

# Expression Of Interest

## (LOGOS)

**Developed by:**  
**SRIJAN REALTY PRIVATE LIMITED**  
**EASTFORD DEVELOPERS LLP**  
**(hereinafter referred to as PROMOTER)**

Registered Office:: 36/1A, Elgin Road,  
Kolkata - 700020

Tel.(91-33)40402020

Fax (91-33) 40402040

Website : [www.srijanrealty.com](http://www.srijanrealty.com)

Email \_\_\_\_\_

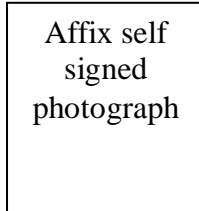
### **Site Office :**

224, A.J.C. BOSE ROAD,  
P.S. KARAYA, P.O. ,  
KOLKATA- 700 017,

This Application Form duly filled in and completed must be submitted at any of the Offices as given in the cover page..

Application Form No: \_\_\_\_\_

CORPORATE/ INDIVIDUAL / JOINT APPLICATION FORM  
(PLEASE FILL IN BLOCK LETTERS (ALL FIELDS ARE MANDATORY))



**A. In case of Corporate/ Business House**

Name of Entity:

\_\_\_\_\_,(PAN  
\_\_\_\_\_), registered Office at  
\_\_\_\_\_, Email

Id:\_\_\_\_\_ represented by its  
authorized person

Mr./Mrs.\_\_\_\_\_

(PAN\_\_\_\_\_ ) (AADHAR

NO.\_\_\_\_\_), (Phone No.\_\_\_\_\_)

residing at \_\_\_\_\_

**OR**

Sole /First Applicant

1. Full name Mr. / Mrs/Ms.

/Dr.....

2. Name of Karta(in case of

HUF).....

3. Father / Husband's name Mr. ....

4. Date of birth ..... ..

D D M M Y Y Y Y

5. Nationality .....

6. Occupation .....(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student

(v) Professional (vi) other: (i)Name of Organisation.....

(ii) Designation.....

8. Profession / Nature of business .....

9. IT PAN(Individual/Karta/Director/Partner/NRI.....

10. Aadhar Card No.....11. Passport No.....

12. Country of Issue:.....

13. Permanent Address.....P.O.....

P.S.....City.....State.....PIN.....

Phone Home (Optional) - ..... Work (Optional).....

Mobile ..... Email.....

1. Correspondence Address (for Sole / First Applicant) .....

.....

City.....State..... PIN.....

Phone Home (Optional) - ..... Work (Optional).....

Mobile ..... Email.....

Affix self  
signed  
photograph

**B. Joint Applicant**

1. Full name Mr. / Ms. /Dr.....

2. Relation to First Applicant .....

3. Father / Husband's name Mr. ....

4. Date of birth ..... ..

D D M M Y Y Y Y

2. Occupation .....(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student  
other Profession / Nature of business ..... 7. IT  
PAN.....

8. Permanent Address.....

.....

City.....State..... PIN.....

Phone Home (Optional ) - ..... Work (Optional).....

Mobile ..... Email.....

.....  
Signature of Sole / First Applicant  
(Please sign within the space provided)

.....  
Signature of Joint Applicant  
(Please sign within the space provided)

Place ..... Date.....

Place ..... Date.....

**C. DETAILS OF AGREEMENT REGISTRATIO: (APPLICABLE FOR NON-CORPORATE ENTITIES):**

1. Are you presently residing at Kolkata ?

YES       NO

2. If no,, then please mention your current location below.

\_\_\_\_\_

3. When at the earliest you will be able to do the registration of the Agreement . Please mention the earliest date below.

\_\_\_\_\_

**Note: The agreement registration should be completed within 30 days from date of Booking.**

**4. Are you presently residing in Kolkata ?**

YES       NO

5. If no, then please mention you're your current location below.

\_\_\_\_\_

6. When at the earliest will you be able to do the Agreement Registration , please mention the earliest time below.

\_\_\_\_\_

**D. (IN CASE OF NON-CORPORATE ENTITIES) Average Gross Monthly Family Income:.....**

**E.. UNIT/CAR PARKING/OPTION DETAILS :**

**Block** \_\_\_\_\_ **Floor** \_\_\_\_\_ **Unit:** \_\_\_\_\_

1.UNIT Type:\_\_\_) - \_\_\_\_\_ Sq.Ft (Carpet Area); BUA \_\_\_\_\_ Sq.Ft. Open Terrace(if any) 50% Chargeable Area \_\_\_\_\_(Sq.Ft) Total \_\_\_\_\_Sq.Ft(Super Built Up area)

Base Price per Sq.Ft: Rs. \_\_\_\_\_ PLC per Sq. Ft. Rs. \_\_\_\_\_

Floor Escalation Rs \_\_\_\_\_ Per Sq.Ft. Total Effective Rate after discount:

Rs. \_\_\_\_\_ Per Sq.Ft.

1<sup>st</sup> Car Parking : Rs. \_\_\_\_\_ type: \_\_\_\_\_ .

2<sup>nd</sup> Car Parking : Rs. \_\_\_\_\_ type: \_\_\_\_\_ .

Total Consideration(Lease Premium): Rs. \_\_\_\_\_/-

Less Discount: Rs. \_\_\_\_\_/-

Total Net Consideration: Rs. \_\_\_\_\_/-

**F. EXTRA CHARGES & DEPOSITS:**

<b>FACILITIES</b>		
<b>A</b>	<b>EXTRA CHARGES</b>	
<b>1 .</b>	<b>Electricity &amp; Generator Installation Charges</b>	<b>Rs 325/- per sq.ft SBU or Rs. 32,500/- per KVA which is payable along with the Unit cost according to the Payment Schedule .---</b>
<b>2.</b>	<b>Legal Fees</b>	<b>Rs.25/- per sq.ft SBU which is payable 50% on Agreement and 50% on Deed of Lease.</b>
<b>3.</b>	<b>Incidental Charges</b>	<b>Rs.10000/- per unit payable at the time of registration of sub-lease.</b>
<b>4.</b>	<b>Fire Detection System</b>	<b>Rs. 25/- per Sq.ft SBU</b>
<b>5.</b>	<b>Formation of Association</b>	<b>Rs 10,000/- per unit at the time of possession.</b>
<b>B</b>	<b>DEPOSITS</b>	
<b>5.</b>	<b>Electricity Deposit</b>	<b>Equivalent to 6 months estimated consumption (estimated to be Rs. 5000/ KVA load</b>
<b>6.</b>	<b>Maintenance Deposit</b>	<b>Equivalent to 6 months' Maintenance at the time of possession @ Rs. 7/ Sq.Ft. of SBU. Final CAM rate will be based on estimate of the Promoter at the time of giving possession . Further, The Promoter or the Association may evolve a scheme whereby 20% of the Common Area Maintenance</b>

		<b>Charge is additionally levied on the Unit Owners every month which will be separately kept maintained as 'Sinking Fund' . The sinking fund will be used for meeting periodic expenditure eg. Repair or Replacement of any equipment/asset; Repair of Building/Complex; Painting of structures (interval of every four years) etc.</b>
<b>7</b>	<b>Municipal Tax Deposit</b>	<b>Equivalent to 6 Months</b>
<b>8</b>	<b>Stamp Duty &amp; Registration Charges</b>	<b>To be paid by the Lessee/ Sub-Lessee/ Allottee as applicable</b>
<b>9</b>	<b>GST</b>	<b>To be paid by the Lessee/ Sub-Lessee/ Allottee as applicable</b>

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Lease Consideration and the Allottee shall not claim, demand or dispute in regard thereto. Total consideration details based on carpet area alongwith the payment terms and schedule of construction is annexed hereto as 'ANNEX\_\_\_\_'

G. **PAYMENT DETAILS** : Application Money Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)  
vide Pay order / DD No.  
.....Dated..... Drawn  
on..... In favour of  
" \_\_\_\_\_ "

Details of bank account in case of refund of application money directly into the bank account

In favour of Mr. / Ms. (Sole / First	Name of the bank	Branch Address with PIN code	Account No.	RTGS / NEFT / IFSC CODE
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Applicant name only)				

#### H. DEFAULT

The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for more than 15 days from scheduled date of demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed herein;
- (ii) In case Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard and/or refusal or failure to register the Agreement, the Promoter may cancel the allotment of the Unit in favour of the Allottee and refund the money paid to him by the Allottee by deducting 10% of total consideration and the interest liabilities and the applicable GST payable on such Cancellation charges and this agreement shall thereupon stand terminated:

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

- (iii) If there is delay in obtaining a loan or if the Allottee fails to obtain loan from any financial institute/Bank for any reason whatsoever it cannot be a ground for delaying payment of instalment. Provided that if the allottee delays in payment towards any amount he shall be liable to pay interest at the rate specified in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.

#### I. THE PAYMENT PLAN is provided in SCHEDULE -D hereunder

#### J. HOW ARE YOU PROCURING THIS PROPERTY ?

Self Finance       Bank Loan       Staff Loan

K. LOAN REQUIRED:      YES/NO      IF YES ,      PREFERRED  
BANKER/FINANCIAL INSTITUTION:      \_\_\_\_\_

L. PLEASE PROVIDE THE CONTACT DETAILS OF YOUR BANKER, SO THAT WE CAN ASSIST YOU IN THE PROCESS:

- a) Name of the Bank: \_\_\_\_\_  
 b) Phone/Mobile No. of Banker: \_\_\_\_\_  
 c) Email ID of the Banker: \_\_\_\_\_

**APPLICABLE TO NON CORPORATE ALLOTTEE**

M. FAVORITE NEWS PAPER: \_\_\_\_\_

N. FAVOURITE MAGAZINE \_\_\_\_\_

O. FAVOURITE T.V CHANNEL: \_\_\_\_\_

P. FAVOURITE RADIO CHANNEL: \_\_\_\_\_

**Q. HOW DID YOU COME TO KNOW ABOUT THE PROJECT:**

- (a) By word of mouth;  
 (b) By Hoarding;  
 (c) From website;  
 (d) From News Paper Ad.  
 (e) From 99 Acres;  
 (f) From Common floor;  
 (g) From Real Estate Fair;  
 (h) From Srijan Connect Member(Specify the member's name and Mob.No.)

**R. Why did you choose the Property ?**

\_\_\_\_\_

S. Purpose of Purchase : (i) Investment (ii) Office/Commercial

**T. Booked Through.**

(i) Companies Name: \_\_\_\_\_

(ii) Name of Executive: \_\_\_\_\_ Signature of Executive: \_\_\_\_\_

" I am interested in Srijan Realty Properties. Send me/us regular Property Alerts, transactional SMS, invitation alerts etc. via email, SMS, whatsapp and share my contact details with your Property Advisors for new property launches, feedback surveys etc. "

YES/NO

Applicants must collect Money Receipt duly signed by the authorized representative of the Promoter/Developer.

**U. IMPORTANT POINTS TO NOTE:**



<p><b><u>ISSUE OF BOOKING LETTER</u></b></p>	<p>On grant of provisional allotment, the Booking Letter confirming the same shall be issued within 7 to 10 days from date of submitting this EOI.</p> <p>Under no circumstances the booking letter once issued, will be modified or changed and the client will have to sign and return one copy of the booking letter signifying acceptance of the Booking and also clear our 10% payment within next 15 days.</p> <p>Booking letter once generated cannot be modified or changed for the under mentioned reasons:</p> <ol style="list-style-type: none"> <li>a. Addition of Co-Applicant/Applicants</li> <li>b. Deletion of Co-Applicant/Applicants</li> <li>c. Name Change of the first applicant</li> <li>d. Change/Alteration/Addition of car parking .</li> </ol> <p>All such modification/changes request from the client will be considered and if found in order, shall be accepted and implemented in client's Agreement before registration only.</p>
<p><b><u>ISSUE OF MONEY RECEIPT</u></b></p>	<p>Once the Booking amount paid by you is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If you don't receive the Money Receipt within 7 working days, you can send EMAIL to <a href="mailto:Collection@srijanrealty.in">Collection@srijanrealty.in</a> with cc to concerned Post Sales Executive. Money Receipt will be sent to you by Email as well as uploaded on Customer Portal.</p>
<p><b><u>FIRST DEMAND LETTER</u></b></p>	<p>The First Demand letter will accompany the Booking Letter and you receive both</p>

	together.
<b><u>DOCUMENTS REQD FOR BANK LOAN</u></b>	<p>The following documents will be required by you for obtaining Bank Loan:</p> <ul style="list-style-type: none"> <li>(i) Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter.</li> <li>(ii) No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive)</li> <li>(iii) Booking Letter;</li> <li>(iv)Lease Agreement;</li> <li>(v)Demand Letter;</li> <li>(vi)Money Receipts.</li> </ul>
<b><u>CONFIRMATION OF PAYMENT BY EMAIL</u></b>	<p>After making payment through Cheque / RTGS / NEFT banking etc. the payment details should immediately be informed to our email ID <a href="mailto:collection@srijanrealty.com">collection@srijanrealty.com</a> and also through SMS to Mobile No of the concerned Post Sales Executive to enable us to know from whom the payment was received.</p>
<b><u>DEPOSIT OF TDS CERTIFICATE</u></b>	<p>Whenever you deposit the TDS please mail the TDS certificate and challan to <b><a href="mailto:collection@srijanrealty.com">collection@srijanrealty.com</a></b> with a copy to the concerned Post Sales Executive, otherwise your TDS payment will not be reflected in our account. After sending the details wait for 7 working days to get the same reflected in our accounts.</p>
<b><u>PAYMENT OF STAMP DUTY AND REGISTRATION FEES</u></b>	<p>Payment of Stamp Duty and registration amount shall be done through Government web site only and through online payment.</p> <p>At the time of registration of Agreement you will have to pay 2% of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after you have paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required, we will provide you the calculated amount.</p> <p>Once your 10% payment is clear we will give you the query sheet and a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if you don't have net banking we will send you the Unpaid challan to make</p>

	<p>the payment. Then you will be able to make payment by the said Challan to your bank . E-challan will be generated after 72 hours. Only after that Registration can be done.</p>
<b><u>REGISTRATION</u></b>	<p>All the applicants need to be present physically at our Post Sales Office at the time of Registration.</p> <p>You need to carry all original KYC documents as well as photocopies of PAN, Adhaar and 4 pass port size photo at the time of registration;</p> <p>We will have to do the registration within 15 days of booking ;</p> <p>You will get the Lease agreement 10-15 days after registration;</p>
<b><u>COPIES OF ALL LEGAL DOCUMENTS</u></b>	<p>All legal documents are uploaded on RERA website. You can take the print out of all legal documents from HIRA website. We cannot give you anything more.</p> <p>Please visit <a href="https://rera">https://rera</a> to get the legal papers of the project.</p> <p>You can get the hardcopy of the total legal set from our post sales office on paying the actual photocopy charges for the same.</p> <p>Further, You can check all necessary information related to your property purchase after logging in to Srijan Realty Customer Portal. The details to access the same is given below :</p> <p>Click on the link <a href="http://mysrijan.srijanrealty.com/">http://mysrijan.srijanrealty.com/</a> Login id: Your registered email id password:123/321etc</p>
<b><u>TRANSFER/ASSIGNMENT</u></b>	<p>The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Unit in favor of any third party unless (i) 50(Fifty) percent ) of the sale consideration has</p>

	already been paid and (ii) a term of 12 months have elapsed from the date of issuance of Allotment letter whichever is later.
<b><u>ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID</u></b>	Cognizance will be given only to written and/or communication through electronic mail. All kinds of verbal communication shall be ignored as having no material consequence.
<b><u>MEETING WITH POST SALES EXECUTIVE</u></b>	You are advised to take prior appointment with the Post Sales Executive before visiting to make sure that the executive or in his/her absence some other authorized person is present to attend to you. The meeting time with our executive is 10 AM to 6 PM. Monday to Friday. Address of our Post Sales Office is : 4 <sup>th</sup> floor, Central Plaza building, 2/6 Sarat Bose Road, Kolkata – 700020. Your Customer Care Executive is: Name: EMAIL: Contact No:

**Terms and Conditions:**

- A) The Applicant is required to visit the Project Web-Site and read the Agreement for Lease available therein. For the convenience of the Applicant, Promoter shall also mail a soft copy of the Agreement within two/seven days hereof and also send a duly completed hard copy ready for execution in all respect properly stamped for signing by the Applicant. The Applicant is required to sign the Agreement and submit the same alongwith the Booking Amount of 10% of the Consideration to enable the Promoter to set a date for registration of the same.
- B) This “EOI” is only a request of the applicant/applicants for the provisional Booking of the Unit and does not create any right, whatsoever or howsoever of the applicant.
- C) The Promoter reserves its right not to accept the said “EOI” and also the right to provisionally book/transfer the Unit to any other person/entity, without any obstruction from the applicant/applicants or any person claiming through him/her/them/it before issuing letter of provisional booking. **Once the EOI is accepted and provisional Booking is accepted by the Allottee, shifting of Unit will be permitted only after prior cancellation**

**of the earlier booking and thereafter re-booking the new Unit which may be available at the then prevailing price after adjusting the full refund from the cancelled Unit.**

- D) The Promoter at their absolute discretion shall be entitled to reject the "EOI" without assigning any reason, whatsoever or howsoever.
- E) The applicant/applicants have agreed that in the event of non-acceptance of the "EOI" by the Promoter, the amount will be refunded without any liability towards costs/damage/ interest etc.
- F) After the "EOI" is scrutinized and found in order, the Unit will be provisionally booked within 7 days from the date of receipt of this "EOI"
- G) In case of cancellation or withdrawal by the applicant/applicants of this "EOI" within 30 days of issue of Provisional Booking Letter by Promoter, the EOI application amount will be refunded after deducting a sum of Rs.50,000/- plus GST as applicable for processing charges. But in case of cancellation or withdrawal after 30 days of issue of provisional booking letter by Promoter, entire Application money will be forfeited.
- H) If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days, interest @SBI PLR +2% will be applicable on booking amount and also on the payment due as per payment schedule(for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given. In case of payment, it is made clear that the payment made by the Applicant shall first be applied to the interest due thereon and only after the interest is fully adjusted, the remaining amount shall apply to the principal and such mode of first appropriating the interest shall always be followed.
- I) But in case of cancellation or withdrawal after acceptance of provisional Booking Letter entire Booking consideration of 10% plus GST as applicable will be deducted.
- J) Any changes or minor modifications to the Unit may be allowed only after taking possession. Prior to possession, no request for change will be entertained by the Promoter.
- K) Any legal paper relating to the Project can be downloaded from the RERA website and no print out will be provided to the customer by the Promoter.
- L). **BEFORE APPLICATION THE APPLICANT HAS BEEN MADE AWARE OF THE FOLLOWING FACTS:**
1. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 7

(seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet hereinafter referred to as said property more fully described in **PART-I** of **Schedule-A** hereunder written hereinafter referred to as the **SAID PROPERTY..**

2. Out of the said 7 (Seven) Bighas, 9 (nine) Cottahs, 10 (Ten) Chittacks and 22 (Twenty Two) Square Feet Building Block 'A' is being developed as an integrated commercial/semi commercial project (Tower "A"), proposed to be named '**LOGOS**' comprising of office spaces, commercial spaces and other spaces and common areas, amenities and facilities which is being offered for lease ("Project") in the approximate land area of 30 Kottahs hereinafter referred to as Block A land more fully described in **PART-II** of **Schedule-A** and the same is shown and delineated in **RED** borders in the map or plan marked "**X**" annexed hereto (hereinafter referred to as the "said Block A Property")/Project.
3. The Commercial/Office Project named LOGOS will be developed in a single Block as "Block - A", which is to come up on land measuring 30 kottahs out of total land area of 7 (seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet more or less out of the Said Property demarcated in the Plan Bordered in Color **RED** in the same Plan Annexed hereto .
4. The Owners and the Developer/ Promoter have entered into a joint development agreement dated 7<sup>th</sup> August, 2019 registered in the Office of A.D.S.R. Sealdah, South 24 Pargannas in Book No.I, Volume No. 1606 of 2019 Pages 125600 to 125675 Being No 160603202 for the year 2019 ;
5. By a Power Of Attorney dated 22<sup>nd</sup> August, 2019 executed by the Owners of the One Part and the Promoter of the other Part and registered in the office of the Additional District Sub Registrar, Sealdah, the Owners granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.

6. The Block-A of the Commercial/Office Complex is now being offered on Land measuring 30 Kottahs more or less and also demarcated in the Plan Bordered in Color **Red** in the same Plan Annexed hereto .
7. The Allottees of Commercial/Office Units in Block\_A will be entitled to have right of ingress to and egress from and through all the common passages and pathways running to and from Block A and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the Occupiers of the Units and other spaces located in Block A The Owners and the Promoter have decided to develop Block A as a Commercial/Offical Project.
8. The allottees of the Office cum Commercial Units within the Complex shall have user right in common with other allottees over the common areas, amenities and facilities of the Block A land as more fully described in **Schedule B** hereunder together with all easements, rights and appurtenances belonging thereto.
9. Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' which shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units or a demarcated area on the Roof of the Unit or Building Block or a terrace on upper floors for use of any Allottee(s) of any Unit plus the Reserved Areas such as Car Parking Areas only in Block-A, any community or commercial facility which is not meant for common use; such other open or covered spaces which is hereafter expressed or intended not to be common portion and the rights thereto which will also be described in details in the Agreement.
10. All The Facilities and Amenities Commercial/Office Project together with the roadways, internal pathways, infrastructure will be mutually shared by the Unit occupiers in Block-A. All the common Facilities and the Amenities may not be made

available at the initial stage as some of the Facilities will be made available only upon completion of the entire Project

11. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in Block-A will be required to pay the Common Expenses as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities which is as and when made available for the benefit, use and enjoyment of the Allottees. The Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities and common services divided by the area for which notice of possession has been issued by the Promoter for and including all the phases and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession (Notice of Possession) in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be common to Block - A.
12. The Kolkata Municipal Corporation has sanctioned the Building Plan vide Building Permit No. 2022080083 dated 21<sup>st</sup> September, 2022 to develop this project/phase.
13. The promoter has obtained the final layout plan approvals for various parts of Block from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to the Block A land layout plans except in strict compliance with the law as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.
14. The Promoter has also made out proposed lay-out plan showing proposed development as disclosed by the Promoter in his



application / registration before RERA Authority and further to be disclosed on the web-site as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other Blocks of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.

15. The clear block plan to be constructed and to be sold in this Block-A is clearly demarcated and marked **Annex-A** .
  
16. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Block. Provided that the Promoter may make such minor changes, additions or alterations due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities after proper declaration and intimation to the Allottee , the Promoter will be allowed to do such change and for that the Allottee hereby gives his consent,.
  
17. The Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Block-A and specifications and the nature of fixtures, fittings and amenities (which shall be in conformity with the advertisement, prospectus etc. on the basis of which lease is effected) in respect of the Office/Unit without the previous written consent of the Allottee. Provided that the Promoter may make such minor changes, additions or alterations as may be required as per the provisions of the Act due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not materially affect the Unit in particular but shifting and altering the location of the common facilities and such other changes which are necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee , the Promoter will be

allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees shall be deemed to be granted.

The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities is provided in **Schedule - B**. No substantial or significant changes will be done .

18. The Promoter shall ensure that only approved specifications mentioned in **Schedule-C** hereunder are provided.
19. It is clarified that Project's Infrastructure, services, facilities and amenities together with all common areas, easements, rights and appurtenances belonging thereto shall be available mutually for use and enjoyment of the Allottees of the Block-A Commercial/Office Project.
20. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is more and Promoter has planned to utilize further Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations . The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Commercial Building Complex based on the proposed construction and lease of Office/Commercial Building Complex to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in later phases at its discretion .

Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any major variation / alteration / modification in this phase except rise in the floors, that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.

21. The Promoter will hand over possession of the Offices of Block-A to the Allottee on the committed date on 31<sup>st</sup> October, 2027 with a grace period of six months (**Completion date**)
22. After obtaining possession, the Unit Owners shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new building.
23. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.
24. To use the said Unit for commercial/Office purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
25. The total price for the Unit/Office based on the carpet area which includes cost of Unit/Office exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in **Schedule - D**.
26. Taking into account any extra FAR sanction if any becoming available on account of any other sanctionable provision including any unused FSI, the Promoter will be entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However the Promoter can use the FAR only in other phases .
27. The Office/ Unit along with open parking/Covered Parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Block-A of the Commercial Project is an independent, self-

contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the Block-A of Office/Commercial Complex.

28. To observe and strictly abide by the Rules, Regulations ,Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Commercial Project. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Lease.
- 29.The allottees are notified that the set format of the agreement for lease shall not be amendable under any circumstances.
30. The Promoter will not entertain any request for any internal / external change in the layout. the allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

### 31. RESERVED RIGHTS OF THE PROMOTER:

The promoter will have free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter during the term be in through under or over Building/Block.

The Promoter its successors and assigns are hereby permitted , at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors , cable television lines, walk ways, road ways, and right of way over, across and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and

connections of lines shall not materially impair or interfere with the use of any Office/ Unit.

### DECLARATION

**I/We hereby solemnly declare that (A) All the above information is true to the best of my/our knowledge and belief and nothing has been concealed or suppressed. (B) I/We undertake to inform you of any changes to the above information and particulars furnished by me/us.(C) I/We further confirm that this application and acceptance by you of the amount paid hereby shall not be deemed to mean and constitute allotment/booking of the Office/ Unit to me/us. (D) We understand that this Application is only a request of the Applicant for allotment by lease of the Office/Unit and does not create any right whatsoever of the Applicant.(E) The Builder reserves the right not to accept the said applications and also the right to allot/transfer the units to any other person at its absolute discretion and shall be entitled to reject the allocation without assigning any reason whatsoever or howsoever(F) We agree to sign and execute the necessary documents as and when desired by the Builder.(G) The Applicant has agreed that in the event of non-acceptance of the application by the Builder the amount will be refunded.(J) The Applicant shall not be entitled to and hereby agrees not to set up any oral agreement whatsoever or howsoever.(K) I/We have sought detailed explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Builders. I/We have signed this Application Form and paid the amount payable thereof fully conscious of my/our liabilities and obligations and in the event of cancellation of my/our provisional Booking for any reason whatsoever. I/We shall be left with no right, title, interest or lien on the Office/ Unit applied for provisionally and/or provisionally booked to me/us in any manner whatsoever.**

Signature :

Sole/First Applicant (Full Name) \_\_\_\_\_

Date \_\_\_\_\_ Place \_\_\_\_\_

Signature :

Joint Applicant (Full Name) \_\_\_\_\_

Date \_\_\_\_\_ Place \_\_\_\_\_

**THE SCHEDULE -A ABOVE REFERRED TO**

**PART -I**

**(THE SAID PROPERTY)**

**All That** the piece or parcel of Plot of Land measuring about admeasuring **7 (seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet** equivalent to 10010 Sq.Mtrs. more or less Together With buildings, sheds and other structures whatsoever lying erected and/or built thereat situated lying at and being Municipal Premises No.224, Acharya Jagadish Chandra Bose Road, Kolkata-700017 The “said Property” is butted and bounded in the manner as follows: -

- On the North** : By partly A.J.C.Bose Road and partly Beckbagan Row;
- On the East** : By Ahiripukur First Lane;
- On the South** : By premises No. 67C, Ballygunge Circular Road;
- On the West** : By premises No. 224A, A.J.C. Bose Road, 67A, 68 and 68B, Ballygunge Circular Road;

**PART -II**

**(THE SAID BLOCK A PROPERTY)**

**All That** the piece or parcel of Plot of Land measuring **30 Kottahs out of 7 (seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet** equivalent to 10010 Sq.Mtrs. more or less Together With buildings, sheds and other structures whatsoever lying erected and/or built thereat situated lying at and being Municipal Premises No.224, Acharya Jagadish Chandra Bose Road, Kolkata-700017 and the same shown and delineated in **RED** borders in the

map or plan marked “**X**” annexed hereto. The “said Property” is butted and bounded in the manner as follows: -

- On the North** : By partly A.J.C. Bose Road and partly Beckbagan Row;  
**On the East** : By Ahiripukur First Lane;  
**On the South** : By premises No. 67C, Ballygunge Circular Road;  
**On the West** : By premises No. 224A, A.J.C. Bose Road, 67A, 68 and 68B, Ballygunge Circular Road;

**THE SCHEDULE – B ABOVE REFERRED TO:**

**(THE COMMON AREA/COMMON PARTS & FACILITIES)**

**Common Portions as are common between the co-owners of a Block:**

1. **Areas:**
  - (a) Covered paths and passages, lobbies, staircases, landings of the Block and open paths and passages appurtenant or attributable to the Block.
  - (b) Stair head room, caretaker room and electric meter room of the Block.
  - (c) Lift machine room, chute and lift well of the Block.
  - (d) Common installations on the Common Roof.
  - (e) Common staff toilet in the ground floor of the Block.
  - (f) Common Roof above the top floor of the block.
2. **Water and Plumbing:**
  - (a) Overhead water tank, water pipes and sewerage pipes of the Block (save those inside any unit).
  - (b) Drains, sewerage pits and pipes within the Block (save those inside any unit) or attributable thereto.
3. **Electrical and Miscellaneous Installations:**
  - (a) Electrical Installations including wiring and accessories (save those inside any unit) for receiving

electricity from Electricity Supply Agency or Generator(s) / Standby Power Source to all the units in the Block and Common Portions within or attributable to the Block.

- (b) Lift and lift machinery of the Block.
- (c) Fire fighting equipment and accessories in the Block as directed by the Director of West Bengal Fire Services.
- (a) Intelligent Fire fighting system with water sprinklers.
- (b) Intelligent addressable detectors are considered to pinpoint the exact location of fire (at extra cost inside office)
- (c) Micro-processor based fire alarm panel
- (d) Manual call points at exit lobbies and corridors for people to report fire
- (e) Hooters for early warning of the people for evacuation
- (i) Public address system to facilitate faster and effective evacuation
- (j) External & Internal hydrants, dedicated water tank for fire and automatic sprinkler system
- (k) Ventilated stairwells for smoke free evacuation
- (l) Multiple evacuation points and refuge platform
- (m) Security monitoring at every strategic access points
- (n) Emergency control of elevators and automatic rescue device in elevators
- (o) All entries and periphery monitored by CCTV cameras for high security of the building
- (p) Multiple Refuge area provided on the external walls



Lifts

- (q) UPS/ARD in lifts
- (r) Interior Luxury finish
- (s) Auto Ventilation
- (t) Sufficient critical spaces for repairs.
- (u) Ropes, safety switch, lift pressurisation system, ARD and other preventive maintenance and regular checking
- (v) Lift Intercom connected with FM
- (w) Cameras inside the lift
- (x) Smoke management system inside the lifts
- (y) Destination control system in lifts/odd even stop programming
- (z) Free fall protection
- (aa) Sudden jerk protection
- (bb) Emergency Light
- (cc) Sensor based door opening to avoid collision with door
- (dd) Overload sensor
- (ee) Electricity & DG (At Extra Cost)
- (ff) Separate communication duct to house rising cables
- (gg) Maintenance free earthing system for safe operations
- (hh) Capacitor control panels for automatic power correction to keep electrical system healthy & energy efficient

- (ii) Dual metering system for tenant recording separately EB and DG powers

**4.. Water and Plumbing:**

- (a) Water supply system for supply of water in the Said Complex/Project.
- (b) Main sewer, drainage and sewerage pits and evacuation pipes in the Said Complex/Project.
- (c) Pumps and motors for water system of the Said Complex/Project.
- (d) Water Treatment Plant,if any
- (e) Sewerage Treatment Plant,if any

**5. Electrical and Miscellaneous Installations:**

- (a) Wiring and accessories for lighting of Common Portions of the Said Complex/**Project.**
- (b) Installation relating to sub-station and common transformer for the Said Complex/**Project.**
- (c) Generator(s) / Standby Power Source and accessories for provision of stand by power to the Common Portions of the Said Complex/**Project.**
- (d) CCTV
- (e) Common fire fighting equipment for the Said Complex, as directed by the Director of West Bengal Fire Services.

**6. Landscape**

- (a). Vertical garden
- (b). Road beautification
- (c). Landscape area to be designed by landscape consultant
- (d). Beautified driveway

**7. Green Building feature in common areas**

**Rainwater harvesting**

A rainwater harvesting tank installed in LOGOS would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only recharge and enhance groundwater table levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.

**Waste and garbage disposal**

The organic waste converter at LOGOS will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

**Limiting water waste**

Low water flow fixtures specifically designed to limit water waste will help users reduce water consumption.

**Electric vehicle charging points**

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated building will have to have electric vehicle charging points to provide occupants the provisions to charge electric vehicles.

**Solar power lighting for common areas**

Logos will house solar panels. The energy generated from these will be able to cater to the lighting of the common areas of the building. This will make LOGOS immensely energy efficient.

**Energy efficient lights**

LED lights that consume almost 30% less electricity in comparison to other lights will help LOGOS reduce the energy consumption for the building making it energy efficient.

**Adequate light**

LOGOS will have windows that are adequately sized to allow a lot of daylight. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the resale value of the office.

**Use of sustainable and certified material**

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, certified lifts and low VOC paints. The material undergo rigorous scrutiny, and the quality of construction is therefore much superior. This will directly impact infrastructure along with the health and well being of the occupants at LOGOS.

**1. Others:**

- (a) Conference cum Training Room (The said space is not a common property, it will be owned and operated by someone on chargeable basis)
- (b) Fully Vastu Compliant
- (c) Multiple Optical Fiber connectivity through well-known ISPs & Wi-Fi Connectivity

- (d) 24 x 7 operational building
- (e) Sufficient car parking (at an extra cost)
- (f) Integrated Building management system to optimize energy consumption through Online Monitoring and controls
- (g) Storm water management
- (h) 24 hours Sufficient Water supply.
- (i) Intercom/EPABX connecting each unit and reception.
- (j) Elevation design planned with façade consultant for proper maintenance
- (k) Specially-abled friendly design
- (l) Façade cleaning systems.
- (m) Designed decorated name plate at ground floor lobby.
- (n) Earthquake resistant structure design that can withstand storm without damage.
- (o) Eco Friendly design with the use of eco friendly material.
- (p) Stair/Corridor protected from rain water
- (q) Grand entrance gate
- (r) Green Building feature in common areas.
  
- (s) Other Common Portions and installations and/or equipment as are provided or may be provided in future in the Said Complex for common use and enjoyment of all unit owners.

**THE SCHEDULE – C ABOVE REFERRED TO:**  
**(SPECIFICATIONS)**

Flooring	<ul style="list-style-type: none"> <li>- Office- Densification Flooring.</li> <li>- Entrance Lobby- Granite/Italian Marble/Tarrazzo /Any Equivalent material in pattern.</li> <li>- Lift Lobbies- Vitrified Tiles/Granite or Equivalent.</li> <li>- Lift Lobbies(Parking Floors)- Vitrified Tiles.</li> <li>- Staircases- Kota stone or equivalent/densification</li> </ul>
Windows	<ul style="list-style-type: none"> <li>- Aluminium windows with glazing.</li> </ul>
Doors	<ul style="list-style-type: none"> <li>- Glazed/Aluminium/Flush Door as per interior design</li> </ul>
Toilets	<ul style="list-style-type: none"> <li>- With Office Units- Fittings and everything including finishings to be done by users as per their requirement. External Piping at and water point provision at one point to be provided by the Sub Lessor.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>- Office Space- Plastered with P.O.P</li> <li>- Entrance Lobby- Mix of Italian Marble/Granite, Wooden, Tarrazzo/Vitrified Tiles paneling Paints/Meta/etc.</li> <li>- Lift Lobbies(Office Floors)- Mix of Granite/Wooden Panelling /P.O.P &amp; emulsion paint as per interior drawing.</li> <li>- Lift Lobbies(Parking Floors) and Staircases - Plastered and finished with P.O.P and emulsion paint.</li> </ul>
Ceiling	<ul style="list-style-type: none"> <li>- Entrance Lobby- Unplastered slab, False ceiling to be mix of Gyp Board and POP as per interior drawings</li> <li>- Lift lobbies (Office Floors)- Unplastered slab and false ceiling with Gyp Board painted with emulsion, as per interior drawings.</li> <li>- Lift Lobbies (Parking Floors)- Plastered with P.O.P and paint</li> </ul>

	<ul style="list-style-type: none"> <li>- Staircases- Plastered and Painted.</li> <li>- Office Space- Unplastered.</li> </ul>
Electrical(At extra cost) & HVAC	<ul style="list-style-type: none"> <li>- The Sub Lessor will provide electrical connection to a single point in the Unit and all internal wiring will be the responsibility of the Sub Lessee. 100% DG Backup.</li> <li>- Air conditioning of the said space will be done by the Sub-Lesse, space will be provided by the Sub Lessor. Space provision for all units for individual A/c Units.</li> </ul>
Power Back up	- 100% DG back up.
Pantry	Everything including finishing to be done by users as per their requirement.
Lobby	The lobby will be well decorated with name signages.
Exterior Finish	A combination of glazing & ACP/stone/ceramic/metal cladding. Texture paint/paint or equivalent.

**THE SCHEDULE - D ABOVE REFERRED TO:**

**PAYMENT PLAN**

The price(Lease Premium) of the said Unit is Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_) only payable as per the Table provided and hereunder:-

**Payment Schedule of the Consideration along with Extra Charges & Deposits**

- 20% on Agreement.
- 10 % on start of Piling.
- 10 % on start of Basement Work.
- 10 % on 1<sup>st</sup> Floor Casting.
- 10% on 4<sup>th</sup> floor Casting.
- 10% on 8<sup>th</sup> floor Casting.
- 10% on 12<sup>th</sup> floor Casting.
- 10% on 16<sup>th</sup> floor Casting.
- 5% on Lift Machine Room Casting.
- 5% on Possession.

Extra Charges as per Payment Terms

- 1) Electricity & Generator Installation charges – Rs. 325/Sq.ft. SBU or Rs. 32500 per kva.
- 2) Legal charges -Rs. 25/ sq.ft. SBU.
- 3) Fire Detection System-Rs 25 per sq.ft SBU.
- 4) GST- to be paid by the purchaser as applicable.

Deposits on possession

- 1) CAM Deposit – Equivalent to 6 months Maintenance (@Rs 7/SBUx6) at the time of possession Rs.\_\_\_\_/-. Final CAM rate will be based on estimate of the Promoter at the time of giving possession.
- 2) Municipal Tax Deposit - Equivalent to 6 months.
- 3) Electricity Deposit – Equivalent to 6 months estimated consumption (estimated to be Rs. 5000/ Kva Load).
- 4) Stamp Duty, Registration charges– To be paid by the purchaser as applicable.
- 5) Incidental Charges- Rs. 10,000/- per Unit Payable at the time of Registration of Sub lease.
- 6) Formation Of Association – Rs 10,000/- per unit at the time of possession.

Notes

- 1) Since A/C is individual CAM charges will be less compared to most buildings & since all A/C is Allottees, running hours will be as per Allottees need.
- 2) Municipal / Property Tax– to be borne by the Allottee.
- 3) Nomination charges - 1%.
- 4) Electric Billing – At actual on individual consumption (with transmission loss 5%).
- 5) Lock-in-period – One year.
- 6) Initial Lease term of 99 Years commencing from date of completion certificate with automatic renewal for the further period of 99 years.
- 7) Lease rent for initial 99 years will be Rs.1/- (Rupee One ) per Square Feet per annum on Super Built UP area of the units. After 99 years it will be Rs. 10/- (Rupees Ten) per Square Feet per annum on Super Built UP area of the units for the further period of 99 years. In the alternative the Promoter will work out a

scheme whereby the Lessee/Allottee will be required to make a 'One-time ' payment of the Lease Rent in which case the yearly charge will be discontinued.

Application No. \_\_\_\_\_ **LLP**  

D	D	M	M	Y	Y	Y	Y

<b>PAY - IN - SLIP</b>
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Received from Mr/Mrs (In Block Letters) ..... an amount of Rs...../- .(Rupees .....) as application money by At Par/local cheque/Pay-Order/Draft No. .... Dated..... Drawn on ..... Bank..... Branch. FOR \_\_\_\_\_ LLP

Authorised Signatory

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