

# APPLICATION FORM



## UNIT ALLOCATION

|                                      | UNIT NO. |
|--------------------------------------|----------|
| Setulogic Real Estate Pvt. Ltd. (SR) | 1 - 66   |
| Sarjan Enterprise (SE)               | 67 - 140 |

PARTNER CODE:



**Setulogic Real Estate Pvt. Ltd. (SR)**

To,  
Setulogic Real Estate Private Limited,  
Surat.

I/we the undersigned request that I/We are interested to be allotted a Unit in your residential Scheme NJ ZINNIA ("Said Scheme")  
I/we remit herewith a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) by  
Cheque/DD No. \_\_\_\_\_ dated \_\_\_\_\_ and drawn on \_\_\_\_\_ and  
payable at \_\_\_\_\_ in favour of 'Setulogic Real Estate Private Limited' being the booking application  
amount. I/we agree that this is only a booking amount & only on fulfillment of the terms & conditions as stated herein and your  
acceptance, I/we will be eligible for the allotment of the Unit as applied for. I/we have clearly understood that this Application  
does not constitute an Agreement to sell and I/we do not become entitled to the final allotment of any Unit notwithstanding the  
fact that the Developer may have issued a receipt in acknowledgment of the money tendered with this Application. I/we hereby  
agree to sign & execute all necessary documents including the sale deed pertaining to the Unit as & when required to do so, on  
acceptance and due compliance/fulfillment of the terms & conditions herein.

1st Applicant  
Latest  
Passport Size  
Colour Photo  
Paste here  
Do not Staple

**1st Applicant**

Name:  First Name  Middle Name  Last Name

Son/Daughter/Wife of:

PAN:  Date of Birth:  Sex: Male  Female

Occupation:  Service  Professional  Business  House wife  Retired  Student

Correspondence Address:

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

E-mail:

Permanent Address :  "Same as above"

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

Residential Status: Resident  Non Resident

**2nd Applicant**

Name:  First Name  Middle Name  Last Name

Son/Daughter/Wife of:

PAN:  Date of Birth:  Sex: Male  Female

Occupation:  Service  Professional  Business  House wife  Retired  Student

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Correspondence Address:

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

E-mail:

Permanent Address :  "Same as above"

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

Residential Status: Resident  Non Resident

3rd Applicant

Name:  First Name  Middle Name  Last Name

Son/Daughter/Wife of:

PAN:  Date of Birth:  Sex: Male  Female

Occupation:  Service  Professional  Business  House wife  Retired  Student

Correspondence Address:

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

E-mail:

Permanent Address :  "Same as above"

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

Residential Status:  Non Resident

Unit Details:

Unit No.  Unit Price (₹)

Payment Plan:

Self Funded - Upfront Payment

Loan Schedule Plan -  Through NJ Assistance  Applicant do by own

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

I/we the Applicant/s do hereby declare that my/our application for allotment is irrevocable and that the above particulars/information given by me/us are true and correct and that nothing has been concealed herefrom. I/We have read and signed all pages of this application form and payment plans and have fully understood the contents hereof. The Applicants aforesaid are hereinafter for the sake of brevity referred to as the "Applicant/s" as may be deemed necessary in the context hereof.

I/we hereby apply for allotment of Unit No. \_\_\_\_\_ admeasuring \_\_\_\_\_ Square Feet plot area and \_\_\_\_\_ Square Feet Built up area in the residential Scheme known as NJ ZINNIA, situated and being at Block / Survey No. 454 at Moje - Kadodara, Taluka - Vagra, District - Bharuch, which is owned, possessed and developed by the M/s. Setulogic Real Estate Private Limited (Herein after referred to as the "Developer" for the sake of brevity).

In case of Joint Applicants, their holdings i.e. the undivided share in Ownership is hereby declared by them jointly as follows:

| Sr. No.      | Name of Applicant | Share in Ownership (%) |
|--------------|-------------------|------------------------|
| 1            | 1st Applicant -   |                        |
| 2            | 2nd Applicant -   |                        |
| 3            | 3rd Applicant -   |                        |
| <b>Total</b> |                   | <b>100%</b>            |

Application Date

Place:

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Signatures of all Applicants mandatory.

**For Office use only**

Remarks: \_\_\_\_\_

**Terms and Conditions**

- The Consideration and Payment Terms under the Plans offered are given in Schedule A.
  - Under Self Funded Upfront Plan, all the payments except booking amount, in respect of the purchase of Unit(s) shall be made through ECS / ACH / Direct Debit bank mandate drawn in favour of 'Setulogic Real Estate Private Limited' payable at Surat. Cheque / ECS / ACH / Direct Debit. Dishonour charges levied shall be Rs.500/- per instance.
  - It is mandatory to submit ECS/ACH/Direct Debit bank mandate by the Applicant/s for the payments hereunder along with this Booking Application Form.
- The Sale Consideration in respect of the Said Unit shall be as per Schedule A below (which amount is herein referred to as "Sale Consideration"). Such Sale Consideration shall exclude all other charges, taxes, levies etc. as mentioned in Schedule B and such charges along-with the Sale Consideration shall be payable on or before the execution of Sale Deed in respect of the Said Unit. It is understood that mere acceptance of the standard Terms & Conditions herein does not vest any right, title or interest in the Unit applied for by the Applicant/Allottee or any other person.
- The following documents shall accompany the duly filled up Booking Application Form -
  - In case of Individual Applicants: Passport sized photograph of all Applicant/s, the copy of PAN (Or Form 60), copy of proof of permanent and communication address, e.g. copy of Passport / attested updated bank pass book / latest telephone bills (last three months) / utility bills, Aadhar Card.
  - In the case of Companies / LLP's / Partnership Firms: Addition to above documents, similar documents of authorized signatory Director / DP / Partner. Also copy of the Memorandum & Articles of Association / LLP Agreements / Partnership Agreement along with duly attested Board Resolution / Partner's Authority Letter, as applicable.
- The Applicant/s agrees and confirms that this Application is only a request of the Applicant/s for the allotment of the Said Unit and does not create any right or interest, whatsoever or howsoever of the Applicant/s in the Unit. The Applicant further agrees that the Unit number given by the Developer may vary from the number shown on the approved plans and the same shall be confirmed at the time of execution of Sale Deed.
- This Application shall not in any way be construed as an allotment. The Allotment Letter shall be issued by the Developer subject to successful verification and acceptance of the Booking Application Form and supporting documents. Communications may be made to the e-mail address or through SMS to the Applicant/s as mentioned in this Booking Application Form.
- The Booking Application Form shall be complete in all respects and signed by all the Applicant/s named in the Form on all pages herein. The share/holding details provided by the Applicant/s in this Application shall be mentioned in the Conveyance/Sale Deed to be executed and registered.
- The Allotment Letter, agreement/s and all other consequential documents and correspondences shall be done in the name and address of the First

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Applicant/s as mentioned in this Booking Application Form. No transfer / assignment of Applicant's interest in the Unit is allowed in the Said Scheme till the execution of Conveyance/Sale Deed.

8. The Developer reserves right to accept or reject the Booking Application without assigning any reasons thereof and retains the right to allot the applied Unit to any other person, without any objection or claim from the Applicant/s or any person claiming through Applicant before execution of definitive Legal documents for conveying the Said Unit. It is further expressly acknowledged that the Applicant/s shall consider only the Application Form to understand the Amenities and Infrastructure provided in the Scheme.
9. Possession of the Unit(s) shall take place only after execution and registration of necessary Sale Deed/ Conveyance Deed by the Developer in favour of the Applicant; subject to timely receipt of total payment as mentioned in Schedule A and Schedule B, and subject to issuance of Completion Certificate by the Developer's Architect or Program Manager as described hereinafter and fulfilling all other formalities. The Developer shall have the first lien and charge on the Applicant's Unit until the receipt of all the payments required to be made by the Applicant under this Application, provided however that where the Applicant has availed loan from bank/ lending institution, the Developer shall have the second charge. The Developer shall be entitled to appropriate the payments made by the Applicant/s / Allottee/s hereunder, in the order of interest on installments payments, statutory levies & other charges and then towards the agreed Sale Consideration in respect of the Unit.
10. In the case of an Applicant being an NRI, the Applicant shall be solely responsible for complying with the Foreign Exchange Management Act, RBI Rules and related other applicable laws in India. At any stage, any remittances are found to be contravening the provisions of applicable laws, the Developer reserves right to cancel the booking allotment and shall refund the amount received from the Applicant after deducting the Cancellation Charges as per Schedule B without any interest, compensation etc. In case of change in the residential status of the Applicant, subsequent to the signing of this Booking Application Form, Applicant shall be solely responsible comply with the relevant law and to immediately intimate in writing to the Developer and comply with all the necessary formalities, if any, under the applicable laws. All payment and refunds, if any shall be done in Indian Rupees only. Any implications arising out of any default in complying with the applicable laws by the Applicant, shall be the sole responsibility of the Applicant. The Developer accepts no responsibility in this regard and the Applicant shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard.
11. The Applicant/s agrees to make timely payments to the Developer in terms of the payment schedule as specified in Schedule A, B and the Payment Plans as agreed herein, and acknowledges that time remains the essence of this transaction. The Applicant/s acknowledges that any delay and/or default in payments or any portion thereof payable under the terms herein contained, would affect the entire Said Scheme as envisaged and shall:
  - (a) In case of delay in the receipt of any Payment due under this Application, from the Applicant/s, the Developer shall be entitled to charge a simple interest @ 10% p.a, pro-rata on such Outstanding Amounts for the duration of the delay. Provided however, that if the Applicant/s pays such defaulted Payment amount within 21 days of the due date, then no such interest shall be charged. In case of default despite the expiry of 21 days, the interest shall be calculated from the Payment due date and shall be collected on monthly basis.  
Example: If payment is due on 30th November 2017, and actual payment is realized on 25th January 2018, the delay of 56 days will be considered for interest of delayed payment. However, no interest will be charged if the payment has been realized on or before the succeeding 21st December 2017.
  - (b) In case the Applicant/s fails to make payment of any due Payment in accordance with Schedule A and B below within 120 days, from such payment becoming due (i.e. due date), the Developer shall at its sole discretion be entitled to cancel the Allotment and refund the amount of Sale Consideration received from the Applicant, after deducting the interest of any sort, and duly adjusting/setting-off interest on delayed payment upto 120 days, any applicable taxes, charges and applicable Cancellation & Holding Charges. The Applicant shall not have any rights or interest on such Unit once canceled hereunder, such cancellation shall not require any prior notice to the Applicant/s. Grant of any further time to the Applicant for making the payment beyond 120 days of such delay shall not tantamount to waiver of the Developer's rights to cancel the Said Allotment.
12. In case of Cancellation, subject to other applicable clauses contained herein, the refund will be made in the following manner -
  - (a) Self Fund: Refund shall be made to the Applicant/s in his/her/their respective share as mentioned in the Booking Application Form.
  - (b) Loan Fund: Refund shall be made to the Applicant/s on submission of Bank's No Objection Letter and other formalities prescribed by Lending Bank in this regard, and in any case otherwise to the Lending Bank.
  - (c) The Applicant if acting on behalf of others shall be responsible to submit the necessary consent letters from all the other Applicants as mentioned in the Booking Application Form and that of the person/s from whom the payment has been received by the Developer.
13. The Applicant agrees and confirms that -
  - (a) The Applicant has applied for the Unit(s) having fully scrutinised to his satisfaction, the title documents, plans, specifications, amenities, utilities, common areas, terms and conditions etc. in respect of the Said Scheme NJ ZINNIA. The Applicant acknowledges the material specifications provided by the Developer described in Schedule C of the proposed Said Scheme and the purchase shall be subject to the applicable laws and rules, which has also been explained by the Developer and understood in entirety by the Applicant. The Applicant further acknowledges that the Applicant has fully understood the site plan, building plan, architectural plan, floor plan and the dimensions and area calculations pertaining to the Unit and also the details of all Amenities and Infrastructure to be provided by the Developer. The specifications given in Schedule C pertaining to the materials to be used may vary from Unit to Unit based on the availability of such material at the time of construction. The Applicant further acknowledges that M/s Sarjan Enterprise and Setulogic Real Estate Private Limited, have jointly developed the Said Scheme and the Applicant/s shall peacefully share and enjoy the common amenities and infrastructure, club house and other facilities of the Said Scheme along with the other Unit holders of NJ ZINNIA.
  - (b) The area/dimension of the Said Scheme may be subject to changes for reasons beyond the control of the Developer. The Applicant/s agrees that the marketing plan/brochure is a mere indication of the proposed Said Scheme and the Amenities and Infrastructure as shown in the brochure are merely indicative and though the Developer will make his best efforts to provide for the same, there may be deviation in the same. Applicant/s also acknowledges that the numbering of units given by Developer may not correspond to the approved plans and that the areas/admeasurements mentioned in the drawing are reasonable estimates, and subject to changes. The Developer reserves the right to change the design, elevation, specifications, Amenities and

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Infrastructure, plans, etc. due to aesthetic reasons or to meet the planning / regulatory requirement or for any other reason whatsoever. Changes, if any will be communicated by the Developer and the Applicant agrees to abide by the same from time-to-time. The Developer will construct the Said Scheme as per the final approved plan from the concerned authorities.

- (c) Developer may enhance/reduce the expanse of Said Scheme and add/remove contiguous/ non-contiguous parcels of land in the Said Scheme.
- (d) No changes in the Unit(s) viz. addition, alteration, modification and elimination in the civil work shall be allowed by the Developer in the Said Scheme.
14. The Applicant agrees that there may be a reasonable variation in actual built up area of the Unit(s) and/or plot area, at the time of delivery of Possession of Unit and shall not be subject to any change in terms of these Terms and Conditions. The Applicant further expressly agrees that in case a Green Certificate not being issued in respect of the Said Scheme or in case of any variation in the constructed Unit or any part of the Said Scheme, such event/ground shall not constitute a valid ground for cancellation of the Unit by the Applicant/s.
15. The Developer shall make its best efforts to deliver the Possession of the Said Unit, on or before 31st March 2017 ("Possession Date"). However, in any case otherwise the Applicant agrees and acknowledges that there would be a further grace period ("Extended Possession Date") of 180 days hereby granted for the delivery of Possession i.e. 30th September 2017. The Applicant agrees to bear and pay all the applicable charges including statutory levies etc. as per Schedule B in respect of the Unit and common areas, as applicable, from the date of execution and registration of Sale Deed or the last date for complying the Notice of Conveyance and Possession whichever is earlier, irrespective of whether actual Possession has been taken by the Applicant or not.
16. The Applicant shall within 45 days of the written intimation by the Developer (i.e. "Notice of Conveyance and Possession") register the Conveyance/Sale Deed and execute the Possession Agreement and thereupon take Possession of the Unit. The Applicant shall be entitled to takeover the Possession upon the due execution of the Sale Deed and the Possession Agreement which shall include signing on relevant forms/deed/documents necessary for registration of Conveyance/Sale Deed and the Possession Agreement and providing the necessary documents and performing formalities as may be communicated by Developer, including appearing for registration (along with Joint Applicants, wherever applicable) at the relevant time. It is expressly agreed that the hand over of Possession to the Applicant will be subject to complete discharge of all outstanding dues, charges, taxes etc. and applicable interest thereon if any, payable to the Developer under the terms of this Application and the subsequent agreements. The Notice of Conveyance & Possession shall be accompanied by a Certificate of Completion issued by the Said Scheme Architect or Program Manager. Such Certificate of Completion shall be issued by the Said Scheme Architect or Program Manager for both, the individual Unit as also the common development including the Amenities and Infrastructure being provided in the Said Scheme. The decision of the Said Scheme Architect or Program Manager with respect to the Completion of the Unit(s) as also other Amenities and Infrastructure shall be final and Applicant agrees to abide by the same.
17. In the event of failure of the Applicant to execute the Sale Deed and the Possession Agreement and thereupon take Possession of the Unit even after the completion of 45 days notice period under the terms of Clause 16 above, the Developer shall be entitled to charge a sum equal to Rs. 10/- per square feet of the built up area per month pro-rata (plus applicable taxes & levies) by way of holding charges ("Holding Charges") from the Applicant/s, for the period of delay beyond the Notice period.
- Further, the Developer shall be entitled to withhold conveyance of the Unit and/ or handing over the Possession of the Applicant's Unit to the Applicant/s till payment of Holding Charges by the Applicant/s to the Developer.
- Notwithstanding anything herein, the Developer reserves the right to cancel the Unit if the Applicant fails to A) comply with Clause 11 herein or B) comply with the Notice of Conveyance & Possession within 75 days of receipt thereof from the Developer.
18. In case of any delay in Possession of the Applicant's Unit beyond the Extended Possession Date on the part of Developer, subject to adjustment towards delay due to Force Majeure period, the Developer shall be liable to pay simple interest @ 10% p.a. prorata on the amount of Sale Consideration paid by the Applicant/s, from the date of Extended Possession Date till only next 120 days. The Developer shall not be liable to pay any interest beyond the delay of 120 days from the Extended Possession Date. However, the Applicant/s reserve(s) the right to cancel the Unit after the Extended Possession Date and shall be entitled to receive the entire payment made by Applicant/s to the Developer including interest, if any, and shall also be entitled for an interest at the rate of 10% on the amount paid by the Applicant/s towards Sale Consideration for the period from the date of Extended Possession Date to the cancellation date, subject to maximum of 120 days. The refund shall be made within a period 45 days from the date of necessary cancellation documentation formalities from Applicant/ Allottee/s. For this purpose, the Applicant/s/Allottee/s shall make a cancellation application and the execute and register (as the case may be) a cancellation agreement etc., wherever applicable. The Developer shall not be liable to the Applicant for any damages or costs consequential or otherwise due to such delay whatsoever.
19. In case of cancellation at any time after booking the Unit from the part of or on account of any default attributable to the Applicant/Allottee, the Developer shall be entitled to forfeit a sum of Rs. 25,000/- and applicable levies, taxes, delayed interest etc. as mentioned in Schedule B (herein referred to as "Cancellation Charges") per Unit, out of the amounts paid by Applicant/s/Allottee/s towards the Unit and the balance amount shall be refunded by the Developer to the Applicant/s/Allottee/s in no case later than 90th day from the date of execution of the relevant cancellation documentation by Applicant/Allottee/s.
- It is clarified that in the event of cancellation by the Applicant/s/Allottee/s before the Extended Possession Date, the Developer shall be entitled to forfeit Cancellation Charges, and retain the taxes, levies, charges etc. as per Schedule B and interest paid or due on the delay of installment(s) by the Applicant/s. It is also expressly agreed that in any such event of cancellation, the Applicant/Allottee shall not be entitled to any compensation, damages etc. whatsoever.
20. The Applicant acknowledges that the Developer shall not be responsible for any consequences due to Act of God, Force Majeure or state's action. Notwithstanding anything to the contrary contained elsewhere, the Possession Date and Extended Possession Date, are subject to deviation/extension on account of Force Majeure, acts of God, labour issues, government orders/restriction/controls and other reasons which are beyond the control of the Developer.
21. The Applicant agrees to pay the Maintenance Deposit as specified in Schedule B in accordance with the payment schedule mentioned therein. The Applicant agrees to become and remain a member of any Society / Association formed/ proposed to be formed ("Maintenance Body") by and consisting of all the owners and occupiers of Units in the Said Scheme for the matters of common interest including security, repairs, maintenance, etc. and to maintain the open spaces, compound walls, club house and all

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

other common areas in the Said Scheme. It is clarified that the maintenance of these common areas shall be carried out by the Developer till such time as the Maintenance Body is formed. The Maintenance Body once formed, shall take care of such maintenance activities subsequently. The Developer shall hand over the collected sum of Maintenance Deposit to Maintenance Body. The Applicant agrees to bear and pay maintenance charges from the date of execution of the Possession Agreement or the last date for complying the Notice of Conveyance and Possession whichever is earlier, to the Maintenance Body after its formation.

22. The Developer agrees to pay a fixed maintenance charge of Rs.2000/- per month to the Maintenance Body in respect of the Units in Possession of Developer from the date of handing over of the management to the Maintenance Body.
23. The Applicant shall not have any objection with the Developer availing construction finance from Banks/Financial Institutions for the purpose of this Said Scheme by way of creation of a charge/lien on the Said Scheme, the land and construction thereon. However, the Developer shall ensure that there would be no encumbrance, mortgage, lien on the Applicant's Unit as at the date of execution of the Sale Deed.
24. All the instruments including applications, cancellation deed, sale agreement, Sale Deed/Conveyance Deed, Possession Agreement, if any shall be standard in nature and prepared by the Solicitors of Developer, which shall be standard and acceptable to the Applicant without any scope of changes or amendments therein.
25. The Applicant/s agree/s to from time to time sign all applications, papers, documents, and other relevant papers, as required, in pursuance to this purchase and to do all acts, deeds and things as Developer may require in the interest of the Said Scheme and Unit holders in the Said Scheme. In case of Joint Applicants, any document signed/accepted/ acknowledged by any one of the Applicants shall be binding upon the other Applicants.
26. The Applicant agrees to use the Unit in the Said Scheme only for residential purposes and shall not have any claim, rights, title or interest in the common areas except the rights of ingress/egress over or in respect of entry and the right of user in the open spaces and all or any of the common areas in the Said Scheme along with other occupiers in-common. The Applicant shall have no right to claim partition or division of the common area(s) except the right to use the same subject to payment of maintenance/user charges and compliance of rules of Maintenance Body formed or to be formed. It is also expressly agreed by the Applicant that the Applicant shall not make any unauthorised construction and alteration, which are in deviation/contravention of the Approved Plans and conditions thereof.
27. The Applicant acknowledges that during the development phase, various laws on real estate regulation and development may come into force, which may result in changes of the structure of the documents envisaged herein, including this Application, Allotment, consequential agreement of sale or any other documents consequential thereof and which can also include without limitation any amendments to carpet area, built up area, as well as proportionally increased prices on account of revision of method of such computation etc. The Applicant agrees to execute necessary documentation to incorporate necessary changes which may arise to comply with any such laws and further acknowledges that in any such event the Sale Consideration in respect of the Said Unit shall remain the same as agreed herein.
28. In case of any dispute touching terms herein, shall be referred to and finally resolved by arbitration at Surat only in accordance with the Indian Arbitration and Conciliation Act, 1996, for the time being in force, which rules are deemed to be incorporated by reference into this clause. A sole arbitrator appointed by the Developer shall conduct the arbitration. The

language of the arbitration shall be English.

29. In case of unit of Rs. 50 lacs or above, applicable TDS will be required to be deducted and paid by the applicant to the respective authority. The applicant will have to provide TDS certificate to the developer.

#### ADDITIONAL TERMS & CONDITIONS FOR LOAN SCHEDULE PLAN APPLICANTS

1. For Loan payment mode, the Applicant agrees to be solely responsible for application and documentation to banks/lending institution to obtain loan sanction and timely disbursement. Delay of sanction or disbursement of loans from bank/ lending institutions shall not be construed a valid and acceptable ground for delaying the installment payments to Developer.
2. Booking Application Form shall be deemed to be complete if and only if all the pre-requisite documents necessary for the purpose of applying for a Bank Loan have been duly submitted with the Developer.
3. The Applicant shall be responsible to furnish to the Developer, the Loan Sanction Letter from the Bank/ Financial Institution within a period of 45 days from the date of this Application, in failure of which, the Developer on the request of Applicant/s, cancel the Booking hereunder, subject to levy of penalty of Rs.2000/- from the Applicant/s.
4. The Applicant acknowledges that the disbursement(s) will have to be availed as per the payment schedule relating to the respective construction stage of the Applicant's Unit. Further, the Applicant agrees that the respective construction stage of the Unit is independent of overall completion of Said Scheme and agrees to avail disbursement(s) without any objection in this behalf. The Applicant/s agree to provide all necessary documents, including any No-Objection Certificates / Disbursement Request Letter, in timely manner that may be required by the bank in this regard.
5. In consultation with the respective lending Bank, the Developer shall determine & intimate the payment/disbursement schedule to the Applicant. The Applicant will have to make the payment within the below mentioned specified time at various disbursement stages. For the purpose of computation of delay interest in terms of Clause 11 herein, below mentioned due dates shall be considered.

#### Stage : First and Final Disbursement

**Due Date:** 30th day from the date of communication by the Developer

#### Stage : Part Disbursement

**Due Date:** 15th day from the date of communication by the Developer

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant



PARTNER CODE:



**Sarjan Enterprise (SE)**

To,  
Sarjan Enterprise  
Navsari.

I/we the undersigned request that I/We are interested to be allotted a Unit in your residential Scheme NJ ZINNIA ("Said Scheme")  
I/we remit herewith a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) by  
Cheque/DD No. \_\_\_\_\_ dated \_\_\_\_\_ and drawn on \_\_\_\_\_ and  
payable at \_\_\_\_\_ in favour of 'Sarjan Enterprise', being the booking application amount. I/we agree that  
this is only a booking amount & only on fulfillment of the terms & conditions as stated herein and your acceptance, I/we will be  
eligible for the allotment of the Unit as applied for. I/we have clearly understood that this Application does not constitute an  
Agreement to sell and I/we do not become entitled to the final allotment of any Unit notwithstanding the fact that the Developer  
may have issued a receipt in acknowledgment of the money tendered with this Application. I/we hereby agree to sign & execute  
all necessary documents including the sale deed pertaining to the Unit as & when required to do so, on acceptance and due  
compliance/fulfillment of the terms & conditions herein.

1st Applicant  
Latest  
Passport Size  
Colour Photo  
Paste here  
Do not Staple

**1st Applicant**

Name:  First Name  Middle Name  Last Name

Son/Daughter/Wife of:

PAN:  Date of Birth:  Sex: Male  Female

Occupation:  Service  Professional  Business  House wife  Retired  Student

Correspondence Address:

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

E-mail:

Permanent Address :  "Same as above"

City:

Pin/Zip Code:  State:  Country:

Tel.: (O)  Tel.: (R)  Mobile:

Residential Status: Resident  Non Resident

**2nd Applicant**

Name:  First Name  Middle Name  Last Name

Son/Daughter/Wife of:

PAN:  Date of Birth:  Sex: Male  Female

Occupation:  Service  Professional  Business  House wife  Retired  Student

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Sarjan Enterprise (SE)



Correspondence Address: [Grid]  
[Grid]  
[Grid] City: [Grid]  
Pin/Zip Code: [Grid] State: [Grid] Country: [Grid]  
Tel.: (O) [Grid] Tel.: (R) [Grid] Mobile: [Grid]  
E-mail: [Grid]

Permanent Address :  "Same as above"  
[Grid]  
[Grid] City: [Grid]  
Pin/Zip Code: [Grid] State: [Grid] Country: [Grid]  
Tel.: (O) [Grid] Tel.: (R) [Grid] Mobile: [Grid]

Residential Status: Resident  Non Resident

3rd Applicant

Name: [Grid] First Name Middle Name Last Name  
Son/Daughter/Wife of: [Grid]  
PAN: [Grid] Date of Birth: [D][D][M][M][Y][Y][Y][Y] Sex: Male  Female   
Occupation:  Service  Professional  Business  House wife  Retired  Student

Correspondence Address: [Grid]  
[Grid]  
[Grid] City: [Grid]  
Pin/Zip Code: [Grid] State: [Grid] Country: [Grid]  
Tel.: (O) [Grid] Tel.: (R) [Grid] Mobile: [Grid]  
E-mail: [Grid]

Permanent Address :  "Same as above"  
[Grid]  
[Grid] City: [Grid]  
Pin/Zip Code: [Grid] State: [Grid] Country: [Grid]  
Tel.: (O) [Grid] Tel.: (R) [Grid] Mobile: [Grid]

Residential Status:  Non Resident

Unit Details:

Unit No. [Grid] Unit Price (₹) [Grid]

Payment Plan:

Self Funded - Upfront Payment  Self Funded - Standard Installment Payment  
 Loan Schedule Plan -  Through NJ Assistance  Applicant do by own

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

## Sarjan Enterprise (SE)

I/we the Applicant/s do hereby declare that my/our application for allotment is irrevocable and that the above particulars/information given by me/us are true and correct and that nothing has been concealed herefrom. I/We have read and signed all pages of this application form and payment plans and have fully understood the contents hereof. The Applicants aforesaid are hereinafter for the sake of brevity referred to as the "Applicant/s" as may be deemed necessary in the context hereof.

I/we hereby apply for allotment of Unit No. \_\_\_\_\_ admeasuring \_\_\_\_\_ Square Feet plot area and \_\_\_\_\_ Square Feet Built up area in the residential Scheme known as NJ ZINNIA, situated and being at Block / Survey No. 454 at Moje - Kadodara, Taluka - Vagra, District - Bharuch, which is owned, possessed and developed by the M/s. Sarjan Enterprise (Herein after referred to as the "Developer" for the sake of brevity).

In case of Joint Applicants, their holdings i.e. the undivided share in Ownership is hereby declared by them jointly as follows:

| Sr. No.      | Name of Applicant | Share in Ownership (%) |
|--------------|-------------------|------------------------|
| 1            | 1st Applicant -   |                        |
| 2            | 2nd Applicant -   |                        |
| 3            | 3rd Applicant -   |                        |
| <b>Total</b> |                   | <b>100%</b>            |

Application Date

Place:

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Signatures of all Applicants mandatory.

### For Office use only

Remarks:

### Terms and Conditions

- The Consideration and Payment Terms under the Plans offered are given in Schedule A.
  - Under Self Funded Upfront, Standard Installment Plan and Loan Plan, all the payments except booking amount, in respect of the purchase of Unit(s) shall be made through ECS / ACH / Direct Debit bank mandate drawn in favour of 'Sarjan Enterprise' payable at Navsari. Cheque / ECS/ ACH / Direct Debit. Dishonour charges levied shall be Rs. 500/- per instance.
  - It is mandatory to submit ECS / ACH / Direct Debit bank mandate by the Applicant/s for the payments hereunder along with this Booking Application Form.
  - In case of Switch from One Plan to another, the Price and the payment schedule applicable shall be considered of the Plan which is switched into. Any payment becoming due to the Developer pursuant to such Switch shall be payable on the switch date and the switch date shall be considered as due date of payment for any deficient payment as per the new plan and after that all the payments shall be scheduled and becomes due considering the original booking date and as mentioned in the Annexure/Schedules e.g. In case the plan is shifted from Self-funded to Loan Plan, the price and payment schedule of Loan Plan shall be applicable to the Applicant/s and any deficient payment therein shall become payable immediately upon such switching.
- The Sale Consideration in respect of the Said Unit shall be as per Schedule A below (which amount is herein referred to as "Sale Consideration").
 

Such Sale Consideration shall exclude all other charges, taxes, levies etc. as mentioned in Schedule B and such charges along-with the Sale Consideration shall be payable on or before the execution of Sale Deed in respect of the Said Unit. It is understood that mere acceptance of the standard Terms & Conditions herein does not vest any right, title or interest in the Unit applied for by the Applicant/Allottee or any other person.
- The following documents shall accompany the duly filled up Booking Application Form -
  - In case of Individual Applicants: Passport sized photograph of all Applicant/s, the copy of PAN (Or Form 60), copy of proof of permanent and communication address, e.g. copy of Passport/ attested updated bank pass book / latest telephone bills (last three months) / utility bills, Aadhar Card.
  - In the case of Companies / LLP's / Partnership Firms: Addition to above documents, similar documents of authorized signatory Director / DP / Partner. Also copy of the Memorandum & Articles of Association / LLP Agreements / Partnership Agreement along with duly attested Board Resolution / Partner's Authority Letter, as applicable.
- The Applicant/s agrees and confirms that this Application is only a request of the Applicant/s for the allotment of the Said Unit and does not create any right or interest, whatsoever or howsoever of the Applicant/s in the Unit. The Applicant further agrees that the Unit number given by the Developer may vary from the number shown on the approved plans and the same shall be confirmed at the time of execution of Sale Deed.

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

5. This Application shall not in any way be construed as an allotment. The Allotment Letter shall be issued by the Developer subject to successful verification and acceptance of the Booking Application Form and supporting documents. Communications may be made to the e-mail address or through SMS to the Applicant/s as mentioned in this Booking Application Form.
6. The Booking Application Form shall be complete in all respects and signed by all the Applicant/s named in the Form on all pages herein. The share/holding details provided by the Applicant/s in this Application shall be mentioned in the Conveyance/Sale Deed to be executed and registered.
7. The Allotment Letter, agreement/s and all other consequential documents and correspondences shall be done in the name and address of the First Applicant/s as mentioned in this Booking Application Form. No transfer / assignment of Applicant's interest in the Unit is allowed in the Said Scheme till the execution of Conveyance/Sale Deed.
8. The Developer reserves right to accept or reject the Booking Application without assigning any reasons thereof and retains the right to allot the applied Unit to any other person, without any objection or claim from the Applicant/s or any person claiming through Applicant before execution of definitive Legal documents for conveying the Said Unit. It is further expressly acknowledged that the Applicant/s shall consider only the Application Form to understand the Amenities and Infrastructure provided in the Scheme.
9. Possession of the Unit(s) shall take place only after execution and registration of necessary Sale Deed/ Conveyance Deed by the Developer in favour of the Applicant; subject to timely receipt of total payment as mentioned in Schedule A and Schedule B, and subject to issuance of Completion Certificate by the Developer's Architect or Program Manager as described hereinafter and fulfilling all other formalities. The Developer shall have the first lien and charge on the Applicant's Unit until the receipt of all the payments required to be made by the Applicant under this Application, provided however that where the Applicant has availed loan from bank/ lending institution, the Developer shall have the second charge. The Developer shall be entitled to appropriate the payments made by the Applicant/s/Allottee/s hereunder, in the order of interest on installments payments, statutory levies & other charges and then towards the agreed Sale Consideration in respect of the Unit.
10. In the case of an Applicant being an NRI, the Applicant shall be solely responsible for complying with the Foreign Exchange Management Act, RBI Rules and related other applicable laws in India. At any stage, any remittances are found to be contravening the provisions of applicable laws, the Developer reserves right to cancel the booking allotment and shall refund the amount received from the Applicant after deducting the Cancellation Charges as per Schedule B without any interest, compensation etc. In case of change in the residential status of the Applicant, subsequent to the signing of this Booking Application Form, Applicant shall be solely responsible comply with the relevant law and to immediately intimate in writing to the Developer and comply with all the necessary formalities, if any, under the applicable laws. All payment and refunds, if any shall be done in Indian Rupees only. Any implications arising out of any default in complying with the applicable laws by the Applicant, shall be the sole responsibility of the Applicant. The Developer accepts no responsibility in this regard and the Applicant shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard.
11. The Applicant/s agrees to make timely payments to the Developer in terms of the payment schedule as specified in Schedule A, B and the Payment Plans as agreed herein, and acknowledges that time remains the essence of this transaction. The Applicant/s acknowledges that any delay and/or default in payments of the Installments or any portion thereof payable under the terms herein contained, would affect the entire Said Scheme as envisaged and shall:
  - (a) In case of delay in the receipt of any Installment/Payment due under this Application, from the Applicant/s, the Developer shall be entitled to charge a simple interest @ 10% p.a, pro-rata on such Outstanding Amounts for the duration of the delay. Provided however, that if the Applicant/s pays such defaulted Installment/Payment amount within 21 days of the due date, then no such interest shall be charged. In case of default despite the expiry of 21 days, the interest shall be calculated from the Installment/Payment due date and shall be collected on monthly basis.  
Example: If installment/payment is due on 30th November 2017, and actual payment is realized on 25th January 2018, the delay of 56 days will be considered for interest of delayed payment. However, no interest will be charged if the payment has been realized on or before the succeeding 21st December 2017.
  - (b) In case the Applicant/s fails to make payment of any Installment/ Payment in accordance with Schedule A and B below within 120 days, from such payment becoming due (i.e. due date), the Developer shall at its sole discretion be entitled to cancel the Allotment and refund the amount of Sale Consideration received from the Applicant, after deducting the interest of any sort, and duly adjusting/setting-off interest on delayed payment upto 120 days, any applicable taxes, charges and applicable Cancellation & Holding Charges. The Applicant shall not have any rights or interest on such Unit once canceled hereunder, such cancellation shall not require any prior notice to the Applicant/s. Grant of any further time to the Applicant for making the payment beyond 120 days of such delay shall not tantamount to waiver of the Developer's rights to cancel the Said Allotment.
12. In case of Cancellation, subject to other applicable clauses contained herein, the refund will be made in the following manner -
  - (a) Self Fund: Refund shall be made to the Applicant/s in his/her/their respective share as mentioned in the Booking Application Form.
  - (b) Loan Fund: Refund shall be made to the Applicant/s on submission of Bank's No Objection Letter and other formalities prescribed by Lending Bank in this regard, and in any case otherwise to the Lending Bank.
  - (c) The Applicant if acting on behalf of others shall be responsible to submit the necessary consent letters from all the other Applicants as mentioned in the Booking Application Form and that of the person/s from whom the payment has been received by the Developer.
13. The Applicant agrees and confirms that -
  - (a) The Applicant has applied for the Unit(s) having fully scrutinised to his satisfaction, the title documents, plans, specifications, amenities, utilities, common areas, terms and conditions etc. in respect of the Said Scheme NJ ZINNIA. The Applicant acknowledges the material specifications provided by the Developer described in Schedule C of the proposed Said Scheme and the purchase shall be subject to the applicable laws and rules, which has also been explained by the Developer and understood in entirety by the Applicant. The Applicant further acknowledges that the Applicant has fully understood the site plan, building plan, architectural plan, floor plan and the dimensions and area calculations pertaining to the Unit and also the details of all Amenities and Infrastructure to be provided by the Developer. The specifications given in Schedule C pertaining to the materials to be used may vary from Unit to Unit based on the availability of such material at the time of construction. The Applicant further acknowledges that M/s Sarjan Enterprise and Setulogic Real Estate Private Limited, have jointly developed the Said Scheme and the Applicant/s shall peacefully share and enjoy the common amenities and infrastructure, club house and other facilities of the Said Scheme along with the other Unit holders of NJ ZINNIA.

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

- (b) The area/dimension of the Said Scheme may be subject to changes for reasons beyond the control of the Developer. The Applicant/s agrees that the marketing plan/brochure is a mere indication of the proposed Said Scheme and the Amenities and Infrastructure as shown in the brochure are merely indicative and though the Developer will make his best efforts to provide for the same, there may be deviation in the same. Applicant/s also acknowledges that the numbering of units given by Developer may not correspond to the approved plans and that the areas/admeasurements mentioned in the drawing are reasonable estimates, and subject to changes. The Developer reserves the right to change the design, elevation, specifications, Amenities and Infrastructure, plans, etc. due to aesthetic reasons or to meet the planning / regulatory requirement or for any other reason whatsoever. Changes, if any will be communicated by the Developer and the Applicant agrees to abide by the same from time-to-time. The Developer will construct the Said Scheme as per the final approved plan from the concerned authorities.
- (c) Developer may enhance/reduce the expanse of Said Scheme and add/remove contiguous/ non-contiguous parcels of land in the Said Scheme.
- (d) No changes in the Unit(s) viz. addition, alteration, modification and elimination in the civil work shall be allowed by the Developer in the Said Scheme.
14. The Applicant agrees that there may be a reasonable variation in actual built up area of the Unit(s) and/or plot area, at the time of delivery of Possession of Unit and shall not be subject to any change in terms of these Terms and Conditions. The Applicant further expressly agrees that in case a Green Certificate not being issued in respect of the Said Scheme or in case of any variation in the constructed Unit or any part of the Said Scheme, such event/ground shall not constitute a valid ground for cancellation of the Unit by the Applicant/s.
15. The Developer shall make its best efforts to deliver the Possession of the Said Unit, on or before 31st October 2017 ("Possession Date"). However, in any case otherwise the Applicant agrees and acknowledges that there would be a further grace period ("Extended Possession Date") of 180 days hereby granted for the delivery of Possession i.e. 30th April 2018. The Applicant agrees to bear and pay all the applicable charges including statutory levies etc. as per Schedule B in respect of the Unit and common areas, as applicable, from the date of execution and registration of Sale Deed or the last date for complying the Notice of Conveyance and Possession whichever is earlier, irrespective of whether actual Possession has been taken by the Applicant or not.
16. The Applicant shall within 45 days of the written intimation by the Developer (i.e. "Notice of Conveyance and Possession") register the Conveyance/Sale Deed and execute the Possession Agreement and thereupon take Possession of the Unit. The Applicant shall be entitled to takeover the Possession upon the due execution of the Sale Deed and the Possession Agreement which shall include signing on relevant forms/deed/documents necessary for registration of Conveyance/Sale Deed and the Possession Agreement and providing the necessary documents and performing formalities as may be communicated by Developer, including appearing for registration (along with Joint Applicants, wherever applicable) at the relevant time. It is expressly agreed that the hand over of Possession to the Applicant will be subject to complete discharge of all outstanding dues, charges, taxes etc. and applicable interest thereon if any, payable to the Developer under the terms of this Application and the subsequent agreements. The Notice of Conveyance & Possession shall be accompanied by a Certificate of Completion issued by the Said Scheme Architect or Program Manager. Such Certificate of Completion shall be issued by the Said Scheme Architect or Program Manager for both, the individual Unit as also the common development including the Amenities and Infrastructure being provided in the Said Scheme. The decision of the Said Scheme Architect or Program Manager with respect to the Completion of the Unit(s) as also other Amenities and Infrastructure shall be final and Applicant agrees to abide by the same.
17. In the event of failure of the Applicant to execute the Sale Deed and the Possession Agreement and thereupon take Possession of the Unit even after the completion of 45 days notice period under the terms of Clause 16 above, the Developer shall be entitled to charge a sum equal to Rs.10/- per square feet of the built up area per month pro-rata (plus applicable taxes & levies) by way of holding charges ("Holding Charges") from the Applicant/s, for the period of delay beyond the Notice period.
- Further, the Developer shall be entitled to withhold conveyance of the Unit and/ or handing over the Possession of the Applicant's Unit to the Applicant/s till payment of Holding Charges by the Applicant/s to the Developer.
- Notwithstanding anything herein, the Developer reserves the right to cancel the Unit if the Applicant fails to A) comply with Clause 11 herein or B) comply with the Notice of Conveyance & Possession within 75 days of receipt thereof from the Developer.
18. In case of any delay in Possession of the Applicant's Unit beyond the Extended Possession Date on the part of Developer, subject to adjustment towards delay due to Force Majeure period, the Developer shall be liable to pay simple interest @ 10% p.a. prorata on the amount of Sale Consideration paid by the Applicant/s, from the date of Extended Possession Date till only next 120 days. The Developer shall not be liable to pay any interest beyond the delay of 120 days from the Extended Possession Date. However, the Applicant/s reserve(s) the right to cancel the Unit after the Extended Possession Date and shall be entitled to receive the entire payment made by Applicant/s to the Developer including interest, if any, and shall also be entitled for an interest at the rate of 10% on the amount paid by the Applicant/s towards Sale Consideration for the period from the date of Extended Possession Date to the cancellation date, subject to maximum of 120 days. The refund shall be made within a period 45 days from the date of necessary cancellation documentation formalities from Applicant/ Allottee/s. For this purpose, the Applicant/s/Allottee/s shall make a cancellation application and the execute and register (as the case may be) a cancellation agreement etc., wherever applicable. The Developer shall not be liable to the Applicant for any damages or costs consequential or otherwise due to such delay whatsoever.
19. In case of cancellation at any time after booking the Unit from the part of or on account of any default attributable to the Applicant/Allottee, the Developer shall be entitled to forfeit a sum of Rs. 25,000/- and applicable levies, taxes, delayed interest etc. as mentioned in Schedule B (herein referred to as "Cancellation Charges") per Unit, out of the amounts paid by Applicant/s/Allottee/s towards the Unit and the balance amount shall be refunded by the Developer to the Applicant/s/Allottee/s in no case later than 90th day from the date of execution of the relevant cancellation documentation by Applicant/Allottee/s.
- It is clarified that in the event of cancellation by the Applicant/s/Allottee/s before the Extended Possession Date, the Developer shall be entitled to forfeit Cancellation Charges, and retain the taxes, levies, charges etc. as per Schedule B and interest paid or due on the delay of installment(s) by the Applicant/s. It is also expressly agreed that in any such event of cancellation, the Applicant/Allottee shall not be entitled to any compensation, damages etc. whatsoever.
20. The Applicant acknowledges that the Developer shall not be responsible for any consequences due to Act of God, Force Majeure or state's action. Notwithstanding anything to the contrary contained elsewhere, the

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

Possession Date and Extended Possession Date, are subject to deviation/extension on account of Force Majeure, acts of God, labour issues, government orders/restriction/controls and other reasons which are beyond the control of the Developer.

21. The Applicant agrees to pay the Maintenance Deposit as specified in Schedule B in accordance with the payment schedule mentioned therein. The Applicant agrees to become and remain a member of any Society / Association formed/ proposed to be formed ("Maintenance Body") by and consisting of all the owners and occupiers of Units in the Said Scheme for the matters of common interest including security, repairs, maintenance, etc. and to maintain the open spaces, compound walls, club house and all other common areas in the Said Scheme. It is clarified that the maintenance of these common areas shall be carried out by the Developer till such time as the Maintenance Body is formed. The Maintenance Body once formed, shall take care of such maintenance activities subsequently. The Developer shall hand over the collected sum of Maintenance Deposit to Maintenance Body. The Applicant agrees to bear and pay maintenance charges from the date of execution of the Possession Agreement or the last date for complying the Notice of Conveyance and Possession whichever is earlier, to the Maintenance Body after its formation.
  22. The Developer agrees to pay a fixed maintenance charge of Rs.2000/- per month to the Maintenance Body in respect of the Units in Possession of Developer from the date of handing over of the management to the Maintenance Body.
  23. The Applicant shall not have any objection with the Developer availing construction finance from Banks/Financial Institutions for the purpose of this Said Scheme by way of creation of a charge/lien on the Said Scheme, the land and construction thereon. However, the Developer shall ensure that there would be no encumbrance, mortgage, lien on the Applicant's Unit as at the date of execution of the Sale Deed.
  24. All the instruments including applications, cancellation deed, sale agreement, Sale Deed/Conveyance Deed, Possession Agreement, if any shall be standard in nature and prepared by the Solicitors of Developer, which shall be standard and acceptable to the Applicant without any scope of changes or amendments therein.
  25. The Applicant/s agree/s to from time to time sign all applications, papers, documents, and other relevant papers, as required, in pursuance to this purchase and to do all acts, deeds and things as Developer may require in the interest of the Said Scheme and Unit holders in the Said Scheme. In case of Joint Applicants, any document signed/accepted/ acknowledged by any one of the Applicants shall be binding upon the other Applicants.
  26. The Applicant agrees to use the Unit in the Said Scheme only for residential purposes and shall not have any claim, rights, title or interest in the common areas except the rights of ingress/egress over or in respect of entry and the right of user in the open spaces and all or any of the common areas in the Said Scheme along with other occupiers in-common. The Applicant shall have no right to claim partition or division of the common area(s) except the right to use the same subject to payment of maintenance/user charges and compliance of rules of Maintenance Body formed or to be formed. It is also expressly agreed by the Applicant that the Applicant shall not make any unauthorised construction and alteration, which are in deviation/contravention of the Approved Plans and conditions thereof.
  27. The Applicant acknowledges that during the development phase, various laws on real estate regulation and development may come into force, which may result in changes of the structure of the documents envisaged herein, including this Application, Allotment, consequential agreement of sale or any other documents consequential thereof and which can also include without limitation any amendments to carpet area, built up area, as well as proportionally increased prices on account of revision of method of such computation etc. The Applicant agrees to execute necessary documentation to incorporate necessary changes which may arise to comply with any such laws and further acknowledges that in any such event the Sale Consideration in respect of the Said Unit shall remain the same as agreed herein.
  28. In case of any dispute touching terms herein, shall be referred to and finally resolved by arbitration at Surat only in accordance with the Indian Arbitration and Conciliation Act, 1996, for the time being in force, which rules are deemed to be incorporated by reference into this clause. A sole arbitrator appointed by the Developer shall conduct the arbitration. The language of the arbitration shall be English.
  29. In case of unit of Rs.50 lacs or above, applicable TDS will be required to be deducted and paid by the applicant to the respective authority. The applicant will have to provide TDS certificate to the developer.
- ADDITIONAL TERMS & CONDITIONS FOR LOAN SCHEDULE PLAN APPLICANTS**
1. For Loan payment mode, the Applicant agrees to be solely responsible for application and documentation to banks/lending institution to obtain loan sanction and timely disbursement. Delay of sanction or disbursement of loans from bank/ lending institutions shall not be construed a valid and acceptable ground for delaying the installment payments to Developer.
  2. Booking Application Form shall be deemed to be complete if and only if all the pre-requisite documents necessary for the purpose of applying for a Bank Loan have been duly submitted with the Developer.
  3. The Applicant shall be responsible to furnish to the Developer, the Loan Sanction Letter from the Bank/ Financial Institution within a period of 45 days from the date of this Application, in failure of which, the Developer shall be entitled to convert this Application into the Self-Funded-Standard Installment Payments Plan or on request of Applicant/s, cancel the Booking hereunder, subject to levy of penalty of Rs.2000/- from the Applicant/s. All the terms specific to converted Plan, including more particularly Clause 11 and 1(c) and the Schedules hereunder shall be applicable.
  4. The Applicant acknowledges that the disbursement(s) will have to be availed as per the payment schedule relating to the respective construction stage of the Applicant's Unit. Further, the Applicant agrees that the respective construction stage of the Unit is independent of overall completion of Said Scheme and agrees to avail disbursement(s) without any objection in this behalf. The Applicant/s agree to provide all necessary documents, including any No-Objection Certificates / Disbursement Request Letter, in timely manner that may be required by the bank in this regard.
  5. In consultation with the respective lending Bank, the Developer shall determine & intimate the payment/disbursement schedule to the Applicant. The Applicant will have to make the payment within the below mentioned specified time at various disbursement stages. For the purpose of computation of delay interest in terms of Clause 11 herein, below mentioned due dates shall be considered.
- Stage : First and Final Disbursement**  
**Due Date:** 30th day from the date of communication by the Developer
- Stage : Part Disbursement**  
**Due Date:** 15th day from the date of communication by the Developer

Signature of 1st Applicant

Signature of 2nd Applicant

Signature of 3rd Applicant

## SCHEDULES

### Schedule A. Payment Schedule for Sale Consideration

► Price List and Payment Schedule for Upfront Plan.

## ANNEXURE

Setulogic Real Estate Pvt. Ltd. (SR)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sales Consideration | Booking Amount 20% | Balance 80% in 45 days |
|----------|-----------|--------------------|----------------------|-----------------------|---------------------|--------------------|------------------------|
| 1        | SR        | 1221.27            | 804.00               | 884.00                | 4,639,632           | 927,926            | 3,711,705              |
| 2        | SR        | 754.87             | 804.00               | 884.00                | 3,908,086           | 781,617            | 3,126,469              |
| 3        | SR        | 748.73             | 804.00               | 884.00                | 3,898,455           | 779,691            | 3,118,764              |
| 4        | SR        | 1185.18            | 804.00               | 884.00                | 4,583,025           | 916,605            | 3,666,420              |
| 5        | SR        | 1169.45            | 804.00               | 884.00                | 4,558,352           | 911,670            | 3,646,682              |
| 6        | SR        | 722.92             | 804.00               | 884.00                | 3,857,972           | 771,594            | 3,086,378              |
| 7        | SR        | 716.78             | 804.00               | 884.00                | 3,848,342           | 769,668            | 3,078,673              |
| 8        | SR        | 710.63             | 804.00               | 884.00                | 3,838,696           | 767,739            | 3,070,956              |
| 9-10     | SR        | 1667.83            | 1392.50              | 1515.00               | 7,254,491           | 1,450,898          | 5,803,593              |
| 11       | SR        | 1155.89            | 864.48               | 987.00                | 4,849,582           | 969,916            | 3,879,666              |
| 12       | SR        | 721.47             | 842.20               | 933.00                | 4,004,362           | 800,872            | 3,203,490              |
| 13       | SR        | 721.49             | 842.20               | 933.00                | 4,004,394           | 800,879            | 3,203,515              |
| 15       | SR        | 721.48             | 842.20               | 933.00                | 4,004,378           | 800,876            | 3,203,502              |
| 16       | SR        | 867.32             | 864.48               | 987.00                | 4,396,961           | 879,392            | 3,517,569              |
| 23       | SR        | 867.35             | 864.48               | 987.00                | 4,397,008           | 879,402            | 3,517,607              |
| 24       | SR        | 721.48             | 842.20               | 933.00                | 4,004,378           | 800,876            | 3,203,502              |
| 25       | SR        | 721.48             | 842.20               | 933.00                | 4,004,378           | 800,876            | 3,203,502              |
| 30       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 31       | SR        | 722.25             | 842.20               | 933.00                | 4,005,589           | 801,118            | 3,204,471              |
| 32       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 34       | SR        | 868.32             | 864.48               | 987.00                | 4,398,530           | 879,706            | 3,518,824              |
| 37       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 38       | SR        | 722.25             | 842.20               | 933.00                | 4,005,586           | 801,117            | 3,204,469              |
| 40       | SR        | 1756.14            | 864.48               | 987.00                | 5,791,071           | 1,158,214          | 4,632,857              |
| 43       | SR        | 722.24             | 842.20               | 933.00                | 4,005,570           | 801,114            | 3,204,456              |
| 44       | SR        | 868.32             | 864.48               | 987.00                | 4,398,530           | 879,706            | 3,518,824              |
| 45       | SR        | 868.32             | 864.48               | 987.00                | 4,398,530           | 879,706            | 3,518,824              |
| 48       | SR        | 722.25             | 842.20               | 933.00                | 4,005,586           | 801,117            | 3,204,469              |
| 49       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 50       | SR        | 1163.50            | 864.48               | 987.00                | 4,861,518           | 972,304            | 3,889,215              |
| 51       | SR        | 1166.18            | 864.48               | 987.00                | 4,865,722           | 973,144            | 3,892,577              |
| 52       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 53       | SR        | 722.25             | 842.20               | 933.00                | 4,005,586           | 801,117            | 3,204,469              |
| 54       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 55       | SR        | 722.24             | 842.20               | 933.00                | 4,005,570           | 801,114            | 3,204,456              |
| 56       | SR        | 868.32             | 864.48               | 987.00                | 4,398,530           | 879,706            | 3,518,824              |
| 57       | SR        | 868.29             | 864.48               | 987.00                | 4,398,483           | 879,697            | 3,518,786              |
| 58       | SR        | 722.24             | 842.20               | 933.00                | 4,005,570           | 801,114            | 3,204,456              |
| 59       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 60       | SR        | 722.25             | 842.20               | 933.00                | 4,005,586           | 801,117            | 3,204,469              |



Schedule A. Payment Schedule for Sale Consideration

► Price List and Payment Schedule for Upfront Plan.

**ANNEXURE** Setulogic Real Estate Pvt. Ltd. (SR) (Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sales Consideration | Booking Amount 20% | Balance 80% in 45 days |
|----------|-----------|--------------------|----------------------|-----------------------|---------------------|--------------------|------------------------|
| 61       | SR        | 1640.00            | 864.48               | 987.00                | 5,608,906           | 1,121,781          | 4,487,125              |
| 62       | SR        | 1559.81            | 864.48               | 987.00                | 5,483,128           | 1,096,626          | 4,386,503              |
| 63       | SR        | 722.25             | 842.20               | 933.00                | 4,005,586           | 801,117            | 3,204,469              |
| 64       | SR        | 722.23             | 842.20               | 933.00                | 4,005,554           | 801,111            | 3,204,444              |
| 65       | SR        | 722.24             | 842.20               | 933.00                | 4,005,570           | 801,114            | 3,204,456              |
| 66       | SR        | 868.29             | 864.48               | 987.00                | 4,398,483           | 879,697            | 3,518,786              |

\*Note: In case of Unit Rs. 50 lacs and above, TDS will be deducted by the Applicant or in case of ECS/ACH debit will be adjusted in EMI by the Developer.

Schedule A. Payment Schedule for Sale Consideration

► Price List and Payment Schedule for Upfront Plan.

**ANNEXURE** Sarjan Enterprise (SE) (Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sale Consideration | Service Tax Amount (Applicable on 30% of Sales Consideration @15%) | Total Unit Price | Booking Amount 20% | Balance 80% in 45 days |
|----------|-----------|--------------------|----------------------|-----------------------|--------------------|--|------------------|--------------------|------------------------|
| 67       | SE        | 868.32             | 864.48               | 987.00                | 4,000,676          | 180,030  | 4,180,706        | 836,141            | 3,344,565              |
| 68       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 69       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 70       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 71       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 72       | SE        | 1168.03            | 864.48               | 987.00                | 4,428,033          | 199,262  | 4,627,295        | 925,459            | 3,701,836              |
| 73       | SE        | 1170.91            | 864.48               | 987.00                | 4,432,140          | 199,446  | 4,631,586        | 926,317            | 3,705,269              |
| 74       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 75       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 76       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 77       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 78       | SE        | 868.32             | 864.48               | 987.00                | 4,000,676          | 180,030  | 4,180,706        | 836,141            | 3,344,565              |
| 79       | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 80       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 81       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 82       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 83       | SE        | 1435.48            | 864.48               | 987.00                | 4,809,391          | 216,423  | 5,025,814        | 1,005,163          | 4,020,651              |
| 84       | SE        | 1358.09            | 864.48               | 987.00                | 4,699,041          | 211,457  | 4,910,498        | 982,100            | 3,928,398              |
| 85       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 86       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 87       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 88       | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 89       | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 90       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 91       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 92       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 93       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |





Schedule A. Payment Schedule for Sale Consideration

► Price List and Payment Schedule for Upfront Plan.

**ANNEXURE** Sarjan Enterprise (SE) (Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sale Consideration | Service Tax Amount (Applicable on 30% of Sales Consideration @15%) | Total Unit Price | Booking Amount 20% | Balance 80% in 45 days |
|----------|-----------|--------------------|----------------------|-----------------------|--------------------|--|------------------|--------------------|------------------------|
| 94       | SE        | 1172.95            | 864.48               | 987.00                | 4,435,049          | 199,577  | 4,634,626        | 926,925            | 3,707,701              |
| 95       | SE        | 1175.86            | 864.48               | 987.00                | 4,439,198          | 199,764  | 4,638,962        | 927,792            | 3,711,170              |
| 96       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 97       | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 98       | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 99       | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 100      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 101      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 102      | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 103      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 104-105  | SE        | 1973.36            | 1476.56              | 1540.00               | 7,101,614          | 319,573  | 7,421,187        | 1,484,237          | 5,936,949              |
| 106-107  | SE        | 1899.74            | 1476.56              | 1540.00               | 6,996,639          | 314,849  | 7,311,488        | 1,462,298          | 5,849,190              |
| 108      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 109      | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 110      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 111      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 112      | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 113      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 114      | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 115      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 116      | SE        | 1177.80            | 864.48               | 987.00                | 4,441,964          | 199,888  | 4,641,853        | 928,371            | 3,713,482              |
| 117      | SE        | 1180.75            | 864.48               | 987.00                | 4,446,171          | 200,078  | 4,646,249        | 929,250            | 3,716,999              |
| 118      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 119      | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 120      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 121      | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 122      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 123-124  | SE        | 1643.87            | 1261.22              | 1377.00               | 6,182,214          | 278,200  | 6,460,414        | 1,292,083          | 5,168,331              |
| 125-126  | SE        | 1649.79            | 1261.22              | 1377.00               | 6,190,656          | 278,580  | 6,469,235        | 1,293,847          | 5,175,388              |
| 127      | SE        | 868.29             | 864.48               | 987.00                | 4,000,633          | 180,028  | 4,180,661        | 836,132            | 3,344,529              |
| 128      | SE        | 722.24             | 842.20               | 933.00                | 3,643,439          | 163,955  | 3,807,394        | 761,479            | 3,045,915              |
| 129      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 130      | SE        | 722.25             | 842.20               | 933.00                | 3,643,454          | 163,955  | 3,807,409        | 761,482            | 3,045,927              |
| 131      | SE        | 722.23             | 842.20               | 933.00                | 3,643,425          | 163,954  | 3,807,379        | 761,476            | 3,045,903              |
| 132      | SE        | 1183.07            | 864.48               | 987.00                | 4,449,479          | 200,227  | 4,649,706        | 929,941            | 3,719,764              |
| 133-134  | SE        | 1826.22            | 1099.88              | 1190.00               | 5,926,454          | 266,690  | 6,193,144        | 1,238,629          | 4,954,515              |
| 135-136  | SE        | 1480.91            | 966.68               | 1050.00               | 5,047,934          | 227,157  | 5,275,091        | 1,055,018          | 4,220,073              |
| 137-138  | SE        | 2051.40            | 1201.54              | 1313.00               | 6,586,791          | 296,406  | 6,883,197        | 1,376,639          | 5,506,558              |
| 139      | SE        | 1333.34            | 842.20               | 933.00                | 4,514,810          | 203,166  | 4,717,976        | 943,595            | 3,774,381              |
| 140      | SE        | 1603.84            | 842.20               | 933.00                | 4,900,517          | 220,523  | 5,121,040        | 1,024,208          | 4,096,832              |

\*Note: In case of Unit Rs. 50 lacs and above, TDS will be deducted by the Applicant or in case of ECS/ACH debit will be adjusted in EMI by the Developer.



Schedule A. Payment Schedule for Sale Consideration

► Price List for Standard Installment Plan and Loan Schedule Plan

**ANNEXURE**

Sarjan Enterprise (SE)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sale Consideration | Service Tax Amount (Applicable on 30% of Sales Consideration @15%) | Total Unit Price |
|----------|-----------|--------------------|----------------------|-----------------------|--------------------|--|------------------|
| 67       | SE        | 868.32             | 864.48               | 987.00                | 4,209,120          | 189,410  | 4,398,530        |
| 68       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 69       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 70       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 71       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 72       | SE        | 1168.03            | 864.48               | 987.00                | 4,658,970          | 209,654  | 4,868,624        |
| 73       | SE        | 1170.91            | 864.48               | 987.00                | 4,663,293          | 209,848  | 4,873,141        |
| 74       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 75       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 76       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 77       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 78       | SE        | 868.32             | 864.48               | 987.00                | 4,209,120          | 189,410  | 4,398,530        |
| 79       | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 80       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 81       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 82       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 83       | SE        | 1435.48            | 864.48               | 987.00                | 5,060,399          | 227,718  | 5,288,117        |
| 84       | SE        | 1358.09            | 864.48               | 987.00                | 4,944,241          | 222,491  | 5,166,732        |
| 85       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 86       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 87       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 88       | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 89       | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 90       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 91       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 92       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 93       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 94       | SE        | 1172.95            | 864.48               | 987.00                | 4,666,355          | 209,986  | 4,876,340        |
| 95       | SE        | 1175.86            | 864.48               | 987.00                | 4,670,722          | 210,183  | 4,880,905        |
| 96       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 97       | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 98       | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 99       | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 100      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 101      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 102      | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 103      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 104-105  | SE        | 1973.36            | 1476.56              | 1540.00               | 7,473,265          | 336,297  | 7,809,562        |
| 106-107  | SE        | 1899.74            | 1476.56              | 1540.00               | 7,362,765          | 331,324  | 7,694,090        |
| 108      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 109      | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 110      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 111      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |



Schedule A. Payment Schedule for Sale Consideration

► Price List for Standard Installment Plan and Loan Schedule Plan

**ANNEXURE**

Sarjan Enterprise (SE)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No. | Developer | Plot Area (Sq.Ft.) | Carpet Area (Sq.Ft.) | Builtup Area (Sq.Ft.) | Sale Consideration | Service Tax Amount (Applicable on 30% of Sales Consideration @15%) | Total Unit Price |
|----------|-----------|--------------------|----------------------|-----------------------|--------------------|--|------------------|
| 112      | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 113      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 114      | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 115      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 116      | SE        | 1177.80            | 864.48               | 987.00                | 4,673,634          | 210,314  | 4,883,948        |
| 117      | SE        | 1180.75            | 864.48               | 987.00                | 4,678,062          | 210,513  | 4,888,575        |
| 118      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 119      | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 120      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 121      | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 122      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 123-124  | SE        | 1643.87            | 1261.22              | 1377.00               | 6,505,476          | 292,746  | 6,798,223        |
| 125-126  | SE        | 1649.79            | 1261.22              | 1377.00               | 6,514,362          | 293,146  | 6,807,508        |
| 127      | SE        | 868.29             | 864.48               | 987.00                | 4,209,075          | 189,408  | 4,398,483        |
| 128      | SE        | 722.24             | 842.20               | 933.00                | 3,833,081          | 172,489  | 4,005,570        |
| 129      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 130      | SE        | 722.25             | 842.20               | 933.00                | 3,833,096          | 172,489  | 4,005,586        |
| 131      | SE        | 722.23             | 842.20               | 933.00                | 3,833,066          | 172,488  | 4,005,554        |
| 132      | SE        | 1183.07            | 864.48               | 987.00                | 4,681,544          | 210,669  | 4,892,214        |
| 133-134  | SE        | 1826.22            | 1099.88              | 1190.00               | 6,236,255          | 280,631  | 6,516,886        |
| 135-136  | SE        | 1480.91            | 966.68               | 1050.00               | 5,311,497          | 239,017  | 5,550,514        |
| 137-138  | SE        | 2051.40            | 1201.54              | 1313.00               | 6,931,347          | 311,911  | 7,243,257        |
| 139      | SE        | 1333.34            | 842.20               | 933.00                | 4,750,313          | 213,764  | 4,964,077        |
| 140      | SE        | 1603.84            | 842.20               | 933.00                | 5,156,321          | 232,034  | 5,388,355        |

\*Note: In case of Unit Rs. 50 lacs and above, TDS will be deducted by the Applicant or in case of ECS/ACH debit will be adjusted in EMI by the Developer.

Schedule A. Payment Schedule for Sale Consideration

► Payment Schedule for Standard Installment Plan

**ANNEXURE**

Sarjan Enterprise (SE)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No.              | Developer | Total Unit Price | Booking Amount 20% | April 2017 Booking | May 2017 Booking | June 2017 Booking | July 2017 Booking | August 2017 Booking | Sept 2017 Booking |
|-----------------------|-----------|------------------|--------------------|--------------------|------------------|-------------------|-------------------|---------------------|-------------------|
| No. of Installments → |           |                  |                    | 6                  | 5                | 4                 | 3                 | 2                   | 1                 |
| 67                    | SE        | 4,398,530        | 879,706            | 586,471            | 703,765          | 879,706           | 1,172,941         | 1,759,412           | 3,518,824         |
| 68                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 69                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 70                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 71                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 72                    | SE        | 4,868,624        | 973,725            | 649,150            | 778,980          | 973,725           | 1,298,300         | 1,947,449           | 3,894,899         |
| 73                    | SE        | 4,873,141        | 974,628            | 649,752            | 779,703          | 974,628           | 1,299,504         | 1,949,256           | 3,898,513         |
| 74                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 75                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 76                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 77                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |



**zinnia**  
PREMIUM HOMES

Schedule A. Payment Schedule for Sale Consideration

► Payment Schedule for Standard Installment Plan

**ANNEXURE**

Sarjan Enterprise (SE)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No.              | Developer | Total Unit Price | Booking Amount 20% | April 2017 Booking | May 2017 Booking | June 2017 Booking | July 2017 Booking | August 2017 Booking | Sept 2017 Booking |
|-----------------------|-----------|------------------|--------------------|--------------------|------------------|-------------------|-------------------|---------------------|-------------------|
| No. of Installments → |           |                  |                    | 6                  | 5                | 4                 | 3                 | 2                   | 1                 |
| 78                    | SE        | 4,398,530        | 879,706            | 586,471            | 703,765          | 879,706           | 1,172,941         | 1,759,412           | 3,518,824         |
| 79                    | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 80                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 81                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 82                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 83                    | SE        | 5,288,117        | 1,057,623          | 705,082            | 846,099          | 1,057,623         | 1,410,165         | 2,115,247           | 4,230,494         |
| 84                    | SE        | 5,166,732        | 1,033,346          | 688,898            | 826,677          | 1,033,346         | 1,377,795         | 2,066,693           | 4,133,385         |
| 85                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 86                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 87                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 88                    | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 89                    | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 90                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 91                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 92                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 93                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 94                    | SE        | 4,876,340        | 975,268            | 650,179            | 780,214          | 975,268           | 1,300,357         | 1,950,536           | 3,901,072         |
| 95                    | SE        | 4,880,905        | 976,181            | 650,787            | 780,945          | 976,181           | 1,301,575         | 1,952,362           | 3,904,724         |
| 96                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 97                    | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 98                    | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 99                    | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 100                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 101                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 102                   | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 103                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 104-105               | SE        | 7,809,562        | 1,561,912          | 1,041,275          | 1,249,530        | 1,561,912         | 2,082,550         | 3,123,825           | 6,247,650         |
| 106-107               | SE        | 7,694,090        | 1,538,818          | 1,025,879          | 1,231,054        | 1,538,818         | 2,051,757         | 3,077,636           | 6,155,272         |
| 108                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 109                   | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 110                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 111                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 112                   | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 113                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 114                   | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 115                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 116                   | SE        | 4,883,948        | 976,790            | 651,193            | 781,432          | 976,790           | 1,302,386         | 1,953,579           | 3,907,158         |
| 117                   | SE        | 4,888,575        | 977,715            | 651,810            | 782,172          | 977,715           | 1,303,620         | 1,955,430           | 3,910,860         |
| 118                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 119                   | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |
| 120                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 121                   | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 122                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 123-124               | SE        | 6,798,223        | 1,359,645          | 906,430            | 1,087,716        | 1,359,645         | 1,812,859         | 2,719,289           | 5,438,578         |
| 125-126               | SE        | 6,807,508        | 1,361,502          | 907,668            | 1,089,201        | 1,361,502         | 1,815,335         | 2,723,003           | 5,446,006         |
| 127                   | SE        | 4,398,483        | 879,697            | 586,464            | 703,757          | 879,697           | 1,172,929         | 1,759,393           | 3,518,786         |
| 128                   | SE        | 4,005,570        | 801,114            | 534,076            | 640,891          | 801,114           | 1,068,152         | 1,602,228           | 3,204,456         |
| 129                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 130                   | SE        | 4,005,586        | 801,117            | 534,078            | 640,894          | 801,117           | 1,068,156         | 1,602,234           | 3,204,469         |

Schedule A. Payment Schedule for Sale Consideration

► Payment Schedule for Standard Installment Plan

**ANNEXURE**

Sarjan Enterprise (SE)

(Amount in ₹)

W.E.F. 01-04-2017

| Unit No.              | Developer | Total Unit Price | Booking Amount 20% | April 2017 Booking | May 2017 Booking | June 2017 Booking | July 2017 Booking | August 2017 Booking | Sept 2017 Booking |
|-----------------------|-----------|------------------|--------------------|--------------------|------------------|-------------------|-------------------|---------------------|-------------------|
| No. of Installments → |           |                  |                    | 6                  | 5                | 4                 | 3                 | 2                   | 1                 |
| 131                   | SE        | 4,005,554        | 801,111            | 534,074            | 640,889          | 801,111           | 1,068,148         | 1,602,222           | 3,204,444         |
| 132                   | SE        | 4,892,214        | 978,443            | 652,295            | 782,754          | 978,443           | 1,304,590         | 1,956,885           | 3,913,771         |
| 133-134               | SE        | 6,516,886        | 1,303,377          | 868,918            | 1,042,702        | 1,303,377         | 1,737,836         | 2,606,754           | 5,213,509         |
| 135-136               | SE        | 5,550,514        | 1,110,103          | 740,069            | 888,082          | 1,110,103         | 1,480,137         | 2,220,206           | 4,440,411         |
| 137-138               | SE        | 7,243,257        | 1,448,651          | 965,768            | 1,158,921        | 1,448,651         | 1,931,535         | 2,897,303           | 5,794,606         |
| 139                   | SE        | 4,964,077        | 992,815            | 661,877            | 794,252          | 992,815           | 1,323,754         | 1,985,631           | 3,971,262         |
| 140                   | SE        | 5,388,355        | 1,077,671          | 718,447            | 862,137          | 1,077,671         | 1,436,895         | 2,155,342           | 4,310,684         |

\*Note: In case of Unit Rs. 50 lacs and above, TDS will be deducted by the Applicant or in case of ECS/ACH debit will be adjusted in EMI by the Developer.

Schedule A. Payment Schedule for Sale Consideration

► Payment Schedule for Loan

A sum equal to 20% of Total Price shall be paid to the Developer alongwith submission of this Booking Application Form through cheque. Payment Plan shall be agreed upon the Sanction and Payment terms communicated by the respective Bank. Construction linked payment plan will be applicable and may differ from bank to bank, which shall be communicated to Applicants at relevant time.

Schedule B. Payment Schedule for Other Charges

Setulogic Real Estate Pvt. Ltd. (SR)

| Sr.No. | Particulars   | Amount(INR)               | Payment Date              | Payment Mode         |
|--------|---|---------------------------|---------------------------|----------------------|
| 1      | Stamp Duty (4.9%)   | As per actual computation | 45 days from booking date | ECS/ACH/Direct Debit |
| 2      | Registration Fees(1%)   | As per actual computation | 45 days from booking date | ECS/ACH/Direct Debit |
| 3      | Legal Consultancy Fee   | 6,000/-                   | 45 days from booking date | ECS/ACH/Direct Debit |
| 4      | Maintenance Deposit   | 3,50,000/-                | 45 days from booking date | ECS/ACH/Direct Debit |
| 5      | Electricity Connection Charges  | 25,000/-                  | 45 days from booking date | ECS/ACH/Direct Debit |
| 6      | Holding Charges (Rs.10/- per month per square feet/built-up area)   | As per actual computation | As and When               | ECS/ACH/Direct Debit |
| 7      | Interest on delayed Installment (10%)   | As per actual computation | As and When               | ECS/ACH/Direct Debit |
| 8      | All other applicable taxes, levies, GST, Government and local charges etc. as may be demanded by the Developer from time to time. | As per actual computation | As and When               | ECS/ACH/Direct Debit |

Schedule B. Payment Schedule for Other Charges

Sarjan Enterprise (SE)

| Sr.No. | Particulars   | Amount(INR)               | Payment Date   | Payment Mode         |
|--------|---|---------------------------|----------------|----------------------|
| 1      | Stamp Duty (4.9%)   | As per actual computation | 30th Sept 2017 | ECS/ACH/Direct Debit |
| 2      | Registration Fees(1%)   | As per actual computation | 30th Sept 2017 | ECS/ACH/Direct Debit |
| 3      | Legal Consultancy Fee   | 6,000/-                   | 30th Sept 2017 | ECS/ACH/Direct Debit |
| 4      | Maintenance Deposit   | 3,50,000/-                | 30th Sept 2017 | ECS/ACH/Direct Debit |
| 5      | Electricity Connection Charges  | 25,000/-                  | 30th Sept 2017 | ECS/ACH/Direct Debit |
| 6      | Holding Charges (Rs.10/- per month per square feet/built-up area)   | As per actual computation | As and When    | ECS/ACH/Direct Debit |
| 7      | Interest on delayed Installment (10%)   | As per actual computation | As and When    | ECS/ACH/Direct Debit |
| 8      | All other applicable taxes, levies, GST, Government and local charges etc. as may be demanded by the Developer from time to time. | As per actual computation | As and When    | ECS/ACH/Direct Debit |

## DRAWING ROOM

| ITEM NAME                        | QUANTITY |
|----------------------------------|----------|
| SOFA                             | 1        |
| CENTER TABLE                     | 1        |
| TV UNIT                          | 1        |
| 32" LED TV                       | 1        |
| SET TOP BOX                      | 1        |
| 4 SEATER DINING TABLE WITH CHAIR | 1        |
| AC 1.5 TON                       | 1        |
| 5.1 CHANNEL HOME THEATER         | 1        |
| DVD PLAYER                       | 1        |
| FAN                              | 1        |
| LED LIGHTS                       | 4        |
| CURTAIN                          | 1        |
| DOORMAT                          | 1        |
| SHOE RACK                        | 1        |

## EACH BED ROOM

| ITEM NAME              | QUANTITY |
|------------------------|----------|
| DOUBLE BED             | 1        |
| BED SHEET              | 2        |
| PILLOW                 | 2        |
| PILLOW COVERS          | 4        |
| BLANKETS               | 2        |
| MATTRESS               | 1        |
| DRESSING TABLE         | 1        |
| MIRROR                 | 1        |
| WARDROBE               | 1        |
| TV UNIT                | 1        |
| 20" LED TV             | 1        |
| SET TOP BOX            | 1        |
| DRY IRON(1 PER HOME)   | 1        |
| AC 1.0 TON             | 1        |
| FAN                    | 1        |
| LED LIGHTS             | 4        |
| LED TUBE LIGHT         | 1        |
| CURTAIN (ALL WINDOWS ) | 1        |

## KITCHEN

| ITEM NAME                           | QUANTITY |
|-------------------------------------|----------|
| MULTIPLE STORAGE                    | 1        |
| SINK                                | 1        |
| WATER PURIFIER                      | 1        |
| MIXER GRINDER                       | 1        |
| HAND BLENDER                        | 1        |
| SOLO MICROWAVE (20 Ltr.)            | 1        |
| POP UP TOSTER                       | 1        |
| ELECTRIC KETTLE                     | 1        |
| INDUCTION COOK TOP                  | 1        |
| COFFEE MAKER                        | 1        |
| SANDWICH MAKER                      | 1        |
| SINGLE DOOR REFRIGERATOR (180 Ltr.) | 1        |
| WATER BOTTLE (Set of 6pcs)          | 1        |
| FAN                                 | 1        |
| LED LIGHTS                          | 3        |
| CLOTHES DRYER ANGLE WITH ROPE       | 1        |
| MIRROR (Common Basin)               | 1        |

## EACH BATHROOM ACCESSORIES

| ITEM NAME              | QUANTITY |
|------------------------|----------|
| TOWEL ROD              | 1        |
| NAPKIN RING            | 1        |
| ROB HOOK               | 1        |
| TISSUE PAPER HOLDER    | 1        |
| SOAP DISH WITH TUMBLER | 1        |
| DOORMAT                | 1        |
| BUCKETS                | 1        |
| MUG                    | 1        |
| DUSTBIN                | 1        |
| BATH STOOL             | 1        |

## COMMON AMENITIES

GENERATOR  
(FOR STREET LIGHT AND WATER PUMP)  
CC TV CAMERA AT ENTRY

## CLUB HOUSE

SWIMMING POOL  
HOME THEATER  
TABLE TENNIS  
POOL  
CARROM  
CHESS  
PARTY HALL  
GYM  
OPEN DINING AREA  
KITCHEN

## SPECIFICATIONS

RCC CONSTRUCTION  
EXPOSED BRICK WORKED CLUB HOUSE  
VITRIFIED TILES FLOORING  
GOOD QUALITY SANITARY FIXTURES  
GOOD QUALITY CONCEALED WIRING  
GLAZED TILES IN BATHROOM  
ANTI SKID FLOORING IN BATHROOM



# LOCATION MAP



\*Distance is approximate



Developer  
Setulogic Real Estate Pvt. Ltd.  
Sarjan Enterprise

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Architect, Landscape  
Ishwar Gehi  
Rajkot - Surat

---

Structure Consultant  
Precision Precast Solutions Pvt. Ltd.  
Pune

---

Plumbing Consultant  
Techno Engineers  
Ahmedabad

---

Electric Consultants  
Designtech Consultants  
Ahmedabad

---

Geotech Consultant  
Prof. G. B. Chaudhary  
Mumbai

---

Financial Partner



Presented by



NJ ZINNIA is planned as per  
green certified rated project



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DISCLAIMER: Developer shall have exclusive rights to change, expand or revise or abandon altogether, the scheme or part of the scheme or any details therein including specifications whenever and wherever admissible under the rules or laws and all such changes, revisions, expansions, sub-divisions and/or combinations, additions, deletions, removals, etc., shall be binding to applicant.



[www.njzinnia.com](http://www.njzinnia.com)

