

Form
for
**Expression Of
Interest**

**GREENFIELD CITY – COMFORT
PHASE-VI**

**Developed by:
GREENFIELD CITY PROJECT LLP,**

Registered Office: Mouza– Parui, JL No.3and Mouza– Chakjotshibrampur
JL.Wo.25,Holding No.E3- 398, Ward No. 14 (New) Behala,
PS. Mahershala, Mahershala Municipality Kolkata 700 141.

Tel.(91-33)40402020
Fax (91-33) 40402040
Website : www.srijanrealty.com
Email _____

A Limited Liability Partnership Between

BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED, (BGHDC)
(A joint sector Company with West Bengal Housing Board)
having its Registered Office at Hi-tech Chambers, 7th Floor, 84/ I B, Topsia Road, (South),
Kolkata 700 048.

AND

SRIJAN REALTY LIMITED (SRL)
having its Registered Office at 36/I A, Elgin Road, Kolkata 700 020.

by virtue of a Partnership Deed dated 16.01.2010 between BGHDC and SRL.

Site Office:

Mouza – Parui, JL No.3 and Mouza – Chakjotshibrampur JL.Wo.25, Holding No. E3- 398,
Ward No. 14 (New) Behala PS. Mahershala, Mahershala Municipality Kolkata 700141.

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: _____

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

Affix self
signed
photograph

A, Sole /First Applicant

1. Full name Mr. / Mrs/Ms. /Dr.....
2. Name of Karta(in case of HUF).....
3. Name of Director/Partner(in case of Pvt. Ltd. Company/Ltd. Company).....
4. Father / Husband's name Mr. ...
5. Date of birth
D D M M Y Y Y Y
6. NationalityIndia.....
7. 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_____ 10. (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.....

14. 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

5. Occupation(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student
(v)Professional (vi) other:

(i)Name of Organization.....

(ii) Designation.....

6. Profession / Nature of business 7. IT PAN.....

8. Aadhar Card No.

9. Permanent Address.....

.....

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

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

Mobile Email.....

10. **Average Gross Monthly Family Income:**.....

.....
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 REGISTRATION

1. Are you presently residing in Kolkata?

YES NO

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

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

D. APARTMENT UNIT DETAILS:

1. APARTMENT

Unit No. _____ on the _____ Floor of the Building Block No. _____ having Carpet Area _____ Sq. Ft. Balcony: _____ Sq. Ft (Carpet Area); corresponding Total Unit BUA _____ Sq. Ft. Total _____ Sq. Ft. (Super Built Up area)

1st Car Parking : type: _____ . 2nd Car Parking : type: _____

E. CONSIDERATION:

Base Price per Sq. Ft : Rs. _____, PLC per Sq. Ft. Rs. _____

Total Effective Rate after discount : Rs. _____ Per Sq. Ft.

Car Parking Price : Rs. _____

Total Consideration: Rs. _____/-

Less Discount: Rs. _____/-

Total Net Consideration: Rs. _____/-

F. EXTRA CHARGES & DEPOSITS:

FACILITIES		
A	EXTRA CHARGES	
1.	Generator	Rs. /- per sq.ft on SBU which is payable along with the Unit cost according to the Payment Schedule .
2.	Transformer & Electricity	Rs. /- per Sq.Ft on SBU which is payable along with the Unit cost according to the Payment Schedule.
3.	Legal Fees	Rs. /- per Sq.ft SBU which is payable 50% on Agreement and 50% on Conveyance.
4.	Incidental Charges	Rs. /- Per Unit which is payable 50% on Agreement and 50% on Conveyance.
5	Formation of Association	Rs. /- which is payable on possession.
B	DEPOSITS	
1.	Electricity Deposit	Meter Deposit at actual
2.	Maintenance Deposit	A sum calculated @ Rs..... per Sq ft. on SBU /Chargeable area per month or at any other rate based on estimate of the Promoter to be decided at the time of giving possession for a period of 3 years shall be deposited by the Allottee. Out of the amount so deposited a sum being equivalent of 18 months deposit shall be adjusted against maintenance charges and balance kept deposited with the Promoter and only on handing over of maintenance to Association the said Deposit shall be handed over to the Association.

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 Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

G. **Payment Plan:** (i) Instalment Payment

H. **PAYMENT DETAILS:** Application Money Rs _____/-
(Rupees _____ only) vide Pay order /
DD No. / Cheque No.....Dated.....Drawn
on.....In favour of **“GREENFIELD CITY PROJECT
LLP – ESCROW ACCOUNT”**

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

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

J. **THE PAYMENT PLAN is provided in SCHEDULE –D hereunder**

K. HOW ARE YOU PROCURING THIS PROPERTY?

Self-Finance Bank Loan Staff Loan

L. LOAN REQUIRED: YES / NO IF YES, PREFERRED

BANKER/FINANCIAL INSTITUTION: _____

M. FAVORITE NEW PAPER: _____

N. FAVOURITE MAGAZINE _____

O. FAVOURITE T.V CHANNEL: _____

P. FAVOURITE RADIO CHANNEL: _____

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

By word of mouth:
By Hoarding.
From website:
From News Paper Ad.
From 99 Acres;
From Common floor:
From Real Estate Fair;
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) Residential

T. Booked Through.

(i) Companies Name: _____
(ii) Name of Executive: _____ Signature of Executive: _____

“I am interested in Greenfield City Property. 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>ISSUE OF BOOKING LETTER</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"> Addition of Co-Applicant/Applicants Deletion of Co-Applicant/Applicants Name Change of the first applicant Change/Alteration/Addition of car parking . <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>ISSUE OF MONEY RECEIPT</p>	<p>Once any amount paid by the Allottee is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If the Allottee does not receive the Money Receipt within 7 working days, he/she can send EMAIL to Collection@srijanrealty.in with cc to concerned Post Sales Executive. Money Receipt will be sent by Email as well as uploaded on Customer Portal.</p>
<p>FIRST DEMAND LETTER</p>	<p>The First Demand letter will accompany the Booking Letter and Allottee receives both together.</p>
<p>DOCUMENTS REQD FOR BANK LOAN</p>	<p>The following documents will be required by you for obtaining Bank Loan:</p> <p>Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter.</p> <p>No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive)</p> <p>Booking Letter;</p> <p>Sale Agreement;</p> <p>Demand Letter;</p> <p>Money Receipts.</p>
<p>CONFIRMATION OF PAYMENT BY EMAIL</p>	<p>After making payment through Cheque / RTGS / NEFT banking etc. the payment details should immediately be informed to our email ID collection@srijanrealty.com 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>
<p>DEPOSIT OF TDS CERTIFICATE</p>	<p>Whenever you deposit the TDS please mail the TDS certificate and challan to collection@srijanrealty.com 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>
<p>PAYMENT OF STAMP DUTY AND REGISTRATION FEES</p>	<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, the Allottee has to pay 2% of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after Allottee has paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required,</p>

	<p>Promoter will provide the calculated amount.</p> <p>Once Allottee's 10% payment is clear Promoter will give the query sheet to the Allottee and also provide a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if Allottee does not have net banking Promoter will send the Unpaid challan to the Allottee to make the payment. Then the Allottee will be able to make payment by the said Challan to his/her bank . E-challan will be generated after 72 hours. Only after that Registration can be done.</p>
REGISTRATION	<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 passport size photos 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 Sale agreement 10-15 days after registration.</p>
COPIES OF ALL LEGAL DOCUMENTS	<p>All legal documents are uploaded on RERA website. The Allottee can take the printout of all legal documents from RERA website.</p> <p>Please visit https://rera.wb.gov.in to get the legal papers of the project.</p> <p>The Allottee can get the hardcopy of the total legal set from the post sales office on paying the actual photocopy charges for the same.</p> <p>Further, Allottee can check all necessary information related to the property purchase after logging in to Srijan Realty Customer Portal.</p> <p>The details to access the same is given below: Click on the link http://server18.farvisioncloud.com/app/Login/loginR2.html?portal=customer</p> <p>Login id: Your registered email id password:123/321etc</p>
TRANSFER/ASSIGNMENT	<p>The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Apartment /Unit in favor of any third party unless a term of 24 months have elapsed from the date of issuance of Allotment letter.</p>
ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID	<p>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.</p>
MEETING WITH POST SALES EXECUTIVE	<p>The Allottee is 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 the Allottee. The meeting time with the executive is 10 AM to 6 PM. Monday to Friday. Address of Promoter's Post Sales Office is:</p> <p>4th floor, Krishna building, 9, Elgin Road, 4th Floor Kolkata – 700020. Your Customer Care Executive is: Name: EMAIL: _____ Contact No:</p>

Terms and Conditions:

A). A person of the age of majority and an Indian citizen resident in India, whose gross monthly Family income does not exceed Rs. 40,000/- (Rupees Forty thousand only) per month.

- (i) To be eligible, the applicants must enclose the following documentary evidence of his/her/their total family income: For those employed: Copy of the latest Salary Certificate duly stamped and signed by the employer *form 16*, copy of acknowledgement of Income Tax Return.
- (ii) For self-employed who are Income Tax payers: documentary evidence of the gross income along with Income-tax return for Financial Year 20 22-2023 and following year..
- (iii) For self-employed non-income taxpayer applicant(s): Certificate of income from the head of the Local Government Authority or its Chief Executive Officer in original.

- (iv) For pension holders: Pension certificate from the employers copy of Pension Passbook or Bank Pension Statement.
- (v) For Joint application by upto two persons only from members of the same family is permitted which includes husband, wife, dependant, parents and son / daughter only. Income of the joint applicant will also be considered in determining the Gross Monthly Income.
- (vi) In determining the Gross Monthly Income of the applicant(s), the decision of Auditor / Promoter shall be final and binding.
- (vii) Only one application per applicant(s) will be entertained.

B. Application Procedure:

- (i) A person intending to acquire a flat will have to apply in the prescribed APPLICATION FORM contained in the Brochure which will be available at the price of Rs. from the following branches of Only .
- (ii) The completed APPLICATION FORM is to be submitted together with an At Par / Local cheque, Bank Draft or a Pay Order drawn in favour of "Greenfield City Project LLP Escrow A/c" payable at Kolkata for the amount of application money as shown in the PROVISIONAL PRICE & PAYMENT SCHEDULE hereafter.
- (i) The completed APPLICATION FORM duly filled and signed by the applicant(s) along with the At Par / Local Cheque, Bank Draft / Pay Order, the Pay-in-Slip contained in the Application Kit for the purpose and documentary evidence of gross annual income should be submitted at the site office of Greenfield City Address Jothshibrampur Road, *Holding to. E3 / 398, Ward no. 14(New) Behala, PS. Maheshtala, Malneshtala Municipality Kolkata - 700 141 between 10 am to 6.30pm from to 2024.*
- (ii) Acknowledged receipt of the bank draft/pay order by signing and returning the applicant's of such Pay-In Slip.
- (iii) The receipted counterfoil of the Pay-In-Slip may be treated as acknowledgement of the receipt of application money as well as the Application Form.
- (iv) There will be no other acknowledgement.
- (v) Outstation applicants, desiring to send filled in applications by post, may do so but only to the Project site office. The Promoter will send the Applicant's Copy of the Pay-In-Slip by registered post. Otherwise, one may mail the Application Form to his/her relative/friend/associate in Kolkata, who can deposit the same in person at project site office and collect they Pay-In-Slip.

C. Allotment Procedure:

- (i) The Unit / flat will be allotted based on draw of lots to be held for the purpose Within 60 days from the last date of receipt of applications. The detailed procedure of the said draw of lots will be intimated in due course.
- (ii) Preference for any Flat / floor / block will not be entertained.
- (iii) The expression 'Allotment' wherever used shall mean provisional allotment and will remain so till such time a formal deed of transfer is executed and registered by the Promoter in favour of the Allottees.
- (iv) Allotment is subject to payment of the stipulated amount and subsequent confirmation by Promoter:

- (v) Promoter reserve the right to dispose off the flats of any category remaining unallotted after the lottery as they deem fit.
- (vi) Before registration of conveyance Deed in favour of the Allottee, and allottee may transfer his/her right of the of allotment under the provisional allotment letter strictly subject to the following conditions:
- (vii) Such transfer will be permitted only after lapse of 1 year from date of provisional allotment.
- (viii) The Transferee's profile/income eligibility criteria is as per the Housing Board guidelines and vetted and accepted by the Promoter
- (ix) The Transferor Allottee on the date of such transfer must not have any outstanding dues against his/her name.
- (x) A nomination/transfer fee shall be charged @ 5% of the total price of the Flat provided that no such charge shall be payable in case of transfer in favour of the spouse of the transferor allows.

D. Scrutiny, Rejection and Refunds:

- (i) Application remaining incomplete or deficient in any respect and/or not accompanied by the required remittance and/or relevant documentary evidence will be liable to be rejected. Applications containing information known to the applicant as false are liable to be summarily rejected and application/booking shall stand cancelled whenever so detected at any point of time even if allotment has been made. Upon such concentration, the inflates providing be refunded after deduction of applicable service charges.
- (ii) Application money received from the applicant who is unsuccessful in the draw of lots will be refunded without interest. Such Cheque for refund shall be dispatched within 60 days from the date of the draw of lots, by registered post to the address for correspondence given in the Application Form.

E. Withdrawal of Application / Cancellation of Booking:

- (i) Before Allotment: Applicants may withdraw application money before the draw of lots for allotment and get refund of the application money without any interest but subject to a deduction of a service charges of 2% of the application money within one month of receipt of such request from the Applicant in writing.
- (ii) After Allotment: If the applicant declines to accept the allotment or surrender the same within due date of payment of allotment money a deduction of 10% of total deposit of application money will be made.

F. Provisional Price & Payment Schedule:

- (i) The provisional sale price indicated in the Brochure is applicable strictly to those who apply and get the allotment on the basis of first advertisement made and lottery held accordingly. For any allotment made afterwards for whatsoever reason, the sale price may not remain the same and the price as approved by the Promoter will be applied.

- (ii) Provisional Price as mentioned hereunder is payable by instalments according to payment plan provided in Annexure "A" payment must be made within 15 days of the issue of Provisional allotment letter and as per instalments as indicated in the payment schedule in) 5 days of the issue of the demand notices.

G. Extra Charges & Deposits:

- (i) Other than the provisional Price of the Flat/Unit the Allottees will be required to pay Extra charges and Deposits as per the details contained in Annexure-B hereunder.

H. Delay in Payment of Installments / or Other Dues:

- (i) It shall be incumbent on the allottees) to comply with the terms of payment in respect of the flat and any other sums payable under the terms herein. In case payment is delayed, the allottee shall have to pay interest on the amount due @..... per annum upto days from the respective due dates. Delay in payment of instalments and all other dues beyond 60 days from the respective due dates shall not be condoned. In case of such delay the allotment will stand cancelled, In case of such cancellation Promoter shall deduct applicable service charge and the allottees shall have no right and or lien on the.Total deposit or instalments paid by the allottee which will be refunded without any interest and after deduction of the applicable service charge.
- (ii) Promoter shall endeavor to give possession of the flat(s) to the allottee(s) withinplus a further grace period of 6(six) months. However, if the Promoter fails to give the delivery by the committed time period (except due to force majeure), the allottee(s) will be paid compensation as mentioned hereinafter Force majeure shall, inter alia include non-availability or irregular availability of essential inputs, strike by contractors/construction agencies employed/to be employed, litigation, acts of God or such other reasons beyond the control of Promoter
- (iii) If Promoter fails to deliver possession of the flats to the allottees within the stipulated time (subject to force majeure as stated herein above), it shall pay compensation to the allottees for each flat effective from the schedule date of completion, till the actual handing over of the flat @ Rs..... per sq.ft of the Super Built-up area / Chargeable area per month.
- (iv) The allottee(s) shall be deemed to have taken possession of their respective flats on the 15th day of service of notice by Promoter calling upon the allottee(s) to take possession and such 15th . day shall be deemed to be the 'date of possession' irrespective of the date when the allottee(s) takes physical possession of their respective flats. The allottee(s) shall be required to take possession of their respective flat(s) on the 'date of possession' after complying with the terms and conditions.

I. Documentation:

- (i). The Deed of Conveyance of all the flats within the complex shall be executed and registered by Promoter after completion of the Flats and receipt of full consideration and all other dues from the respective Allottee subject to Allottees taking possession of the Flat The deed of transfer will be drafted by the Solicitors/Advocates of Promoter and shall be in such form and contain such particulars as may be approved by Promoter.

J. Common Areas and Facilities:

(i) The common areas and facilities of this Phase shall be managed by the existing newly formed Apartment Owners' Association of COMFORT segment upon its completion on payment of Rs, 10000/- (Corpus Deposit) per Unit. All the newly laid down amenities provided in this phase shall be handed over to the Association and thereafter administered by the Association.

K. General:

BEFORE APPLICATION THE APPLICANT HAS BEEN MADE AWARE OF THE FOLLOWING FACTS:

- (i) The State of West Bengal by virtue of acquisition became seized and possessed of the land admeasuring about 45.69 Acres at Mouzas Parui and Chakjotshibrampur, District South .24 Parganas more fully described in **PART—I** of the **SCHEDULE-A** hereunder and hereinafter referred to as the **'ACQUIRED LAND'**
- (ii) By Notification dated 9th September 2002, vide Memo No. 700'111/ MCL/ 12/ 02 the State of West Bengal transferred the Acquired land to the WBHB.
- (iii) The WBHB after obtaining possession of the Acquired Land, executed a Development Agreement dated 21st February, 2007 along with a Power of Attorney of the even date appointing BGHDCL as the Developer of the Housing Project granting necessary powers interalia to do all lawful works required for the implementation of the scheme of development by itself and / or by other contractor / partner appointed by it and/or in any manner it deemed fit and proper.
- (iv) BGHDCL to develop the said land a Limited Liability Partnership under the name and style of GREENFIELD CITY PROJECT LLP was promoted (hereinafter referred to as the LLP).
- (v) The BGHDCL caused to be obtained various permissions approvals and/ or consents for undertaking a Housing Project on the entirety of the said land and also caused a map or plan being No. IIIB/MM/2/ 134/ 07/ SP/BP dated 15.6.2009 which was subsequently revised by Plan No. III- B/MM/2/ 185/ 20 - 21/ SP/ BP (Revised) dated 02.02.2022 (hereinafter referred to as the said PLAN) sanctioned by the authorities concerned for undertaking the construction of the said Housing Project.
- (vi) According to the said Plan the entire complex would comprise of Flats of different categories in different portions namely HIG portion (ELITE), MIG portion (CLASSIC) and LIG portion (COMFORT) and the entirety of the said Housing Project is known as 'GREENFIELD CITY'.
- (vii) The layout and building plans, specifications of the building(s) /complex and the flat(s) are tentative and are subject to variation. Promoter may affect such variations, additions, alterations, deletions and/or modifications therein as they may, at their sole discretion, deem appropriate and fit or as may be directed by any competent authority. The provisional

Price of the flat / Unit changing on account of any increase or decrease in the Chargeable area of the flat / Unit shall be payable or refundable without interest @ the rate per sq. ft as mentioned in the allotment letter.

- (viii) The occupants of 'Elite' and 'Classic' category Flats shall be entitled to use the roads and gates of Comfort segments for the purpose of "Exit' and 'Entry", to and from Gonipur Road. Provided further that occupants of comfort category flats shall not be entitled to the use of the roads, amenities, and gates of 'Elite' and 'Classic' segment of housing complex.
- (ix) The allottees of Comfort category shall not be eligible for availing themselves of any of the facilities provided for the owners in the "CLASSIC" and "ELITE" categories.
- (x) Comfort Homes Block Numbers - 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96 has since been completed and the Maheshtala Municipality has granted Occupancy certificate No- 569/III-B/ MM/ 2/ 134 2007/W- 14/ 2015, DATED 16.10.2015.
- (xi) It is understood that the applicant has applied for allotment of residential flat under "COMFORT" category with full knowledge and subject to all the laws / notifications and rules applicable to this area in general, and group housing project in particular, which have been understood by Him/her It is further understood that the applicant has fully satisfied himself / herself about the interest and the title of Promoter in the said land on which the flats will be/are being constructed.
- (xii) Internal wiring for electrification will be provided for each flat. However, the allottee(s) will have to apply to CESC Ltd. individually for obtaining supply of power and the meter for their respective flats. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to CESC Ltd.
- (xiii) D.G back-up will be provided for Common areas and utility only.
- (xiv) The allottees(s) may be required to execute, if necessary, a formal agreement for sale in such form as may be prescribed by Promoter within 15 days of being required in writing to do so by Promoter Under the existing laws the stamp duly at the applicable rate, is leviable on such agreement for sale. Such stamped shall be payable wholly and exclusively by the allottee(s).
- (xv) After delivery of possession of the flat as stated in sub-clause (ii) of Clause H hereinabove, the allottee shall be liable to pay to Promoter on demand all rates, taxes, levies, deposits pertaining to the flat wholly and common areas proportionately.
- (xvi) All correspondence will be made with applicants at the address for correspondence on Promoter's record initially indicated in the application form, unless changed. Any change of address will have to be notified in writing to the Promoter at its Registered office and acknowledgement obtained for such change. In case there are joint allottees, all communication shall be sent by Promoter to the allottee whose name appears first and which shall for all purposes be considered as served on both the allottees.
- (xvii) The applicants must quote the application number as printed in the acknowledged Pay-in-Slip and/or CIs (on allotment] and their flat number as indicated in the allotment letter in all future correspondence.
- (xviii) The allottee of a flat agrees to sign and execute all documents and agreement in the standard form as may be provided by Promoter.

- (xix) An association of flat owners has been formed under the referent laws for comforts segments vide Certificate Registration No. 002612021 of 2021. The Allottees of Phase-VI shall become members of the Association.
 - (xx) Dispute(s), if any, shall be subject to the jurisdiction of courts of law at Kolkata only.
 - (xxi) The Promoter, however, may at their sole discretion, relax any of the conditions. They also reserve the right to reject any application without assigning any reason whatsoever.
 - (xxii) 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.
 - (xxiii) Any legal paper relating to the Project can be downloaded from the RERA website and no printout will be provided to the customer by the Promoter.
 - (xxiv) The Facilities and amenities may be located in handed over blocks and new block of comfort category inter-alia, the Unit Owners and the Occupiers of all the handed over blocks shall be entitled to all such facilities and amenities irrespective of their location.
 - (xxv) Different phases will be defined and constructed by the Promoter from time to time and the Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per RERA.
 - (xxvi) Water supply will be made available from deep tube wells till such time the local authority/ Water Supply Scheme is developed. After handing over of the common areas and facilities of the project, the concerned association shall make necessary correspondence with the concerned Local Authority for getting water supply connection from the Local Authority Water Supply Scheme as and when developed.
 - (xxvii) Arrangement for disposal of the sanitary sewerage and storm water will be made to the nearest off-site facility as per the permission granted by local authority.
 - (xxviii) Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' 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 as per the provisions of the West Bengal Apartment Ownership Act, 1972 or a demarcated area on the Roof of the Unit or Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, the elevation and exterior of the Block; storage areas, 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. The Promoter shall however have the sole prerogative to alter the elevations solely at its discretion.
- L. All The Facilities and Amenities as would be provided in the various phases/projects will be mutually shared by all the phases/projects of the entire "Greenfield city – Comfort" and with the progression of development of the different phases/projects the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase/project, both current and future, as part of a

common development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases/projects all the common Facilities and Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase/project to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time .

- M. The Promoter shall also take out proposed lay-out plan showing proposed development in future phases as would be disclosed by the Promoter in his application / registration before RERA Authority and further to be disclosed on the website as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other portions 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.
- N. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of Sixth Phase/Project. 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.
- O. The Allottee is made aware that the occupants of Units under Comfort category in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually which are meant or allowed by the Promoter for use and enjoyment so intended by the Promoter for use of the occupants of other parts/phases and the Future Phases/Projects as defined hereinabove.
- P. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in **Schedule – B** hereunder. No substantial or significant changes will be made. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
- Q. . The Promoter shall ensure that only approved specifications mentioned in **Schedule- -C** hereunder are used.

- R. 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 entire Housing Project with further future extensions.
- S. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2.75** as per Municipal law and Promoter has planned to utilize more 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 Said Unit based on the proposed construction and sale of Units 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 the present phase or 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.

- T. Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right, title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Unit have been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Complex and in that case the Promoter may decide to provide for a passage way across this Building Complex and for this purpose the Promoter shall enter into an irrevocable License deed with

- the Owners of the Adjoining land which shall be perpetually binding upon the Unit Owners of this Building Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.
- U. After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases/projects out of the entire Housing Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee .
- V. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of **31st October 2028** with a grace period of six months (**Completion date**)
- W. 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.
- X. 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.
- Y. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
- Z. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanction able 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. Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts, entrances, sewerages, drains and others.
- AA. The Unit along with open parking, if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing 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 or otherwise except extension of the same Project on adjacent future land and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available

for use and enjoyment of the Allottees of the entire Complex with further future extensions.

- BB. The Allottees shall 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 Housing Complex. 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 Sale.
- CC. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.
- DD. The Promoter will not entertain any request for any internal / external change in the layout. The allottee, however can do the changes of its own after getting the possession with prior permission from the concern authority.

EE. RESERVED RIGHTS OF THE PROMOTER:

1. After this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the earlier phases including this project/ phase.

The Promoter will have the liberty to change the direction of infrastructure services which may be required to be utilized by allottees of the adjoining phase/project.

2. 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 the Premises.
3. 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 Flat units.

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 Flat to me/us. (D) We understand that this Application is only a request of the Applicant for allotment by sale of the Units and does not create any right whatsoever of the Applicant.(E) The Promoter 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 Promoter.(G) The Applicant has agreed that in the event of non-acceptance of the application by the Promoter 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 Promoters/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 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 ACQUIRED LAND)

ALL THAT the piece and parcel of land containing an area of 45.69 Acres (more or less) situate lying at Mouzas Parui, JL No.103 and Chokjotshibrampur, J.L. No.25, Holding No – E3-398, Ward No. 14(New) under P.S. Maheshtala, Maheshtala Municipality, District 24 Parganas(South))in the following R.S Dag Nos: Mouza Parui: J.L. No. 103 :R.S. Plots acquired by West Bengal Housing Board in full : Nos 382, 383, 384,384/994, 385, 385/995, 386, 386/1129, 387, 388, 391, 395, 403, 407, 426, 427, 430, 431, 432, 433, 434, 434/1149, 435, 436, 436/1026, 436/1151, 437, 438, 439, 440, 441, 442, 444, 445, 446, 448, 449, 450, 451, 453, 454, 455, 456, 457, 458, 459, 459/1152, 460, 460/1153, 460/1154, 460/1155, 461, 461/999, 462, 463, 464, 465, 465/1156, 465/1157, 465/1158, 465/1159, 466, 466/996, 466/997, 467, 468, 469, 467/1124, 479, 480, 481, 482, 483, 483/1160, 483/1161, 484, 485, 486, 487, 529 and 590.

(ii) Mouza Parui: R.S.Plots acquired by West Bengal Housing Board in part:

Plot Nos	Specific Portion of the Plot	ACRE	HECTOR
381	Towards North South	0.13	0.0526
404	Middle	0.12	0.0486
404/998	South East	0.23	0.3480

(iii) Mouza Chakjyotshibrampur, J.L. No. 25: 409, R.S Plots acquired by West Bengal Housing Board in full : Nos : 409, 410, 411, 412 ,413, 414, 415, 420, 421, 422, 428, 429, 430, 431, 432, 435, 438, 439, 440, 441, 447, 450, 451, 459, 452, 453, 454, 455, 456, 457, 458, 473, 474, 515, 516, 517, 518, 520, 521, 522, 523, 524, 536, 538, 539, 540, 541, 542, 543, 428/773, 430/838, 431/822, 453/840, 453/841, 453/842, 453/843, 453/844, 458/797 and 544.

THE SCHEDULE – B ABOVE REFERRED TO:
(THE COMMON AREA/COMMON PARTS & FACILITIES)

- 1.1 **LEVEL 1: Those which are common to all the five segments and are collectively called the “Service Zone” and includes the following:**
- 1.1.1 Sewerage treatment Plant
- 1.1.2 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 1.1.3 Electric Sub-Station
- 1.1.4 Garbage Disposal System

- 1.1.5 Roads, installations, -and security arrangements not exclusive to any segment.
- 1.1.6. Drains and sewers from the premises to the Municipal Duct.
- 1.1.7. Water sewerage and drainage connection pipes from the Flats/Units to drains and sewers common to the premises.
- 1.1.8 Boundary walls of the premises including outer side of the walls and main gates.
- 1.1.9 water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.10 Transformer electrical wiring meters and fittings and fixtures for lighting common areas
- 1.1.11. Management/Maintenance Office
- 1.1.12. Round the Clock Security arrangements with CCTV and intercom
- 1.1.13. Main entrance Gate
- 1.1.14 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.15 24Hrs water supply
- 1.1.16 Rain water harvesting
- 1.1.17 Dedicated communication system for telephone
- 1.1.18 The water pump, the pump room, water reservoir, tube-well, and distribution pipes
- 1.1.19 Durwans Room
- 1.1.20 Cable connection

1.2 The Builder shall hold the Service Zone in trust for the benefit of the Owners of all the 5 segments.

1.3 LEVEL-2 :Those which are to remain common to all the Unit Owners of the residential complex. All the Unit Owners shall have proportionate share therein. These include the following:

- 1.3.1. Landscaped Garden, Central Lawns, water bodies and fountains if any,
- 1.3.2. Children Park.
- 1.3.3. Separate area for elderly people if any.
- 1.3.4. Community Hall for common use of all the occupants of the said New Building
- 1.3.5. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
- 1.3.6. Toilets and bathrooms for use of durwans, drivers, servants, maintenance staff of the premises.
- 1.3.7. Visitors Car Parking with Car Wash provision

1.4. LEVEL 3: Those which are to remain common to THE Units in any particular Building Block. These include the following:

- 1.4.1. Entrance lobby and the lobbies on each of its floors and the staircases from the ground floor up to the terrace and also the ultimate roof of the tower.
- 1.4.2. Elevators in Towers, their installation and rooms.
- 1.4.3. Roof for common use
- 1.4.4. Overhead Water Tank.
- 1.4.5. Lifts and their accessories installations and spaces required therefore.

2. **RESIDENTIAL COMPLEX TO BE SEPARATE** – To provide exclusivity to the ALLOTTEES, the residential complex is and will be separated from the other segments by proper hedges and/or fences with secured gates. The plans for such separation will be finalized by the Company by the time the possession of Units are delivered to the Allottees after completion of construction.

3. Unless otherwise indicated herein and in addition to these mentioned in Levels 1,2 and 3 the common portions like land (to be demarcated by the Architect), roads, lighting equipments, gates, building for guards, trees bushes, decorations e.g. sculptures etc. pipes,

ducts and cables situate within the area whether over or under the land of the service zone shall be deemed to be common to the Owners of all the segments and those that are inside the Residential Complex including its boundary walls and/or fences, water body etc. shall be deemed to be common Portion only of the residential complex and common to its Unit Owners. Similarly those in any particular tower shall be deemed to be the Common Part only of that tower.

4. The Builder reserves the right to alter the above scheme or any of the items mentioned in Clauses 1.1, 1.3 or 1.4, if so advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owners of any segment or part thereof.

THE SCHEDULE – C ABOVE REFERRED TO:
specification

Structure	R.C.C. frame structure
External Finish	Blending of water proof acrylic base paint and other decorative finish
Staircase	Mosaic
Lobby	Ground Floor Lobby in Vitrified tiles
	Lift fascia of granite tiles
	Floor Lobby of rectified
Balcony	MS Railings
Flooring	Ceramic tiles in Living Room, Dining Room and Balcony
	Ceramic Tiles in Bed Room
	Ceramic Tiles in Kitchen and Toilet
Kitchen	Counter with Granite & Stainless Steel Sink
	Ceramic Tiles upto 2 Ft. Height above platform
Toilets	Ceramic tiles upto door height
	White EWC & wash basin with PVC cistern
	CP Fittings(Ceramic/Essco)
Windows	Anodized aluminium windows and grill is not compulsory but optional @ extra cost
Doors	Laminated Main Door ; Internal Flush Door with Oil Paint
Interior Finish	Smooth finish plaster of paris on walls
Hardware	Lock, Tower, Bolt, Buffer & Stopper
<u>ELECTRICAL POINTS IN A 1B/R FLAT</u>	
	CALLING BELL SWITCH BOARD OUTSIDE THE MAIN DOOR
LIVING DINING	-
A	CEILING FAN POINT
B	TWO WALL LIGHT POINTS
C	SWITCH BOARD WITH THREE PIN PLUG POINT (4'6" HT)
D	PROVISION FOR CABLE TV POINT (CONDUIT LAYING ONLY NO WIRING)
E	THREE PIN PLUG POINT (4' 6"HT) TV
F	CALLING BELL POINT ABOVE THE KITCHEN DOOR
G	DISTRIBUTION BOX (7'0"HT) (GENERATOR SUPPLY-750W)-CHANGE OVER
KITCHEN	
A	15 AMP POINT FOR FRIDGE

B	SWITCH BOARD WITH THREE PIN POWER PLUG POINT (4' 6"HT)
C	EXHAUST FAN POINT ABOVE THE WINDOW
D	ONE WALL LIGHT POINT
BEDROOM	
A	ONE CEILING FAN POINT
B	TWO WALL LIGHT POINTS
C	SWITCH BOARD WITH THREE PIN PLUG POINT (4' 6"HT)
D	
TOILET	
A	ONE WALL LIGHT POINT
B	ONE EXHAUST FAN POINT (CONDUIT LAYING ONLY NO WIRING)
C	SWITCH BOARD SHOULD BE INSIDE THE TOILET
D	POWER PLUG POINT-15 AMP FOR GYSER_(CONDUIT LAYING ONLY NO WIRING)
BALCONY	
A	ONE CEILING LIGHT POINT

**THE SCHEDULE – D ABOVE REFERRED TO:
PAYMENT PLAN**

The price of the said Apartment is Rs _____/-
(Rupees _____) only payable as annexed hereto: -

Application No.

D	D	M	M	Y	Y	Y	Y

PAY – IN - SLIP

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 SRIJAN RESIDENCY LLP

Authorised Signatory
