.
- I. Internal wiring for Electrification will be provided for each apartment. However, the allottee(s) will have to apply to WBSEDCL individually for obtaining supply of power and the meter for their respective apartment. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to WBSEDCL.
- J. The allottee(s) will be required to execute, a formal agreement for sale and get it registered in such form as may be prescribed by BENGAL GREENFIELD within 30 to 45 days of being required in writing to do so by BENGAL GREENFIELD. Under the existing laws the stamp duty at the applicable rate will be levied on such agreement for sale.

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Applicant's Signature

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Joint Applicant Signature

Such stamp duty shall be payable wholly and exclusively by the allottee(s) along with 50% of legal and documentation charges (if any).

- K. All correspondence will be made with applicants at the address for correspondence on BENGAL GREENFIELD's record initially indicated in the Application Form, unless changed. Any change of address will have to be notified in writing to BENGAL GREENFIELD at its Registered Office and acknowledgement obtained for such change. In case there are joint allottees, all communication shall be sent by **BENGAL GREENFIELD** to the allottee whose name appears first and which shall for all purposes be considered as served on both allottees.
- L. The allottee of an apartment agrees to sign and execute all documents and agreement in the standard form as may be provided by BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED.
- M. It is agreed by the Allottee that the Developer/Promoter shall not make any additions and alteration in the sanctioned plans (unless instructed by the plan sanctioning authority). Provided that the Developer/Promoter may make such minor changes , additions, or alterations due to some practical problems or some planning error or requirement of more parking or for some other minor practical consideration which does not effect the Unit and the common facilities and proper declaration and intimation to the Allottee, and that the Developer/Promoter will be allowed to do such change (if required) and for that the Allottee here by gives his consent.
- N. The Developer/ Promoter states subject to the terms that the Developer /Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws , FAR other norms and provisions prescribed by the Act and shall not have an option to make any variation / alteration/modification in the Unit plan.
- O. The Developer /Promoter at any subsequent period undertake development of a separate Complex on land which might be adjacent but not part of the Housing Complex and in that case the Developer / Promoter may decide to provide for a passage way across this Housing Complex and for this purpose the Developer /Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Apartment Owners of this Housing Complex and their Association. The Developer /Promoter (if needed) may extend the size of the Complex as presently envisaged by causing development of another Project /Phase on land contiguous to the present Complex where upon the Developer /Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means thar rge facilities available in this complex will be available for use to residents of the extended Project / Phase (if any) and similarly the facilities in the extended Project /Phase (if any) shall be available for use by the Owners/Residents /Occupiers of the present project /complex.
- P. Dispute(s), if any, shall be subject to the jurisdiction of courts of law at Kolkata or North 24 Parganas.
- Q. BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED, 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.



24. RESERVED RIGHTS OF THE PROMOTER

- A. The Developer /Promoter will have the liberty to change the the direction of the infrastructure services (if required)
- B. The Developer / Promoter will have free and uninterrupted access for laying of all water and other pipes , electric and other wires, conduits and drains which now are or may hereafter during the term be in through under or over the Premises and /or Building/Block. The Promoter at its own expenses will be entitled to construct further and /or additional floors subject to law permitting the same.

I/WE HAVE READ AND UNDERSTOOD THE ABOVE MENTIONED TERMS AND CONDITIONS AND AGREE TO ABIDE BY THEM. I/WE AGREE THAT THE PROVISIONAL ALLOTMENT OF THE APARTMENT ALLOTTED SHALL ALWAYS BE SUBJECT TO THESE TERMS AND CONDITIONS.

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Applicant's Signature

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Joint Applicant Signature

	<i>DETAILS OF THE APPLICANT</i>	<i>DETAILS OF JOINT APPLICANT (IF ANY)</i>
NAME :		
FATHER's / HUSBAND's NAME :		
DATE OF BIRTH :		
ADDRESS :		
POST OFFICE :		
POLICE STATION :		
OCCUPATION :		
RELIGION :		
MOBILE/Contact no.		
EMAIL ID :		
PAN :		
AADHAAR NO. :		
SIGNATURE		
		
	PHOTO OF THE APPLICANT	PHOTO OF THE JOINT APPLICANT

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Applicant's Signature

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Joint Applicant Signature

ANNEXURE 'A'
PRICE & PAYMENT SCHEDULE

Category of Apartment	Carpet Area Including Balcony Area (Sq Ft.)	Only Apartment Consideration (Rs.)**	Application Money (Rs.)
LIG Flat 1BHK + 1T	350 (31)	1435000/-	50,000/-
	352 (31)	1443200/-	50,000/-
	364 (33)	1492400/-	50,000/-
	375 (33)	1537500/-	50,000/-
	379 (33)	1553900/-	50,000/-
	383(35)	1570300/-	50,000/-

** GST/Taxes extra is applicable

PAYMENT SCHEDULE

<u>Particulars</u>	<u>Due On</u>	<u>Amount Payable on Against Demand Of</u>
Application Fee	On Application	On Application
On Allotment	On Allotment (payable within 30days)	10% of Total Price Part I Consideration – Less Application Money
1 st Installment	On Completion of Ground Floor (payable within 30days)	15% of Total Price Part I Consideration
2 nd Installment	On Completion of 1 st Floor (payable within 30days)	10% of Total Price Part I Consideration
3 rd Installment	On Completion of 2 nd Floor (payable within 30days)	15% of Total Price Part I Consideration
4 th Installment	On Completion of 3 rd Floor (payable within 30days)	10% of Total Price Part I Consideration
5 th Installment	On Completion of Brickwork (payable within 30days)	15% of Total Price Part I Consideration
6 th Installment	On Completion of Plaster /Flooring (payable within 30days)	15% of Total Price Part I Consideration
7 th Installment	On Completion & Possession	10% of Total Price Part I Consideration + 100% of Extra Charges & Deposits of Total Price Part II Consideration

*** **NOTE: Total Price (Part I Consideration) = Unit Price + Car Parking ; Part II Consideration = Other Charges/Extra Charges**

*** GST/Taxes extra as applicable payable all with the above installment payments

*** 50% of the Legal /Documentation charges payable during execution Agreement For Sale along with applicale Registration fees/stamp duty and remaining payable on Possession /Handover/Execution of Deed of Conveyance (whichever is earlier)

*** **Maintenance Security Deposit as** mentioned in the General Terms and Conditions payable on Possession /Handover/Execution of Deed of Conveyance (whichever is earlier)

.....
Applicant's Signature

.....
Joint Applicant Signature

In addition to above, the following other charges will be payable as per Payment Schedule by the Allottees

<u>Sl no.</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>
1.	Generator Charges	25000/- for each Apartment
2.	HT Lines /Transformer Charges	30000/- for each Apartment
3.	Advance Maintenance Charges for 12 years (12 months adjustable and 12 months security deposit)	2.50 per sq ft per month on Carpet Area for each Apartment
4.	Legal Charges	15000/- for each Apartment

- Incidental Charges to be paid extra during registration of the Deed of Conveyance
- GST/Taxes extra as applicable

Disclaimer

Bengal Greenfield 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 Greenfield and the applicant agrees to keep Bengal Greenfield and/or its affiliates, officers, directors, employees, agents, members, servants, saved, harmless and indemnified with regard thereto.

I/We have read and understood the above mentioned terms and conditions and agree to abide by them. I/We agree that the Provisional Allotment of the Apartment allotted shall always be subject to these Terms and Conditions.

Signature of First / Sole Applicant

Place:

Dated:

Signature of Joint Applicant

Applicant's Signature

Joint Applicant Signature

ANNEXURE 'B'
AFFIDAVIT (DECLARATION)

I, Mr/Mrs..... son / daughter of Mr./Mrs.....by
faith by occupation..... aged aboutyears permanently
residing at..... do here by solemnly affirm and state as follows:

1. That , I am a citizen and resident of India, and I am eligible to apply for an apartment by any operation of law.
2. That my/our Monthly Gross Family Income from all sources is Rs...../-(Rupees)only and I shall submit all requisite supporting /documentary proof of my Monthly Family Income as prescribed in the General Terms and Conditions (GTC).
3. That I have applied for a 1BHK LIG Apartment vide Application Number..... in the project "Greenfield City Phase – 2" being developed by Bengal Greenfield Housing Development Company Limited.
4. That I have read and fully understood the terms and conditions in the GTC including the price and payment Schedule therein.
5. That I shall abide by the GTC and also any other terms and conditions which may be prescribed by the Company in future.
6. That if allotted , I shall use and occupy the apartment for residential purpose only.
7. I am interested in Car Parking Space , if yes please tick
8. That I shall sign and execute the necessary documents with respect to allotment of apartment and parking space (if any).
9. That I shall become the member of a Owner's Association or any such body of owners to be formed in accordance with the applicable Acts, Rules and Bye-Laws for maintenance and management of common areas and facilities of the Complex and I shall sign and execute any/all documents /POA in connection with formation of such owners association or the body of owners formed under the applicable Acts, Rules and Bye-Laws and the initial rules/bye-laws of such association /body will be approved by the company.
10. That I will sign on the Agreement for Sale /Deed of Conveyance in respect of the allotted flat/apartment and the same shall be in such form and shall contain such particulars as approved by the company and their solicitors.
11. That in case of being unsuccessful in the Draw of Lots/non-allotment of apartment for any reason whatsoever as stated in the GTC, I shall have no claim against the Company of any nature what so ever.
12. That relying on my statements above , the Company Bengal Greenfield Housing Development Company Limited, may permit me to participate in the Draw of Lots.
13. That all statements made above are true and correct to the best of my knowledge and belief.
14. That in case any of the above statements' details are found to be incorrect /false / misleading at any stage even after allotment , the Company at its sole discretion shall have the right to cancel the application /allotment and take necessary steps as mentioned in the GTC.

Identified by me

Applicant

Advocate

Joint Applicant (if any)

"The affidavit must be notarized by a Notary Public or a 1st Class Magistrate before being submitted on non-judicial stamp paper of not less than Rs.10/-"

.....
Applicant's Signature

.....
Joint Applicant Signature

Developers



BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LTD

A Joint Sector Company with West Bengal Housing Board

HI-TECH CHAMBERS, 84/1B, Topsia Road (S), 7th Floor, Kolkata – 700 046

Phone: 9147310402 / 9147310403

Site

Greenfield City Phase -2 situated at Premises & Holding no. 387,
Netaji Subhas Chandra Bose Road, Ward no. 23, Under Rajpur-Sonarpur Municipality, Mouza Manikpur,
J.L no. 77, Dist South 24 Parganas, P.S-Sonarpur, P.O-Harinavi , Pin 700148



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Disclaimer: This document is not a legal offering. It only describes the intent, purpose and concept of the developer. all the details are subject to change, alteration and modification

Application No.

D	D	M	M	Y	Y	Y	Y



Greenfield City Phase 2

PAY-IN-SLIP (APPLICANT COPY)

Received from Mr./Mrs (In Block Letters).....
 an amount of Rs...../- (Rupees.....)
 as application money by At Par/Local Cheque/Pay Order/Draft No..... Dated..... Drawn on
BankBranch
 For Bengal Greenfield Housing Development Company Ltd.
 Authorized Signatory

Application No.

D	D	M	M	Y	Y	Y	Y



Greenfield City Phase 2

PAY-IN-SLIP (OFFICE COPY)

Received from Mr./Mrs (In Block Letters).....
 an amount of Rs...../- (Rupees.....)
 as application money by At Par/Local Cheque/Pay Order/Draft No..... Dated..... Drawn on
BankBranch
 For Bengal Greenfield Housing Development Company Ltd.
 Authorized Signatory

Application No.

D	D	M	M	Y	Y	Y	Y



Greenfield City Phase 2

PAY-IN-SLIP (FOR DRAW OF LOTS)

Received from Mr./Mrs (In Block Letters).....
 an amount of Rs...../- (Rupees.....)
 as application money by At Par/Local Cheque/Pay Order/Draft No..... Dated..... Drawn on
BankBranch
 For Bengal Greenfield Housing Development Company Ltd.
 Authorized Signatory
