

Apartment No.

GENERAL TERMS & CONDITIONS



SINTHEE MORE
PHASE II



SINTHEE MORE

1. INTRODUCTION

- A. M/s Square Four Housing & Infrastructure Development Private Limited (formerly known as M/s Overflow Trade Link Private Limited), having its registered office at 238 A, AJC Bose Road, 2nd Floor, Suite #2B, Kolkata - 700020 (the “**OWNER**”) is developing a residential project namely, “**UDDIPA**” (the “**COMPLEX**”), at Premises No. 1, Kashinath Dutta Road, Baranagar, under Ward No - 25 of Baranagar Municipality, Kolkata - 700036.
- B. The Complex shall consist of 3 (three) towers/blocks each having B+G+20 floors (Basement + Ground + Twenty upper Floors) and total 360 nos. residential apartments.

2. OFFER

In **Phase-II**, the Owner is offering **120** nos. of residential apartments situated in Tower-2 namely, Dwitiya.

3. NATURE OF RIGHT, TITLE AND INTEREST

The Complex is being developed on a piece of free hold land measuring 9696.94 sqm, be the same a little more or less, which is owned by M/s Square Four Housing & Infrastructure Development Private Limited and situated at Premises No.1, Kashinath Dutta Road, Baranagar, under Ward No. 25 of Baranagar Municipality (the “**LAND**”), which is shown in RED border on **Plan-“A”** annexed hereto. Out of the total Land, an area of 814.19 sqm at the frontage abutting the Kashinath Dutta Road demarcated in Blue shade on **Plan –“A”** is intended to be used for road widening/ beautification in due course.

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 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 Owner, 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 OWNER 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 **"Uddipa Escrow A/c"**, 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 6:00 PM on any working day between Monday to Saturday at the Marketing Office of the OWNER.

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 OWNER 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 OWNER 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 him/her/them.
- (ii) If an Allottee requests for cancellation of allotment after the OWNER giving **"Notice Of Possession"** to the Allottee, the same shall not be accepted by the OWNER under any circumstances.

B. By the OWNER

If the OWNER 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 OWNER 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 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 OWNER shall have the first lien and charge on the Apartments for all its dues payable by the Allottees.



The OWNER 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 OWNER has provided Parking Spaces within the Complex as per the applicable building rules/guidelines.

B. The OWNER is offering 120 (One hundred twenty) nos. car parking spaces in Phase II as mentioned below.

Type	Number Of Parking Space
Open	30
Mechanical Open	29
Covered Basement	57
Covered Ground	04

C. The consideration and payment plan for exclusive right to use the Parking Spaces is given below:

Type	Consideration Amount (₹)	Application Money (Payable with Allotment Money) (₹)	Payable On or before Possession (₹)
Open Car Parking	4,50,000	2,25,000	2,25,000
Mechanical Open Car Parking	4,00,000	2,00,000	2,00,000
Covered Car Parking	5,00,000	2,50,000	2,50,000
Two Wheeler Parking	1,00,000	50,000	50,000

D. Car Parking Spaces will be allotted on First Come First Serve basis subject to availability.

E. The number of two wheeler parking spaces will be known to the OWNER in due course of time and accordingly will be allotted by the OWNER 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 Mechanical 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 OWNER



SINTHEE MORE

and it shall be the OWNER'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 all 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 @ 10% 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 OWNER without the payment of applicable interest. Payment of due instalment(s), however, together with interest, will be accepted by the OWNER 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 OWNER shall deduct Cancellation Charges as mentioned in Clause 8 herein above.

12. DIESEL GENERATOR (DG) POWER BACKUP

Provision has been made for the installation of DG for power backup to run the basic facilities at the Complex.

In addition to that, DG back up power is also being made available for every apartment.

The allocated DG load and charges of the same for different types of Apartments are 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 (₹)
3 BHK	1	30,000/-
2 BHK	0.8	25,000/-

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

13. POSSESSION

The OWNER shall (subject to Force Majeure) give possession of the Apartments to the Allottees within 31-12-2021, subject to payment by the Allottees of all dues in respect of their allotted Apartments.

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



The OWNER shall give notice ("**Notice of Possession**") to the Allottees regarding the date on and from which the OWNER 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 OWNER 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 OWNER in the manner as may be advised by the architects of the OWNER. 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 OWNER 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 OWNER fails to deliver possession of the Apartments as mentioned in Clause 13 above, except in cases where physical delivery has been withheld by the OWNER on grounds stated elsewhere in this GTC, then, and in such event, the OWNER shall pay to the Allottee a compensation at the prevailing rate of State Bank of India (SBI) one year Marginal cost of funds based lending rate (MCLR) (current rate is 8.25%) effective from the expiry of the period as mentioned in Clause 13 herein till the date of actual possession/ Deemed Date of Possession of the Apartments (whichever is earlier).

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 OWNER.

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



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

The OWNER 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 only) for 3 BHK Apartments and Rs. 50,000/- (Rupees fifty thousand only) for 2 BHK Apartments. The onetime RAC charge shall be appropriated by the OWNER 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 OWNER.

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 OWNER in due course of time.

Other Allottee(s) (such as body corporate, AOP etc) will be required to nominate the occupier of their allotted Apartment, who, for all purposes, will be treated as the member of the RAC.

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 OWNER 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 & 2 BHK Apartments is Rs. 6000/- per apartment. This amount is at today's cost and subject to revision from time to time.

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 OWNER 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 OWNER.

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 OWNER/ under applicable law(s). The Allottees shall execute the same within 15 days of being notified in writing by the OWNER. 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 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 OWNER, 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 OWNER and shall be in such form and contain such particulars as approved by the OWNER. 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.

- C. Each Allottee will also be required to pay to the OWNER, "Documentation Charges" being a sum equivalent to 0.25% of the total consideration of the Apartments and the consideration of right to use the Parking Space(s) as specified in the Price & Payment Schedule.

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 OWNER, 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 OWNER, will provide the specific power of attorney in favour of the OWNER for taking necessary steps for formation of Owners' Association in respect of the Complex.

The OWNER 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 OWNER on or before taking possession of their Apartments, a maintenance charges for one year @ Rs. 3/- per sq. ft. per month of the Standard Built up Area of their Apartments and shall be referred to as the "**Interim Maintenance Charge**".

The above rate of Interim Maintenance Charges is based on the prevailing rate of Consumer Price Index (**CPI**) (published by the Reserve Bank of India) as in December, 2016. It is clarified that in case of any revision of the CPI, the Owner shall be at liberty to suitably revise the maintenance charges which will be paid by the Allottees to the Owner without any demur and delay.

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

The OWNER 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 OWNER 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 OWNER and later on 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 is 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.

(ii) **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/Block/Complex. No interference to the elevation/ façade of the Building/Block/Complex 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 OWNER 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 OWNER) for payment of insurance premium for taking such insurance policy by the OWNER.

- D. **TELECOM CONNECTIVITY:** The OWNER, 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 OWNER 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 OWNER within the Complex and which would be declared to be common facilities by the OWNER. These contracts/ agreements, if any, entered into by the OWNER 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. 3/- per sq. ft. per month of the Standard Built up area of their Apartment (the "**Maintenance Security Deposit**"). So long as the OWNER maintains or causes to maintain the Common Areas & Facilities of the Complex, the OWNER 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 OWNER (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 OWNER 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 OWNER 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 OWNER for supply of electricity through sub meters. The Allottee shall pay within the due dates, the electricity charges (on the basis of their consumption recorded in the individual meters installed by the OWNER plus proportionate charges for transmission & distribution loss of electricity) to the OWNER/the Interim Maintenance Body/ Association, as the case may be, on the basis of a suitable mechanism as shall be devised by the OWNER/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 OWNER maintains or causes to maintain 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 OWNER 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 OWNER 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 OWNER 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 OWNER 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 OWNER 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 OWNER, then, any notice sent on the address/**e-mail ID** available with the OWNER 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 OWNER in the 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 OWNER 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 that particular Apartment.
- D. An Allottee shall, in common with Allottees of other 359 apartments in the Complex shall have the right to use Common Areas, which will 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 OWNER.

- 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. The composite building plan for the entirety of the Complex has already been sanctioned by the concerned authority vide Ref. No. PW/BL/389/25 dated 02/01/2017. The said plan is impartible and indivisible.
- H. In case any allottee opts for housing loan against the allotted unit, the OWNER shall render all necessary assistance to the allottee to get the loan from the bank and issue ‘No Objection Certificate’ in the OWNER’s format.
- I. The 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.
- J. 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 the OWNER may, deem appropriate and fit and/or as may be directed and approved by the competent authority(ies).
- K. Due to operation of any law or any statutory order, if a portion of the entire scheme of development is discontinued or truncated, then, the Allottee(s) affected by such discontinuation or truncation will have no right of compensation from the OWNER. The OWNER will, however, refund all the money received from such Allottee(s) without any interest.
- L. Roof will mean the ultimate general roof of the building as indicated on the roof plan of building/block as shown in the completion drawing of the Complex. The OWNER or its associates group Companies 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 OWNER.
- M. 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.



SIN THEE MORE

- N. The OWNER will not entertain any request for modification in the internal layouts, fittings, floorings etc. of the Apartment(s), in the Complex.
- O. Water supply will be made available from deep tube wells or any other available source as may be permitted by the concerned authorities.
- P. 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*.
- Q. The Allottees must quote their Apartment number as printed in the Provisional Allotment Letter, in all future correspondences.
- R. The Allottees/Owners, before leasing their Apartments shall have to take a "No Dues Certificate" from the OWNER/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 OWNER/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 OWNER/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 OWNER/the Owners' Association/the Interim Maintenance Body, as the case may be.
- S. 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

- A. Show/Model Apartments: The OWNER may create show/model Apartments in the Complex during the course of their construction of the Complex. 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 OWNER shall not be held responsible with respect to any such claim made by the Allottees.
- C. It is clarified that the OWNER is the promoter & developer under the provisions of any Applicable Laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoter's) Act, 1993 and Real Estate Regulation and Development Act, 2016 and any other law which may be applicable to this project as may be amended, modified or supplemented from time to time and that the OWNER shall be exclusively liable for and shall bear all claims and liabilities that may arise with regard to any representation, allotment, fulfillment of any of the commitments made to the Allottees, collection of payments, refund, compensation, interest, possession of the Apartment and the same shall be reflected in all documents executed with Allottee(s) of the Complex.



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 OWNER to cure such breach/default.

In case of such breach/default, the OWNER 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 shall be modified and amended by the OWNER in conformity with applicable laws/rules/regulations so enacted/enforced.

26. JURISDICTION AND ARBITRATION

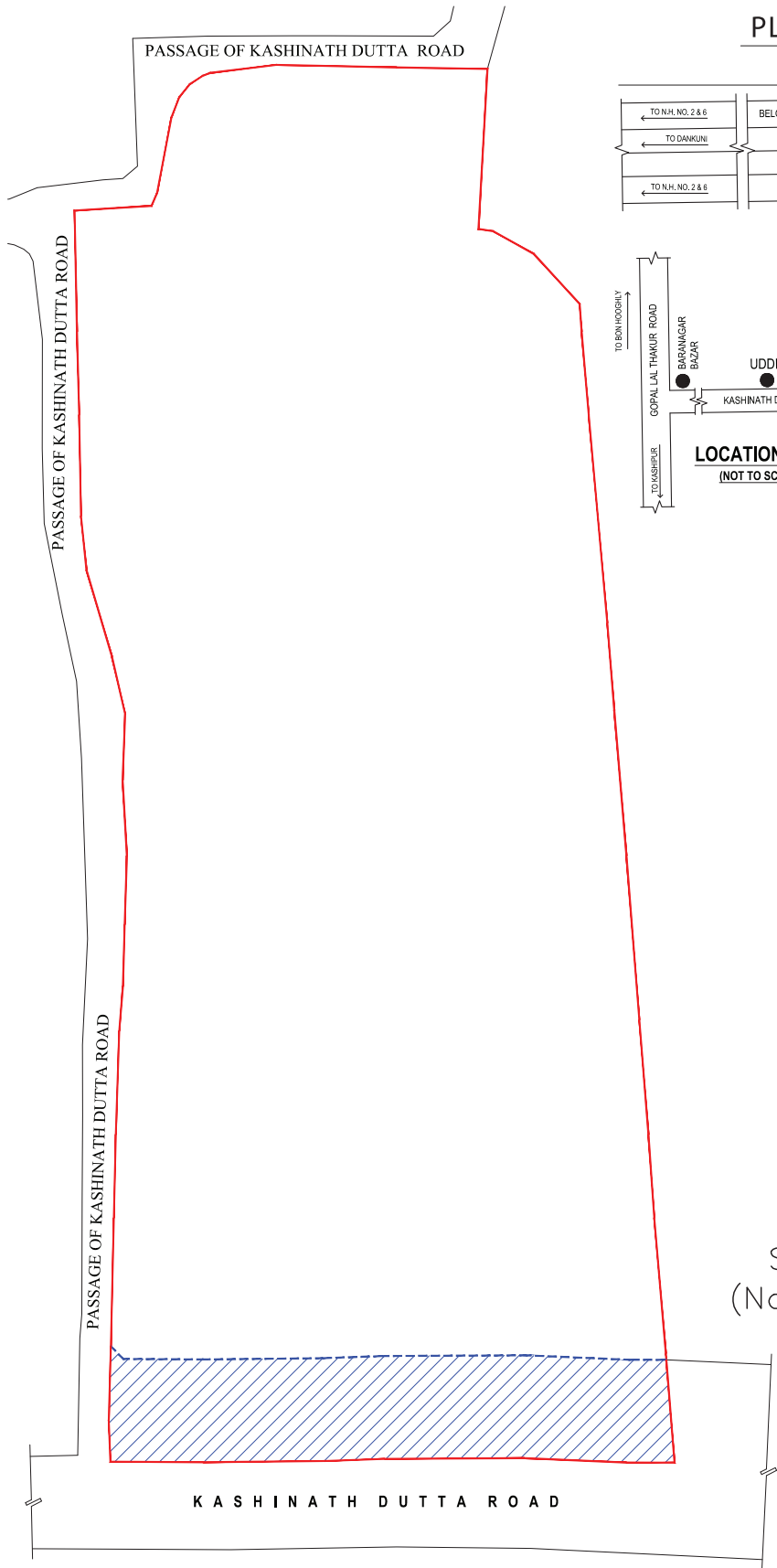
- A. The acceptance of Provisional Allotment Letter by the Allottee shall be subject to these terms and conditions and shall be binding on the Allottee. The legal relationship between the Allottee and the OWNER shall be governed by the applicable laws of India.
- B. All disputes or differences relating to 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 OWNER 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.

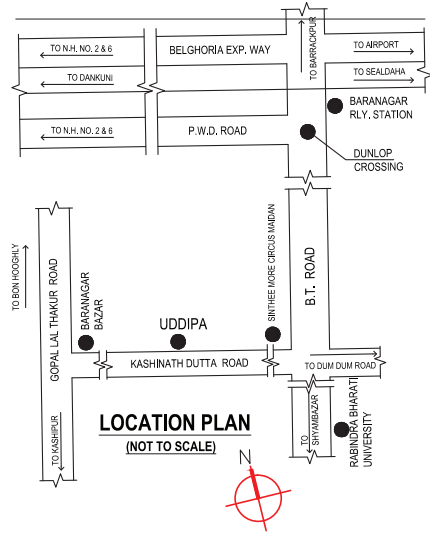
SIGNATURE OF THE ALLOTTEE		SIGNATURE OF JOINT ALLOTTEE
PLACE :		PLACE:
DATE :		DATE:



SIN THEE MORE



PLAN A



SITE PLAN
(Not To Scale)



SINTHEE MORE

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

Annexure 'A'

Phase II - Dwitiya
UDDIPA: Payment Plan

Floor	UNIT NO	Type	SBUA (Sq Ft)	Open Terrace Area	Rate SBUA (Rs per Sqft)	Rate Open Terrace Area per Sqft	Total Sale Value (Rs)	Application Money (Rs)	Allotment Money # (Rs)	On Completion of 1st Floor Roof Casting	On Completion of 4th Floor Roof Casting	On Completion of 8th Floor Roof Casting	On Completion of 12th Floor Roof Casting	On Completion of 17th Floor Roof Casting	On Completion of 19th Floor Roof Casting	6 months from Terrace casting	On or Before Possession (Rs)	
1st	UDP020101	1	1196	549	5,100	1,700	70,32,900	2,67,857	11,38,723	7,03,290	7,03,290	7,03,290	7,03,290	7,03,290	7,03,290	7,03,290	7,03,290	7,03,290
	UDP020102	2	1116	170	5,100	1,700	59,80,600	2,67,857	9,28,263	5,98,060	5,98,060	5,98,060	5,98,060	5,98,060	5,98,060	5,98,060	5,98,060	5,98,060
	UDP020103	3	1116	-	5,100	-	56,91,600	2,67,857	8,70,463	5,69,160	5,69,160	5,69,160	5,69,160	5,69,160	5,69,160	5,69,160	5,69,160	5,69,160
	UDP020104	4	1196	-	5,100	-	60,99,600	2,67,857	9,52,063	6,09,960	6,09,960	6,09,960	6,09,960	6,09,960	6,09,960	6,09,960	6,09,960	6,09,960
	UDP020105	5	919	-	5,100	-	46,86,900	2,67,857	6,69,523	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690
	UDP020106	6	919	-	5,100	-	46,86,900	2,67,857	6,69,523	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690	4,68,690
2nd	UDP020201	1	1196	-	5,125	-	61,29,500	2,67,857	9,58,043	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950
	UDP020202	2	1116	-	5,125	-	57,19,500	2,67,857	8,76,043	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	
	UDP020203	3	1116	-	5,125	-	57,19,500	2,67,857	8,76,043	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	5,71,950	
	UDP020204	4	1196	-	5,125	-	61,29,500	2,67,857	9,58,043	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	6,12,950	
	UDP020205	5	919	-	5,125	-	47,09,875	2,67,857	6,74,118	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	
	UDP020206	6	919	-	5,125	-	47,09,875	2,67,857	6,74,118	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	4,70,988	
3rd	UDP020301	1	1196	-	5,150	-	61,59,400	2,67,857	9,64,023	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	
	UDP020302	2	1116	-	5,150	-	57,47,400	2,67,857	8,81,623	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740		
	UDP020303	3	1116	-	5,150	-	57,47,400	2,67,857	8,81,623	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740	5,74,740		
	UDP020304	4	1196	-	5,150	-	61,59,400	2,67,857	9,64,023	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940	6,15,940		
	UDP020305	5	919	-	5,150	-	47,32,850	2,67,857	6,78,713	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285		
	UDP020306	6	919	-	5,150	-	47,32,850	2,67,857	6,78,713	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285	4,73,285		
4th	UDP020401	1	1196	-	5,175	-	61,89,300	2,67,857	9,70,003	6,18,930	6,18,930	6,18,930	6,18,930	6,18,930	6,18,930	6,18,930		
	UDP020402	2	1116	-	5,175	-	57,75,300	2,67,857	8,87,203	5,77,530	5,77,530	5,77,530	5,77,530	5,77,530	5,77,530			
	UDP020403	3	1116	-	5,175	-	57,75,300	2,67,857	8,87,203	5,77,530	5,77,530	5,77,530	5,77,530	5,77,530	5,77,530			
	UDP020404	4	1196	-	5,175	-	61,89,300	2,67,857	9,70,003	6,18,930	6,18,930	6,18,930	6,18,930	6,18,930	6,18,930			
	UDP020405	5	919	-	5,175	-	47,55,825	2,67,857	6,83,308	4,75,583	4,75,583	4,75,583	4,75,583	4,75,583	4,75,583			
	UDP020406	6	919	-	5,175	-	47,55,825	2,67,857	6,83,308	4,75,583	4,75,583	4,75,583	4,75,583	4,75,583	4,75,583			
5th	UDP020501	1	1196	-	5,200	-	62,19,200	2,67,857	9,75,983	6,21,920	6,21,920	6,21,920	6,21,920	6,21,920	6,21,920			
	UDP020502	2	1116	-	5,200	-	58,03,200	2,67,857	8,92,783	5,80,320	5,80,320	5,80,320	5,80,320	5,80,320				
	UDP020503	3	1116	-	5,200	-	58,03,200	2,67,857	8,92,783	5,80,320	5,80,320	5,80,320	5,80,320	5,80,320				
	UDP020504	4	1196	-	5,200	-	62,19,200	2,67,857	9,75,983	6,21,920	6,21,920	6,21,920	6,21,920	6,21,920				
	UDP020505	5	919	-	5,200	-	47,78,800	2,67,857	6,87,903	4,77,880	4,77,880	4,77,880	4,77,880	4,77,880				
	UDP020506	6	919	-	5,200	-	47,78,800	2,67,857	6,87,903	4,77,880	4,77,880	4,77,880	4,77,880	4,77,880				
6th	UDP020601	1	1196	-	5,225	-	62,49,100	2,67,857	9,81,963	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	



SINTHEE MORE

Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)
Phase II - Dwitiya
UDDIPA: Payment Plan

Floor	UNIT NO	Type	SBUA (Sq Ft)	Open Terrace Area	Rate SBUA (Rs per Sqft)	Rate Open Terrace Area per Sqft	Total Sale Value (Rs)	Application Money (Rs)	Allotment Money # (Rs)	On Completion of 1st Floor Roof Casting	On Completion of 4th Floor Roof Casting	On Completion of 8th Floor Roof Casting	On Completion of 12th Floor Roof Casting	On Completion of 17th Floor Roof Casting	On Completion of 19th Floor Roof Casting	6 months from Terrace casting	On or Before Possession (Rs)	
6th	UDP020602	2	1116	-	5,225	-	58,31,100	2,67,857	8,98,363	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110
	UDP020603	3	1116	-	5,225	-	58,31,100	2,67,857	8,98,363	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110	5,83,110
	UDP020604	4	1196	-	5,225	-	62,49,100	2,67,857	9,81,963	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910	6,24,910
	UDP020605	5	919	-	5,225	-	48,01,775	2,67,857	6,92,498	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178
	UDP020606	6	919	-	5,225	-	48,01,775	2,67,857	6,92,498	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178	4,80,178
	UDP020701	1	1196	-	5,250	-	62,79,000	2,67,857	9,87,943	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900
7th	UDP020702	2	1116	-	5,250	-	58,59,000	2,67,857	9,03,943	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900
	UDP020703	3	1116	-	5,250	-	58,59,000	2,67,857	9,03,943	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900	5,85,900
	UDP020704	4	1196	-	5,250	-	62,79,000	2,67,857	9,87,943	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900	6,27,900
	UDP020705	5	919	-	5,250	-	48,24,750	2,67,857	6,97,093	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475
	UDP020706	6	919	-	5,250	-	48,24,750	2,67,857	6,97,093	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475	4,82,475
	UDP020801	1	1196	-	5,275	-	63,08,900	2,67,857	9,93,923	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890
8th	UDP020802	2	1116	-	5,275	-	58,86,900	2,67,857	9,09,523	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690
	UDP020803	3	1116	-	5,275	-	58,86,900	2,67,857	9,09,523	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690	5,88,690
	UDP020804	4	1196	-	5,275	-	63,08,900	2,67,857	9,93,923	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890	6,30,890
	UDP020805	5	919	-	5,275	-	48,47,725	2,67,857	7,01,688	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,769
	UDP020806	6	919	-	5,275	-	48,47,725	2,67,857	7,01,688	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,773	4,84,769
	UDP020901	1	1196	-	5,300	-	63,38,800	2,67,857	9,99,903	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880
9th	UDP020902	2	1116	-	5,300	-	59,14,800	2,67,857	9,15,103	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480
	UDP020903	3	1116	-	5,300	-	59,14,800	2,67,857	9,15,103	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480	5,91,480
	UDP020904	4	1196	-	5,300	-	63,38,800	2,67,857	9,99,903	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880	6,33,880
	UDP020905	5	919	-	5,300	-	48,70,700	2,67,857	7,06,283	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070
	UDP020906	6	919	-	5,300	-	48,70,700	2,67,857	7,06,283	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070	4,87,070
	UDP021001	1	1196	-	5,325	-	63,68,700	2,67,857	10,05,883	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870
10th	UDP021002	2	1116	-	5,325	-	59,42,700	2,67,857	9,20,683	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270
	UDP021003	3	1116	-	5,325	-	59,42,700	2,67,857	9,20,683	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270	5,94,270
	UDP021004	4	1196	-	5,325	-	63,68,700	2,67,857	10,05,883	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870	6,36,870
	UDP021005	5	919	-	5,325	-	48,93,675	2,67,857	7,10,878	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368
	UDP021006	6	919	-	5,325	-	48,93,675	2,67,857	7,10,878	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368	4,89,368



Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)
Phase II - Dwitiya
UDDIPA: Payment Plan

Floor	UNIT NO	Type	SBUA (Sq Ft)	Open Terrace Area	Rate SBUA (Rs per Sqft)	Rate Open Terrace Area per Sqft	Total Sale Value (Rs)	Application Money (Rs)	Allotment Money # (Rs)	On Completion of 1st Floor Roof Casting	On Completion of 4th Floor Roof Casting	On Completion of 8th Floor Roof Casting	On Completion of 12th Floor Roof Casting	On Completion of 17th Floor Roof Casting	On Completion of 19th Floor Roof Casting	6 months from Terrace casting	On or Before Possession (Rs)
11th	UDP021101	1	1196	-	5,350	-	63,98,600	2,67,857	10,11,863	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860
	UDP021102	2	1116	-	5,350	-	59,70,600	2,67,857	9,26,263	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060
	UDP021103	3	1116	-	5,350	-	59,70,600	2,67,857	9,26,263	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060	5,97,060
	UDP021104	4	1196	-	5,350	-	63,98,600	2,67,857	10,11,863	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860	6,39,860
	UDP021105	5	919	-	5,350	-	49,16,650	2,67,857	7,15,473	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665
	UDP021106	6	919	-	5,350	-	49,16,650	2,67,857	7,15,473	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665	4,91,665
12th	UDP021201	1	1196	-	5,375	-	64,28,500	2,67,857	10,17,843	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850
	UDP021202	2	1116	-	5,375	-	59,98,500	2,67,857	9,31,843	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850
	UDP021203	3	1116	-	5,375	-	59,98,500	2,67,857	9,31,843	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850	5,99,850
	UDP021204	4	1196	-	5,375	-	64,28,500	2,67,857	10,17,843	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850	6,42,850
	UDP021205	5	919	-	5,375	-	49,39,625	2,67,857	7,20,068	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963
	UDP021206	6	919	-	5,375	-	49,39,625	2,67,857	7,20,068	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963	4,93,963
13th	UDP021301	1	1196	-	5,400	-	64,58,400	2,67,857	10,23,823	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840
	UDP021302	2	1116	-	5,400	-	60,26,400	2,67,857	9,37,423	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640
	UDP021303	3	1116	-	5,400	-	60,26,400	2,67,857	9,37,423	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640	6,02,640
	UDP021304	4	1196	-	5,400	-	64,58,400	2,67,857	10,23,823	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840	6,45,840
	UDP021305	5	919	-	5,400	-	49,62,600	2,67,857	7,24,663	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260
	UDP021306	6	919	-	5,400	-	49,62,600	2,67,857	7,24,663	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260	4,96,260
14th	UDP021401	1	1196	-	5,425	-	64,88,300	2,67,857	10,29,803	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830
	UDP021402	2	1116	-	5,425	-	60,54,300	2,67,857	9,43,003	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430
	UDP021403	3	1116	-	5,425	-	60,54,300	2,67,857	9,43,003	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430	6,05,430
	UDP021404	4	1196	-	5,425	-	64,88,300	2,67,857	10,29,803	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830	6,48,830
	UDP021405	5	919	-	5,425	-	49,85,575	2,67,857	7,29,258	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558
	UDP021406	6	919	-	5,425	-	49,85,575	2,67,857	7,29,258	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558	4,98,558
15th	UDP021501	1	1196	-	5,450	-	65,18,200	2,67,857	10,35,783	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820
	UDP021502	2	1116	-	5,450	-	60,82,200	2,67,857	9,48,583	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220
	UDP021503	3	1116	-	5,450	-	60,82,200	2,67,857	9,48,583	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220	6,08,220
	UDP021504	4	1196	-	5,450	-	65,18,200	2,67,857	10,35,783	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820	6,51,820
	UDP021505	5	919	-	5,450	-	50,08,550	2,67,857	7,33,853	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855
	UDP021506	6	919	-	5,450	-	50,08,550	2,67,857	7,33,853	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855	5,00,855



SINTHEE MORE

Price & Payment Schedule
(Please refer Clause 9 of General Terms & Conditions)
Phase II - Dwitiya
UDDIPA: Payment Plan

Floor	UNIT NO	Type	SBUA (Sq Ft)	Open Terrace Area	Rate SBUA (Rs per Sqft)	Rate Open Terrace Area per Sqft	Total Sale Value (Rs)	Application Money (Rs)	Allotment Money # (Rs)	On Completion of 1st Floor Roof Casting	On Completion of 4th Floor Roof Casting	On Completion of 8th Floor Roof Casting	On Completion of 12th Floor Roof Casting	On Completion of 17th Floor Roof Casting	On Completion of 19th Floor Roof Casting	6 months from Terrace casting	On or Before Possession (Rs)
16th	UDP021601	1	1196	-	5,475	-	65,48,100	2,67,857	10,41,763	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810
	UDP021602	2	1116	-	5,475	-	61,10,100	2,67,857	9,54,163	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010
	UDP021603	3	1116	-	5,475	-	61,10,100	2,67,857	9,54,163	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010	6,11,010
	UDP021604	4	1196	-	5,475	-	65,48,100	2,67,857	10,41,763	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810	6,54,810
	UDP021605	5	919	-	5,475	-	50,31,525	2,67,857	7,38,448	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153
	UDP021606	6	919	-	5,475	-	50,31,525	2,67,857	7,38,448	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153	5,03,153
17th	UDP021701	1	1196	-	5,500	-	65,78,000	2,67,857	10,47,743	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800
	UDP021702	2	1116	-	5,500	-	61,38,000	2,67,857	9,59,743	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800
	UDP021703	3	1116	-	5,500	-	61,38,000	2,67,857	9,59,743	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800	6,13,800
	UDP021704	4	1196	-	5,500	-	65,78,000	2,67,857	10,47,743	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800	6,57,800
	UDP021705	5	919	-	5,500	-	50,54,500	2,67,857	7,43,043	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450
	UDP021706	6	919	-	5,500	-	50,54,500	2,67,857	7,43,043	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450	5,05,450
18th	UDP021801	1	1196	-	5,525	-	66,07,900	2,67,857	10,53,723	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790
	UDP021802	2	1116	-	5,525	-	61,65,900	2,67,857	9,65,323	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590
	UDP021803	3	1116	-	5,525	-	61,65,900	2,67,857	9,65,323	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590	6,16,590
	UDP021804	4	1196	-	5,525	-	66,07,900	2,67,857	10,53,723	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790	6,60,790
	UDP021805	5	919	-	5,525	-	50,77,475	2,67,857	7,47,638	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748
	UDP021806	6	919	-	5,525	-	50,77,475	2,67,857	7,47,638	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748	5,07,748
19th	UDP021901	1	1196	-	5,550	-	66,37,800	2,67,857	10,59,703	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780
	UDP021902	2	1116	-	5,550	-	61,93,800	2,67,857	9,70,903	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380
	UDP021903	3	1116	-	5,550	-	61,93,800	2,67,857	9,70,903	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380	6,19,380
	UDP021904	4	1196	-	5,550	-	66,37,800	2,67,857	10,59,703	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780	6,63,780
	UDP021905	5	919	-	5,550	-	51,00,450	2,67,857	7,52,233	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045
	UDP021906	6	919	-	5,550	-	51,00,450	2,67,857	7,52,233	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045	5,10,045
20th	UDP022001	1	1196	-	5,575	-	66,67,700	2,67,857	10,65,683	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770
	UDP022002	2	1116	-	5,575	-	62,21,700	2,67,857	9,76,483	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170
	UDP022003	3	1116	-	5,575	-	62,21,700	2,67,857	9,76,483	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170	6,22,170
	UDP022004	4	1196	-	5,575	-	66,67,700	2,67,857	10,65,683	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770	6,66,770
	UDP022005	5	919	-	5,575	-	51,23,425	2,67,857	7,56,828	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343
	UDP022006	6	919	-	5,575	-	51,23,425	2,67,857	7,56,828	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343	5,12,343

Amount payable within 60 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.



SINTHEE MORE

A project of



**Square Four Housing
& Infrastructure Development
Private Limited**

Regd office: 238A, AJC Bose Road
2nd Floor, Suite 2B, Kolkata - 700020
GSTIN: 19AABCO4154H1ZF
CIN: U51909WB2011PTC156724

Conceptualised
managed and marketed by

AmbujaNeotia

**Ambuja Housing & Urban Infrastructure
Company Limited**

Ecospace Business Park, Block 4B
Ground Floor, New Town, Kolkata - 700160
GSTIN: 19AAFCA0904P1Z1
CIN: U70101WB2005PLC101398



SIN THEE MORE