Terms and Conditions for online booking

A. Booking of flats at any of the Company's Project(s) can be done online by the eligible Indian Residents/Non Resident Indians (NRIs)/Persons of Indian Origin (PIOs) only through its website. The Application Form can be downloaded from our website.

B. The Company shall not be liable/responsible for the risks involved in any Electronic Payment Transactions which may occur due to any system error and/or malfunction. In such circumstances the Applicant(s) is/are not entitled to raise any claims against the Company for such discrepant transaction in any manner whatsoever.

C. The Applicant(s) shall be duty bound and obligated in complying with all the required statutory compliances under the applicable laws prevailing in India including the laws applicable to NRIs/PIOs, which will be the exclusive responsibility of the Applicant. The Applicant(s) shall always keep the Company, its Directors and officials duly indemnified and harmless for any losses and damages suffered by the Company due to such non-compliance of statutory obligation(s) by the Applicant(s)

D. The Applicant(s) shall upload his/her/their/its complete details in the space provided in the webpage and also make a token payment as specified therein. This payment is a mere reflection of the Applicant's interest upon a specific unit. It has also been made very clear that only by dint of making this payment, the Applicant shall not accrue any right, title and interest or any claim of whatsoever nature over the unit showed interest upon.

E. The Applicant within a period 3 days from the date of receipt of intimation from the company regarding the availability of the said unit shall submit the detailed Application Form whereby expressing his/her/its' willingness to abide by the terms and conditions as laid down therein, together with the payment of the balance booking amount.

F. Upon receipt of the complete booking amount, the Provisional Allotment Letter would be issued in favour of the Applicant(s) together with a Payment Schedule reflecting the complete payment details for the total consideration value of the

allotted flat, based on the completion of various stages of the Project and also the amounts to be paid by the Applicant(s) on account of other charges and extras.

G. Upon being credited with the periodic demand value, a receipt shall be mailed to the Applicant(s) in his/her/their/its registered e-mail i.d. acknowledging the receipt of payment thereof. The applicant(s) shall print, save or archive the aforesaid receipts for keeping track of the transactions made by him/her/their/it's with the Company in pursuance to the Payment Schedule as aforesaid.

H. The Application Guidelines forming an integral part of the Application Forms clearly indicate the consequences including the deductible charges/amounts in the event of cancellation of provisional allotment, either by the Applicant(s)at his/her/their/its prerogative and discretion or by the Company due to non-payment of the periodic part consideration of the allotted flat by the Applicant(s) inspite of several follow-ups and reminders by the Company.

I. If it comes to the knowledge of the Company, any time after the allotment of flat that the Applicant(s) has/have misrepresented or suppressed any fact or information, which may seriously harm and jeopardise the reputation of the Project, such applications will be summarily terminated upon service of prior intimation in writing to the Applicant(s) and the amounts, if any, becoming payable (being the part consideration of the allotted flat) shall be returned to the customer, subject to deduction of the applicable charges. For the said termination, the Applicant shall not have any right to create any hindrance and take the garb of any legal recourse either in India or in the country of residence [in the event the Applicant(s) is/are NRIs/PIOs] in any manner whatsoever.

J. Any disputes/issues arising out of this transaction will be subject to the exclusive jurisdiction of the Courts at Kolkata.