

GENERAL TERMS
&
CONDITIONS



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1. INTRODUCTION

Ambuja Housing And Urban Infrastructure Company Limited (an Ambuja Neotia Group Company) (the "**COMPANY**") is developing a residential project namely, "**UDVITA**" (the "**COMPLEX**") at Premises No. 20, Canal East Road, Manicktala, under the Kolkata Municipal Corporation Ward No. 14, Kolkata- 700067.

2. OFFER

The Complex consists of one building/block having two wings of (G+10+Terrace) & (G+11+Terrace) comprising of a total 150 Nos. of Residential Apartments. Out of which, the **COMPANY** is offering 90 Apartments. The other 60 Apartments with same rights and obligations shall be offered by the land owner and/or its associate(s).

3. NATURE OF RIGHT, TITLE AND INTEREST

- A. The Complex is being developed on a piece of free hold land measuring 6486.04 square meters, be the same a little more or less, situated at Premises No.20, Canal East Road, Manicktala, under the Kolkata Municipal Corporation Ward No.14, Kolkata – 700 067 (the "**LAND**").
- B. The Development referred to above is being undertaken by the Company in terms of a Registered Development Agreement, dated 17th April, 2015 between the Company on the one hand, and Jay Shree Tea and Industries Ltd, having its Registered Office at 10 Camac Street, Kolkata – 700 017, the registered Owner of the Land (hereinafter referred to as "**Jay Shree**") and Kushagra Properties Pvt Ltd, having its Registered Office at 5th Floor, Martin Burn House, at 1 R N Mukherjee Road, Kolkata – 700 001, an associate company of Jay Shree (hereinafter referred to as "**Kushagra**").
- C. The Development Agreement provides that the Company shall own and possess 60% of the total developed and constructed area and Kushagra shall own and possess balance 40% thereof, on delivery of such area to Kushagra by the Company, as requested by Jay Shree.
- D. The site and building plans of the **COMPLEX** have been sanctioned strictly on the basis of the Land owned and in possession of Jay Shree, which is shown in RED border on **Plan-“A”** annexed hereto.

4. WHO CAN APPLY

- A. An **Individual**, i.e. a person of the age of majority (or a minor through legal or natural guardian), whether an Indian citizen or Non Resident Indian Citizen or a Foreign Citizen of Indian Origin, residing either in India or abroad.

Foreign citizen shall be deemed to be of Indian origin if he/she held an Indian passport at any time or he/she or his/her father or grandfather was an Indian citizen by virtue of the Constitution of India or Indian Citizenship Act, 1955 (Citizens of Pakistan, Bangladesh, Afghanistan, Bhutan, Nepal and Sri Lanka shall be deemed to be not of Indian origin).

The Applicant, if resident outside India, shall be solely responsible to



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comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000, and/or all other statutory provisions as laid down and notified by the Government or concerned Statutory Authorities from time to time, including those pertaining to remittance of payment(s) for acquisitions of immovable property in India. The Applicant/ allottee shall also furnish a declaration to the COMPANY, if required, in the prescribed format.

All refund to Non Resident Indian (NRI) and foreign citizen of India Origin shall however be made in Indian Rupee (INR).

- B. **Other Entities**, i.e. a Body Corporate incorporated in India or a Partnership firm or HUF or any other Association of Persons (AOP) recognized as legal entity under any law in India.

In case of joint application, the name appearing as “First Applicant” will be used for all communication by the COMPANY and all communications sent to the First Applicant shall also be deemed to have been sent to all other Applicant(s).

5. APPLICATION PROCEDURE

- A. A person intending to buy an Apartment will have to apply in the prescribed Application Form in original only.
- B. Only one natural/legal person is permitted to apply as Joint Applicant.
- C. It is important that abundant care is taken by the Applicant to go through all the terms and conditions of this GTC before filling in the Application Form.
- D. The duly filled-in and signed Application Forms together with the bank draft/pay order/cheque in favour of “**Ambuja Housing And Urban Infrastructure Company Ltd.**”, payable at Kolkata for the amount of Application Money as mentioned in the Price & Payment Schedule herein should be submitted between 10:00 AM to 06:00 PM on any working day between Monday to Saturday at the Marketing Office of the COMPANY.

6. DOCUMENT CHECK LIST

The Sole/First and Joint Applicants must submit the documents as mentioned in the Document Check List given in the Application Form.

7. ALLOTMENT PROCEDURE/SCHEME

The Allotment of Apartments will be subject to availability and realization of Application Money and will be at the sole and absolute discretion of the COMPANY on “first come first serve basis”.

If Allotment Money is not paid within the due date, the Provisional Allotment and/or Agreement For Sale would stand cancelled without notice to the Allottees, and the Application Money would be refunded after deduction of the Cancellation Charges as mentioned in Clause 8 herein.



8. CANCELLATION OF ALLOTMENT

A. By the Allottee:

- (i) If an Allottee requests for cancellation of allotment before the COMPANY giving “**Notice Of Possession**” (refer Clause 13 herein) to the Allottee, then the Allottee shall be left with no lien, right, title, interest or any other claim of whatsoever nature in the Apartment and the parking space(s) allotted to them.
- (ii) If an Allottee requests for cancellation of allotment after the COMPANY giving “**Notice Of Possession**” to the Allottee, the same shall not be accepted by the COMPANY under any circumstances.

B. By the Company:

If the COMPANY cancels an Allotment due to delay or non-payment of dues or in case of Breach of terms of this GTC (refer Clause 24 herein) by the Allottee, the Allottee shall be left with no lien, right, title, interest or any other claim of whatsoever nature in the Apartment and the parking space(s).

In case of cancellations as described in 8A & 8B above, the COMPANY shall refund the amounts paid by the Allottee (without any interest or compensation) after deducting an aggregate sum of 10% of the consideration of the Apartment and the parking space(s). In case the amount actually paid by the Allottee is less than the 10% of the consideration of the Apartment and the parking space(s), the entire amount shall be forfeited on such cancellation. Applicable Service Tax and the due interest, if any, on account of delay in making payment of installment(s) shall also be deducted on such cancellation (hereinafter referred to as the “**CANCELLATION CHARGE**”).

It is clarified that the COMPANY shall have the first lien and charge on the Apartments for all its dues payable by the Allottees.

The COMPANY shall be free to deal with the Apartment so cancelled, in the manner as it may decide at its sole discretion and the refund as aforesaid will be made only after realizing such amounts on re-sale/re-allotment of the cancelled Apartment.

9. PRICE & PAYMENT SCHEDULE

The Price mentioned in the Price & Payment Schedule is firm and non-negotiable (refer **Annexure-A** hereto).

10. PARKING SPACES

- A. The COMPANY has provided Parking Spaces within the Complex as per the applicable building rules/guidelines.
- B. The Company is offering the following number of Car Parking Spaces.



Type	Type	Independent Car Parking Space*	Inter Dependent Car Parking Space**
Electro Mechanical	Open	NIL	11
	Covered	NIL	9
Surface	Open	28	2
	Covered	14	24

*Independent Car Parking Spaces are those parking spaces which are not dependent on another parking space.

**Inter dependent Car Parking Spaces are those parking spaces which are together with another parking space.

- C. As the numbers of Car Parking Spaces are limited, more than one car parking space may not be allotted against any Apartment.
- D. The consideration and payment plan for exclusive right to use the Parking Spaces is given below:

Category/Type	Consideration Amount (in Rs.)		Payment Plan		
	Open	Covered	Application Money payable with Allotment Money	Payable at the time of allotment of parking space	On or before Possession
Independent Car Parking Space	5,00,000/-	6,00,000/-	40%	50%	10%
Interdependent Car Parking Space	4,00,000/-	4,00,000/-	40%	50%	10%
Two Wheeler	1,00,000/-	1,00,000/-	40%	50%	10%

- E. Car Parking Spaces will be allotted on First Come First Serve basis subject to availability.
- F. Specific Car Parking Number within each category would be allotted through draw of lots.
- G. The number of two wheeler parking spaces will be known to the COMPANY in due course of time and accordingly will be allotted by the COMPANY through a draw of lots in due course.

The right to use parking space does not confer any right of ownership of the space on which such car parking facility is provided.

Each allotted Parking Space will entitle the Allottee to park only one vehicle.

In case of transfer of Apartment, the right to use of the Parking Space shall be automatically transferred along with the Apartment. The right to use of the Parking Space under no circumstances is separately transferable.



In case of allotment of Inter dependent Car Parking space(s), the allottee(s) are required to abide by the rules and regulations as framed by the Interim Maintenance Body/ Association/ Agency to park the vehicle(s) in the allotted car parking space(s).

Un-allotted parking space(s), if any, shall continue to remain the property and in possession of the COMPANY and it shall be the COMPANY's discretion to allot/use such un-allotted Parking Spaces on the terms and conditions as it may deem fit.

11. DELAY IN PAYMENT(S)

It shall be incumbent upon the Allottees to comply with the terms of payment in respect of their Apartments, Parking Spaces and any other sums payable under this GTC.

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

Payment of Allotment Money is required to be made within the due date as mentioned in the Provisional Allotment Letter and/or Agreement For Sale. No extension of time will be allowed for payment of Allotment Money.

Payment of instalment(s) and all other dues shall have to be made within due dates as would be mentioned in the demand notices to be issued from time to time in terms of Price & Payment Schedule as detailed in **Annexure-“A”** hereto.

Part payments will not be accepted after the due dates.

Allottees are liable to pay interest @ 12% per annum on their dues and payables in terms of Provisional Allotment Letter and/or Agreement For Sale, from the date on which the amount falls due upto the date of payment, both days inclusive.

After the due dates, no payment will be accepted by the COMPANY without the payment of applicable interest. Payment of due instalment(s), however, together with interest, will be accepted by the COMPANY only if such payments are made within 2 (two) months of their due date.

Delay in payment of installment(s) and other dues (in terms of the Provisional Allotment Letter and/or Agreement For Sale) beyond 2 (two) months from their respective due dates would make the Allotment liable to be cancelled with a 15 (fifteen) days written notice to the Allottee. In case of such cancellation, the COMPANY shall deduct Cancellation Charges as mentioned in Clause 8 herein above.

12. DIESEL GENERATOR POWER BACKUP

Provision has been made for the installation of Diesel Generator (“**DG**”) for power backup to run the basic facilities at the Complex.

In addition to that, DG back up facility is also being made available for running the basic electrical fittings and appliances in the Apartments.

Every Apartment in the Complex shall be provided with specified DG power load and the onetime charge for the same is given below, which will be payable by the Allottees on or before possession of their Apartment(s):



Type of Apartment	Load (in KW)	One time charges (Rs.)
3 BHK	1	37,500
2 BHK	0.8	30,000

The Allottees will be required to pay DG usage charges on the basis of a suitable mechanism as shall be devised by the COMPANY/the Association/ the Interim Maintenance Body, as the case may be.

13. POSSESSION

The COMPANY shall (subject to Force Majeure) give possession of the Apartments to the Allottees within 31-03-2019, subject to payment by the Allottees of all dues in respect of the allotment.

Physical Possession of the Apartments shall be withheld if all dues are not cleared by the Allottees.

The COMPANY shall give notice ("**Notice of Possession**") to the Allottees regarding the date on and from which the COMPANY will start effecting possession of the Apartments. In the event the Allottees fail or neglect to accept and take over possession of their Apartments within the time as notified in the Notice of Possession, delivery of the Apartments shall be deemed to have been taken by the Allottees on the date indicated in the Notice of Possession. Such date shall be deemed to be the date of possession, irrespective of the date when the Allottee takes physical possession of the Apartment ("**Deemed Date of Possession**").

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

Before taking possession, the Allottee will be given an opportunity to inspect their apartment and defect, if any, shall be duly rectified by the COMPANY in the manner as may be advised by the architects of the COMPANY. However, the possession of the apartment shall be deemed to be handed over on the Deemed Date of Possession irrespective of the time consumed for the rectification, if any.

After taking physical possession or from the Deemed Date of Possession of the Apartments, the Allottees shall not be entitled to put forward any claim against the COMPANY in respect of any item of work in their Apartments, which may be said to have been not carried out or completed.

14. COMPENSATION FOR DELAY IN POSSESSION

If the COMPANY fails to deliver possession of the Apartments as mentioned in Clause 13 above, except in cases where physical delivery has been withheld by the COMPANY on grounds stated elsewhere in this GTC, then, and in such event, the COMPANY shall pay to the Allottee a compensation,



effective from 01-04-2019 till the date of actual possession/Deemed Date of Possession (whichever is earlier) of the Apartments. The rate of Compensation for different types of Apartments is given below:

Apartment Type	Compensation Rs./per month
3 BHK	30,000/-
2 BHK	21,000/-

The Allottees will not be entitled to any Compensation in case an Allottee is in default of payment(s) in terms of their Provisional Allotment Letter and/or have committed any Breach, which have not been rectified within the period as described in this GTC (Refer Clause 24 herein).

15. FORCE MAJEURE

'Force Majeure' shall, inter-alia, mean and include non-availability or irregular availability of essential inputs or water supply or sewerage disposal connection or electric power, slow down or strike by contractor/ construction agencies employed/to be employed, litigation, acts of God, war, civil commotion, acts of any statutory agency or Government, New Acts/laws/rules/regulations/ordinance passed/promulgated by the Central and/or State Govt., any court order, delay caused by any Government/ Statutory Authority(ies) in giving necessary approval(s)/sanction(s) and such other reasons beyond the control of the COMPANY.

16. TRANSFER OF ALLOTMENT AND TRANSFER FEE

At any time before registration of Deed of Transfer in favour of the Allottees, an Allottee may transfer his rights/interest under the Provisional Allotment Letter and/or Agreement For Sale strictly subject to the following conditions:-

A. The Allottee has paid to the COMPANY, a Transfer Fee amounting to 3% of the total consideration both of the Apartment and the right to use the Parking Space(s).

No Transfer Fee shall be payable in case of a transfer to the spouse/ child of the Allottee.

B. The Allottee has paid all amounts due (including interest, if any) under the Allotment upto the date of transfer.

Transfer of Apartment after the COMPANY has executed the Deed of Transfer of the Apartment in favour of the Allottee shall not be governed by this clause.

17. "ZEST" THE RESIDENTS' ACTIVITY CENTRE ("RAC")

The COMPANY proposes to set up a "Residents' Activity Centre" (namely "ZEST") in the Complex. All apartment Owners of the Complex shall become the members of the RAC. The membership of the RAC shall be only in the name of individuals and the onetime charge for RAC will be Rs 65,000/- (Rupees Sixty five thousand) for 3 BHK Apartments & Rs 50,000/- (Rupees Fifty thousand) for 2 BHK Apartments.



One membership of the RAC will entitle the individual, spouse and dependent children to use RAC facilities. The other occupant(s) of apartment(s) may also use the RAC facilities, subject to confirmation from the Allottee(s) and on payment of Additional Annual Subscription Charges as may be decided by the COMPANY in due course of time.

Other Allottee(s) (such as body corporate, AOP etc) will be required to nominate the occupier of the allotted Apartment, who, for all purposes, will be treated as the member of the RAC. The onetime RAC charge shall be appropriated by the Company towards the cost to be incurred for providing the infrastructure facilities and interiors including equipments at the RAC. Surplus or deficit, if any, of such onetime RAC charge will be on account of the Company.

The tenant/lessee/licensee of the Allottee(s) may use the RAC facilities on written confirmation of the Allottee(s) as their tenant/lessee/licensee and on payment of monthly subscription only.

The RAC will form part of common areas and facilities of the Complex and will be handed over to the Owners Association.

The RAC 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.

The rate of annual subscription charge for 3BHK Apartments is Rs. 6000/- and for 2 BHK Apartments is Rs. 4800/- per apartment. This amount is at today's cost and subject to revision annually.

The usage of the RAC by the Allottees/Owners, however, is subject to the payment of subscription charge.

The annual subscription for 2 (two) year shall be payable to the COMPANY or its nominee, at the time of possession. Surplus or deficit, if any, arising out of the operation of the RAC for the period of these 2 (two) years shall be to the account of the COMPANY.

Some of the facilities at the RAC shall be available to the members, subject to payment of the annual subscription, while other facilities will be available on "pay and use" basis over and above the annual subscription charges.

Detailed terms and conditions of RAC membership, different charges and rules and regulations governing the usage of the RAC will be formulated and circulated to all the members in due course, which will be binding on all the members of RAC.

In case the Apartment is transferred, the membership of RAC will automatically stand transferred to the transferee of the Apartment and the transferor will cease to be member of the RAC.

18. DOCUMENTATION

- A. It will be obligatory on the part of the Allottees to execute a formal Agreement For Sale in such form as may be specifically prescribed by



the COMPANY/ under applicable law(s). The Allottees shall execute the same within 15 days of being notified in writing by the COMPANY. The Agreement For Sale is required to be registered and the Allottees shall have to pay the applicable stamp duty and registration charges under the law. In case of non compliance in execution of Agreement For Sale and registration thereof within the specified time period, the Allotment/Agreement For Sale is liable to be cancelled without any further reference to the Allottee and the Cancellation Charges as stated in clause 8 herein above shall be liable to be deducted.

- B. It will be obligatory on the part of the Allottees, on being requested by the Company, to execute and register the Deed of Transfer of the Apartments. The Deed of Transfer for the Apartments will be drafted by the Solicitors / Advocates of the COMPANY and shall be in such form and contain such particulars as approved by the COMPANY. No request for any changes, whatsoever, in the Deed of Transfer will be entertained. If the Allottees fail to get their Deeds of Transfer executed and registered, then, and in that event, the Allottees will be liable to pay the interest/penalty, if any, levied by the Govt. authority (ies) on the stamp duty and registration fees payable for registration of the Deeds of Transfer with respect to their Apartments. The Allottees will be required to pay, on demand, to the COMPANY or to the concerned authorities, as may be so decided by the COMPANY, the applicable stamp duty & registration charges the Deed of Transfer of their respective Apartments.
- C. Each Allottees will also be required to pay to the COMPANY, "Documentation Charges" being a sum equivalent to 0.50% of the total consideration of the Apartments and the consideration of right to use the Parking Space(s).

19. COMMON AREAS AND FACILITIES

- A. The maintenance of the Common Areas and Facilities of the Complex shall be handed over to the Owners' Association upon formation of such association by the Apartment owners of the Complex (the "**Owners' Association**").

The Allottees are required to complete the formalities of becoming members of such Owners' Association and also to comply with the Rules and Bye-laws of the Association.

The COMPANY, as prescribed under the applicable law(s), shall at an appropriate time (but not later than 2 years from the Deemed Date of Possession of the Apartments) notify the Allottees regarding formation of the Owners' Association of Complex so as to enable them to constitute/form such Owners' Association under the applicable law(s). The Allottees shall as and when required by the COMPANY, will provide the specific power of attorney in favour of the COMPANY for taking necessary steps for formation of Owners' Association in respect of the Complex.



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The COMPANY shall by itself or through its nominated agency maintain the Common Areas and Facilities of the Complex upto a maximum period of 2 (Two) years from the Deemed Date Of Possession of Apartments. This period shall be referred to as “**Interim Maintenance Period**”. For the Interim Maintenance Period, the Allottees shall be required to pay to the COMPANY on or before taking possession of their Apartments, a maintenance charges for one year @ Rs. 2.50 per sq. ft. per month of the Standard Built up Area of their Apartments and shall be referred to as the “**Interim Maintenance Charge**”. This amount is fixed at today’s cost and subject to revision from time to time.

Any surplus/ deficit arising out of maintenance of Common Areas and Facilities for the Interim Maintenance Period shall be to the account of the COMPANY.

The COMPANY shall, before expiry of the Interim Maintenance Period, endeavour to hand over maintenance and management of Common Areas and Facilities to the Owners Association to be formed by the Allottees as aforesaid, which shall thereafter be responsible for maintenance thereof.

In the event of such Association as aforesaid could not be formed by the Allottees, then, the responsibility of maintenance of Common Areas and Facilities may be handed over by the COMPANY to an interim body to be formed from amongst the resident Allottees of Apartments or to a group of Allottees, who would take over the maintenance & management of the Common Area and Facilities on behalf of themselves and also on behalf of all other Allottees of the other Apartments within the Complex (the “**Interim Maintenance Body**”).

- B. The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas and Facilities of Complex shall initially be framed by the COMPANY and later by the Owners’ Association or the Interim Maintenance Body, as the case may be, with such restrictions as may be necessary for proper maintenance and such rules/bye-laws shall always be framed subject to the following restrictions:
- (i) **Air Conditioning:** Suitable space for keeping outdoor units of the AC system given for each Apartment and also the route to take refrigerant piping, which the Allottee shall have to strictly follow while installing their AC units.
No puncturing of window/ wall to install A.C units will be permitted
 - (i) **Balconies/Terrace:**
 - (a) Every Apartment in the Complex has balcony. Drying of clothes etc. shall have to done by the Allottees in such a manner that it does not disturb the aesthetics of the Building/ block and should not in any manner be visible from the open areas of the Complex.
 - (b) The balconies in the Apartments will always remain to



be balcony and no glazing/grill/cover will be permitted in the balconies so as to enclose the space or to disturb the aesthetics of the Building/Complex. No interference to the elevation/ façade of the Building/ Block will be permitted. The design intent of the architects will be required to be maintained by the Allottees.

- C. **INSURANCE:** Under the relevant laws in case the COMPANY is required to take insurance of the Complex in a prescribed manner for a prescribed insurable value and for a prescribed period (subject to availability of such insurance cover), then, and in such event, the Allottees will be required to contribute (proportionately on the basis of the Standard Built Up Area of their respective Apartments, as may be so decided by the COMPANY) for payment of insurance premium for taking such insurance policy by the COMPANY.
- D. **TELECOM CONNECTIVITY:** The COMPANY, at its discretion may provide connectivity of various telecom/ high speed broadband/ other similar telecom and IT facilities to the Complex and/or may enter into agreement/contract (on such terms and conditions and for such period as the COMPANY shall decide) with various service providers for providing these services and/or for the purpose for putting up installations to provide such services in certain specified spaces (both open or covered or both) earmarked/ demarcated by the COMPANY within the Complex and which would be declared to be common facilities by the COMPANY. These contracts/ agreements, if any, entered into by the COMPANY shall be honoured and/or continued with for the period of validity of these contracts/agreements collectively by the apartment owners, who will take over the maintenance and management of Common Areas & Facilities of the Complex and thereafter, it may be renewed on terms and conditions as may be decided by the Owners' Association.
- E. **MAINTENANCE & OTHER SECURITY DEPOSITS**

The Allottees, on or before possession, shall deposit an amount equivalent to 2 (two) year maintenance charge @ Rs. 2.50 per sq. ft. per month of the Standard Built up area of their Apartment (the "**Maintenance Security Deposit**"). So long as the Company maintains the Common Areas & Facilities of the Complex, the COMPANY reserves the right to utilize this deposit to adjust any recoverable dues from the Allottees. The deposit, after adjustment/ recovery of dues will be transferred/ handed over by the COMPANY (without interest) to the Owners Association or the Interim Maintenance Body at the time of handing over the maintenance and management of the Complex.

- (i) The COMPANY shall guide the Allottees to obtain electricity meters with respect to their Apartments from CESC/ any other electricity supply agency. The Allottees shall be required to fill in the requisite forms and pay the applicable security deposit



and charges to CESC/ any other electricity supply agency. The Allottee shall pay the electricity bill pertaining to their Apartments directly to CESC/ any other electricity supply agency.

- (ii) In case CESC/ any other electricity supply agency decides not to provide individual meters to the Allottees and make provision for a High Tension supply or Bulk supply, the COMPANY shall provide sub-meters to the Allottees upon payment by them of the proportionate Security Deposit payable to CESC/ any other electricity supply agency for such connection. The exact amount payable will be intimated to the Allottees at appropriate time before possession. This Security Deposit would be subject to revision and replenishment as may be so decided by CESC/ any other electricity supply agency from time to time and the Allottees shall, at all times be liable to proportionately pay such revision/ replenishment to CESC/ any other electricity supply agency, as per the norms of CESC/ any other electricity supply agency. In such a case the Allottees may be required to enter into a separate agreement with the COMPANY for supply of electricity through sub meters. The Allottee shall pay within the due dates, the electricity charges (on the basis of their consummation recorded in the individual meters installed by the COMPANY plus proportionate charges for transmission & distribution loss of electricity) to the COMPANY/the Interim Maintenance Body/ Association, as the case may be, on the basis of a suitable mechanism as shall be devised by the COMPANY/the Interim Maintenance Body/the Association, as the case may be.

F. DEFAULT IN PAYMENTS OF USAGE CHARGES OF COMMON FACILITIES

So long as the Company maintains the Common Areas & Facilities, failure to pay Maintenance Charges, Electricity Charges, DG usage Charges, and Membership Subscription of the RAC within due dates may result in withdrawal/ restrictions/ disconnections/discontinuation of the respective common services to the Allottees and will make the Allottees liable to pay interest at 12% per annum on the outstanding dues for the period of the delay, calculated from the due date till the date of actual payment.

20. TAXES

- (i) All prices, rates, fees and charges etc. mentioned in this GTC are 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/ Allottees/ Owners, as the case may be.
- (ii) The Allottees will be liable to pay/reimburse the Income Tax liability that may arise on the COMPANY on account of operation of Section 43CA of the Income Tax Act, 1961 on the amount of difference between the allotted price of the property (as mentioned the Provisional



Allotment Letter and/or Agreement For Sale) and the “market value” of the property as would be assessed by the concerned registrar of assurances.

- (iii) Under the Income-tax Act and/or the rules framed thereunder, in case the consideration/price/premium of any Apartment is more than Rs.50 lakhs, then, and in such event, the Allottee of such Apartment shall be required to deduct tax from the payment to be made to the COMPANY at the applicable rates as prescribed in the Act and/or the rules and shall also be required to deposit the tax so deducted with such authority and in such manner as may be so prescribed and the Allottee will also be under obligation to give the COMPANY the certificate for the amount of tax so deducted and deposited by the Allottee in such form and in such manner and containing such particulars as may be prescribed under the Income-tax Act and/or the rules framed thereunder.

21. CORRESPONDENCE

All correspondences will be done with Allottee(s) at the **address** and/or on the **e-mail ID** initially indicated in the Application Form. Any change of **address/e-mail ID** will have to be notified in writing to the COMPANY at its Marketing Office(s) and acknowledgement obtained for such change. In case there is a Joint Allottee, all communication shall be sent by the COMPANY to the First Allottee and which shall for all purposes be considered as served on both the Allottees. In case the **address/e-mail ID** if changed is not updated to the COMPANY, then, any notice sent on the **address/e-mail ID** available with the COMPANY shall be deemed to have been served on the both Allottees.

22. GENERAL

- A. It is understood that the Applicants have applied for the Allotment of residential Apartment(s) with full knowledge and understanding of the prevailing law(s)/notification(s) and rules applicable to the Project. It is further understood that the Applicants have fully satisfied themselves about the right, title and/or interest of the COMPANY in the Project Land on which the Complex is being constructed.
- B. It is understood by the Applicants that the Apartment in the Complex are meant for residential purposes only.
- C. The Allottees shall from time to time sign all applications, papers, documents, maintenance agreement, electricity agreement and other relevant document(s), as required in pursuance to their allotment, and to do all acts, deeds and things as the COMPANY may require to do in the interest of the Apartment owners. In case of Joint Allottee, any document signed/accepted/acknowledged by any one of the Allottees shall be binding upon the other Allottees of the that particular Apartment.
- D. An Allottee shall, in common with Allottees of other 149 apartments in the Complex shall have the right to use Common Areas, which will



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include the Common Areas of the building/block and also land on which the Complex is situated together with all easements, rights and appurtenances thereto. The Common Areas, however, would not include areas in exclusive possession of any Allottee or any Limited Common Areas as reserved for exclusive use of specified apartments or such areas which are intended to be handed over to the local authority or to the Public Service Agency (ies).

- E. The expression “**Allotment**” wherever used in this GTC shall always mean ‘Provisional Allotment and/or Agreement For Sale’, as the case may be, and will remain so till such time a formal Deed of Transfer is executed and registered in favour of the Allottees for their respective Apartment(s).

The Provisional Allotment, however, shall be subject to timely payment of all dues to the COMPANY.

- F. The expression “**Standard Built up Area**” wherever used in the GTC shall mean the built up area of the Apartment plus proportionate share and/or interest in the constructed Common Areas within the Complex and the expression “**Carpet Area**” wherever used in the GTC shall mean the net usable floor area of the Apartment, excluding area covered by the external walls, service shafts, exclusive balcony or verandah area and exclusive open terrace area but includes area covered by the internal partition walls of the Apartments
- G. In case any allottee opts for housing loan against the allotted unit, the COMPANY and/or the Owner shall render all necessary assistance to the allottee to get the loan from the bank and issue ‘No Objection Certificate’ in the COMPANY’s format.
- H. The COMPANY/Owner, as the case may be, reserves the right to create charge on the Complex for obtaining development or other finance. However, on or before handing over of possession and/or before the execution of the Deed of Transfer, the Apartments will be freed from all such charge/ encumbrances.
- I. The layout, landscaping, pathways, connectors and building plans as shown in the accompanying brochures are tentative and are subject to variation, additions, alterations, deletions and/or modifications therein as it may, deem appropriate and fit and/or as may be directed and approved by any competent authority(ies).
- J. Due to operation of any law or any statutory order, if a portion of the entire scheme is discontinued or truncated, then, the Allottee(s) affected by such discontinuation or truncation will have no right of compensation from the COMPANY. The COMPANY will, however, refund all the money received from such Allottee(s) without any interest.



- K. Roof will mean the ultimate general roof of the building as indicated on the roof plan of building/block. The COMPANY or its associate or group COMPANY will have the right in perpetuity, free of any charges, for putting up signage and hoardings including neon sign of its name or the name of its segment or affiliates, as well as their products, on the roof and on the identified wall surfaces within the lobby of the building/ block of the Complex. However, all the maintenance cost of such display/signage will be on the account of the COMPANY.
- L. On and from the Deemed Date of Possession, each Allottee shall be required to pay all applicable rates and taxes payable to the municipal body and/or other authorities wholly in respect of their Apartment(s) and proportionately in respect of the Common Areas and Facilities of their building/block and the Complex.
- M. The COMPANY will not entertain any request for modification in the internal layouts, fittings, floorings etc. of the Apartment(s), in the Complex.
- N. Water supply will be made available from deep tube wells or any other available source as may be permitted by the concerned authorities.
- O. The terms and conditions contained herein shall form part of application by the Applicants and all Allotments shall be strictly subject to these terms and conditions. The contents of the accompanying brochures, leaflets and inserts except the Application Form, are not legal documents and are for information only, and all the designs, measurements, specifications mentioned and stated therein are *tentative*.
- P. The Allottees must quote their Apartment number as printed in the Provisional Allotment Letter, in all future correspondences.
- Q. The Allottees/Owners, before leasing their Apartments shall have to take a "No Dues Certificate" from the COMPANY/ the Owners' Association/ the Interim Maintenance Body, as the case may be. Further, the Allottees/Owners, subject to provisions of the applicable law/rules, in order to entitle their lessee/tenant to enjoy the common facilities shall have to ensure regular payment of maintenance charges to the COMPANY/ the Owners' Association/ the Interim Maintenance Body, either by them or through their lessee.

In case the Allottees/Owners, sales their Apartments, the new owner shall be entitled to use and enjoy the common facilities, subject to the new owner taking a "No Dues Certificate", from the COMPANY/ the Owners' Association/Interim Maintenance Body, as the case may be. Further, the Allottees/Owners shall also ensure that the new owner becomes a member of the Owners' Association/ Interim



Maintenance Body and pays the Maintenance Security Deposits and their contribution towards the Maintenance Corpus Fund to the COMPANY / the Owners' Association /the Interim Maintenance Body, as the case may be.

- R. The terms used or appearing in the GTC in singular shall also be construed to be applicable for plural number and the words appearing in masculine gender shall also be construed as feminine gender wherever the context requires.

23. DISCLAIMER FOR SHOW/MODEL RESIDENTIAL APARTMENT

- A. The COMPANY may create show/model Apartments in the Complex during the course of their construction of the Project. The Applicants/ Allottees agree and understand that all standard fitting and dimension of the show/model residential apartment(s) may vary as to its make, colour, shade, shape and appearance from the ones provided in the actual Apartment agreed to be constructed and shall not put any claim for any such variation.
- B. Interiors: The Applicants/Allottees agree and understand that the interiors, furniture, kitchenette and fixtures in the sample/model/ show residential apartment(s) are provided only to present a visual and physical impression of a furnished residential apartment as per the advice of the architect/interior designer, it only provides a representative idea of one of the options as to how the apartment may be used by the Allottees and hence these are only indicative. The COMPANY shall not be held responsible with respect to any such claim made by the Allottees.

24. BREACH

An Allottee shall be treated to have committed a breach and/or default, in case it fails to observe/comply with any term, covenant and obligation contained in this GTC, which could not be cured within 30 (thirty) days of receipt of a written notice issued by the COMPANY to cure such breach/default.

In case of such breach/default, the COMPANY shall have the right to cancel the Allotment and such cancellation shall attract the provisions as mentioned in Clause 8 above.

25. APPLICABLE LAWS

In case any laws/rules/regulations enacted/enforced in future by any Government or statutory authority, which is made applicable on the Allotment, then, in that event all/any of the terms and conditions of the



allotment may be modified and amended by the COMPANY in conformity with applicable laws/rules/regulations so enacted/enforced.

26. JURISDICTION AND ARBITRATION

- A. The acceptance of Provisional Allotment Letter by the Allottee shall be subject to these terms and conditions and shall be binding on the Allottee. The legal relationship between the Allottee and the COMPANY shall be governed by the laws of India
- B. All disputes or differences relating or arising out of or in connection with the Provisional Allotment read with the terms and conditions contained herein, shall be mutually discussed and settled between the parties.
- C. Disputes which cannot be settled amicably shall be finally decided and resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act 1996 and any subsequent amendments thereto. The matters requiring arbitration will be referred to a sole arbitrator to be appointed by the COMPANY at Kolkata only. The proceedings of the arbitration shall be conducted in English and shall be construed as a domestic arbitration under the applicable laws.
- D. All disputes/issues arising out of this GTC will be subject to the exclusive jurisdiction of Courts at Kolkata.

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(S) SHALL BE SUBJECT TO THESE TERMS AND CONDITIONS.

SIGNATURE OF THE ALLOTTEE		SIGNATURE OF JOINT ALLOTTEE
PLACE :		PLACE:
DATE :		DATE:



MANICKTALA

Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)

Wing A

Udvita : Payment Plan

Floor	Type	SBUA (Sq Ft)	Open Terrace (Sq Ft)	Rate SBUA (Rs per Sqft)	Rate Open Terrace (Rs per Sqft)	Total Sale Value (Rs)	Application Money (Rs)	Alignment Money # (Rs)	On Completion Of Piling (Rs)	On Completion Of 2nd Floor Roof (Rs)	On Completion Of 5th Floor Roof (Rs)	On Completion Of 8th Floor Roof (Rs)	On Completion Of Roof Casting (Rs)	4 Months from Roof Casting (Rs)	8 Months from Roof Casting (Rs)	On or Before Possession (Rs)	
2nd	1	1,435	-	5,000	1,667	7,175,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	421,531	
	2	1,435	-	5,000	1,667	7,175,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	421,531	
	3	1,007	-	5,000	1,667	5,035,000	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	131,531	
	4	1,007	-	5,000	1,667	5,035,000	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	131,531	
	5	1,435	-	5,000	1,667	7,175,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	421,531	
	6	1,435	447	5,000	1,667	7,920,149	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	1,166,680
	7	1,021	-	5,000	1,667	5,105,000	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	201,531	
	8	1,021	-	5,000	1,667	5,105,000	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	201,531	
5th	1	1,435	-	5,075	1,692	7,282,625	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	529,156	
	2	1,435	-	5,075	1,692	7,282,625	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	529,156	
	3	1,007	-	5,075	1,692	5,110,525	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	207,056	
	4	1,007	-	5,075	1,692	5,110,525	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	207,056	
	5	1,435	-	5,075	1,692	7,282,625	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	529,156	
	6	1,435	-	5,075	1,692	7,282,625	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	529,156	
	7	1,021	-	5,075	1,692	5,181,575	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	278,106	
	8	1,021	-	5,075	1,692	5,181,575	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	278,106	
7th	1	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906	
	2	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906	
	3	1,007	-	5,125	1,709	5,160,875	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	257,406	
	4	1,007	-	5,125	1,709	5,160,875	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	257,406	



Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)
Wing A
Udviita : Payment Plan

Floor	Type	SBUA (Sq Ft)	Open Terrace (Sq Ft)	Rate SBUA (Rs per Sqft)	Rate Open Terrace (Rs per Sqft)	Total Sale Value (Rs)	Application Money (Rs)	Alignment Money # (Rs)	On Completion Of Piling (Rs)	On Completion Of 2nd Floor (Rs)	On Completion Of 5th Floor (Rs)	On Completion Of 8th Floor (Rs)	On Completion Of Roof Casting (Rs)	4 Months from Roof Casting (Rs)	8 Months from Roof Casting (Rs)	On or Before Possession (Rs)
7th	5	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	6	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	7	1,021	-	5,125	1,709	5,232,625	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	329,156
	8	1,021	-	5,125	1,709	5,232,625	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	329,156
9th	1	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,656
	2	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,656
	3	1,007	-	5,175	1,725	5,211,225	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	307,756
	4	1,007	-	5,175	1,725	5,211,225	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	307,756
10th	5	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,656
	6	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,656
	7	1,021	-	5,175	1,725	5,283,675	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	380,206
	8	1,021	-	5,175	1,725	5,283,675	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	380,206
	1	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531
	2	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531
	3	1,007	-	5,200	1,734	5,236,400	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	332,931
	4	1,007	-	5,200	1,734	5,236,400	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	332,931
	5	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531
	6	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531
	7	1,021	-	5,200	1,734	5,309,200	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	405,731
	8	1,021	-	5,200	1,734	5,309,200	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	405,731

Amount payable within 45 days from the date of provisional Allotment

Note-a) For corresponding carpet area of respective apartments please refer the Brochure

b) Taxes extra as per Clause 20 of GTC



MANICKTALA

Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)
Wing B
Udvita : Payment Plan

Floor	Type	SBUA (Sq Ft)	Open Terrace (Sq Ft)	Rate SBUA (Rs per Sqft)	Rate Open Terrace (Rs per Sqft)	Total Sale Value (Rs)	Application Money (Rs)	Alignment Money # (Rs)	On Completion Of Piling (Rs)	On Completion Of 1 st Floor (Rs)	On Completion Of 2 nd Floor (Rs)	On Completion Of 5 th Floor (Rs)	On Completion Of 8 th Floor (Rs)	On Completion Of Roof Casting (Rs)	4 Months from Roof Casting (Rs)	8 Months from Roof Casting (Rs)	On or Before Possession (Rs)
1 st	1	1,435	-	4,975	1,659	7,139,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	385,656
	2	1,435	-	4,975	1,659	7,139,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	385,656
	3	1,016	-	4,975	1,659	5,054,600	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	151,131
	4	1,016	-	4,975	1,659	5,054,600	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	151,131
	5	1,435	-	4,975	1,659	7,139,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	385,656
	6	1,435	-	4,975	1,659	7,139,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	385,656
	7	1,011	-	4,975	1,659	5,029,725	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	126,256
	8	1,011	-	4,975	1,659	5,029,725	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	126,256
3 rd	1	1,435	-	5,025	1,675	7,210,875	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	457,406
	2	1,435	-	5,025	1,675	7,210,875	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	457,406
	3	1,016	-	5,025	1,675	5,105,400	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	201,931
	4	1,016	-	5,025	1,675	5,105,400	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	201,931
	5	1,435	-	5,025	1,675	7,210,875	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	457,406
	6	1,435	-	5,025	1,675	7,210,875	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	457,406
	7	1,011	-	5,025	1,675	5,080,275	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	176,806
	8	1,011	-	5,025	1,675	5,080,275	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	176,806
6 th	1	1,435	-	5,100	1,700	7,318,500	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	585,031
	2	1,435	-	5,100	1,700	7,318,500	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	585,031
	3	1,016	-	5,100	1,700	5,181,600	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	278,131
	4	1,016	-	5,100	1,700	5,181,600	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	278,131
	5	1,435	-	5,100	1,700	7,318,500	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	585,031
	6	1,435	-	5,100	1,700	7,318,500	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	585,031
	7	1,011	-	5,100	1,700	5,156,100	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	252,631
	8	1,011	-	5,100	1,700	5,156,100	478,469	575,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	252,631



Price & Payment Schedule (Please refer Clause 9 of General Terms & Conditions)

Wing B

Udviata : Payment Plan

Floor	Type	SBUA (Sq Ft)	Open Terrace (Sq Ft)	Rate SBUA (Rs per Sqft)	Rate Open Terrace (Rs per Sqft)	Total Sale Value (Rs)	Application Money (Rs)	Allotment Money # (Rs)	On Completion Of Piling (Rs)	On Completion Of 2nd Floor Roof (Rs)	On Completion Of 5th Floor Roof (Rs)	On Completion Of 8th Floor Roof (Rs)	On Completion Of Roof Casting (Rs)	4 Months from Roof Casting (Rs)	8 Months from Roof Casting (Rs)	On or Before Possession (Rs)
7th	1	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	2	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	3	1,016	-	5,125	1,709	5,207,000	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	303,531
	4	1,016	-	5,125	1,709	5,207,000	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	303,531
	5	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	6	1,435	-	5,125	1,709	7,354,375	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	600,906
	7	1,011	-	5,125	1,709	5,181,375	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	277,906
	8	1,011	-	5,125	1,709	5,181,375	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	277,906
8th	1	1,435	-	5,150	1,717	7,390,250	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	636,781
	2	1,435	-	5,150	1,717	7,390,250	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	636,781
	3	1,016	-	5,150	1,717	5,232,400	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	328,931
	4	1,016	-	5,150	1,717	5,232,400	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	328,931
	5	1,435	-	5,150	1,717	7,390,250	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	636,781
	6	1,435	-	5,150	1,717	7,390,250	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	636,781
	7	1,011	-	5,150	1,717	5,006,650	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	303,181
	8	1,011	-	5,150	1,717	5,006,650	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	303,181
9th	1	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,666
	2	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,666
	3	1,016	-	5,175	1,725	5,257,800	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	364,331
	4	1,016	-	5,175	1,725	5,257,800	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	364,331
	5	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,666
	6	1,435	-	5,175	1,725	7,426,125	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	672,666
10th	7	1,011	-	5,175	1,725	5,231,925	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	328,456
	8	1,011	-	5,175	1,725	5,231,925	478,469	5,75,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	328,456
	1	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531
	2	1,435	-	5,200	1,734	7,462,000	478,469	1,025,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	708,531

Amount payable within 45 days from the date of provisional allotment

Note-a) For corresponding carpet area of respective apartments please refer the Brochure

b) Taxes extra as per Clause 20 of GTC



MANICKTALA

A joint initiative of

AmbujaNeotia

Ambuja Housing and Urban Infrastructure Company Limited
(an Ambuja Neotia Group company)



B K BIRLA GROUP OF COMPANIES

Kushagra Properties Private Limited
(an associate company of
Jay Shree Tea & Industries Limited
B K Birla Group of Companies)



MANICKTALA