

LAST UPDATED ON 15.03. 2023

Expression Of Interest

(INTELLIA THE CENTRAL BUSINESS PARK)

Owner: TRINITY INFRAPARK LLP

22,Gobra Road, P.O. Entally, P. S
Beniapukur, Kolkata 700 014

Developed by:

MAS INVESTMENT & FINANCIAL

CONSULTANTS PRIVATE LTD.

Registered Office: 3A,Auckland Place, 10th
Floor, Flat No.10B, P.O:Auckland Place, P.S
Shakespeare Sarani, Kolkata – 700 017

OFFICE FOR COMMUNICATION:

SRIJAN HOUSE,
36/1A, ELGIN ROAD,
PO:LalaLajpatRaiSarani,
PS:Bhawanipore,
Kolkata – 700020

Tel.(91-33)40402020

Fax (91-33) 40402040

Website : www.srijanrealty.com

Email: intelliacare@srijanrealty.in

Site Office :

22,GOBRA ROAD,KOLKATA-700014.

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

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

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

Mobile Email.....

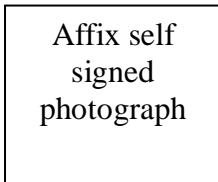
14. Correspondence Address (for Sole / First Applicant)

.....

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

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

Mobile Email.....



B. Joint Applicant

- 1. Full name Mr. / Ms. /Dr.....
- 2. Name of Company/Partnership/LLP.....
- 3. Relation to First Applicant
- 4. Father / Husband's name Mr.
- 5. Date of birth

D D M M Y Y Y Y

15. 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)
space provided)

Signature of Joint Applicant
(Please sign within the

Place Date.....

Place Date.....

C. DETAILS OF AGREEMENT REGISTRATION:

(i) Are you presently residing in Kolkata ?

YES

NO

(ii) If no, then please mention you're your current location below.

(iii) 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.

1st Car Parking : Rs. _____ type: _____ .

2nd Car Parking : Rs. _____ type: _____ .

(ii) Total Consideration of Unit: Rs. _____/-

Less Discount: Rs. _____/-

Total Net Consideration: Rs. _____/-

(iii) Preference of Parking(Please tick the preferred option)

- MLCP**
- OCP(I)**
- OCP(I-RT)**
- GCP(I)**
- OCP(D)**

PAR _____ CODE	TYPE OF PARKING
MLCP	Covered MLCP
OCP(I)	Open On Ground
OCP(I-RT)	Open on MLCP
GCP(I)	Covered on Ground(Independent)
OCP(D)	Covered on Ground(dependent)

1st Car Parking : Rs. _____ type: _____ .(Parking Code: _____)

2nd Car Parking : Rs. _____ type: _____ .(Parking Code _____)

Total Consideration: Rs. _____/-

Less Discount: Rs. _____/-

Total Net Consideration: Rs. _____/-

G. EXTRA CHARGES & DEPOSITS:

FACILITIES		
A	EXTRA CHANGES	
1.	Floor Escalation Charges	Rs.100/- per sqft on SBU per floor
2.	Electricity & Generator Installation Charges	Rs.325/- per Sqft on SBU
3.	Legal Fees	Rs.25/- per Sqft on SBU which is payable 50% on Agreement and 50% on Conveyance.
4.	Fire Detection System	Rs.25/- per Sq.Ft on SBU
5.	Electric billing	At actual on individual consumption(with transmission loss 5%)
6.	Nomination Charge(There will be a Lock-in period of 1 year)	2% of Consideration
7.	Municipal/Property Tax	To be borne by Allottee
8.	Club Membership(optional) (For Owners of Unit having 2000 Sq.ft)	Rs. _____/- which is payable along with the Unit cost according to the Payment Schedule.

9.	Incidental Charges	Rs.3/- per Sq.Ft subject to minimum charges of Rs 15,000/- per Unit which is payable 50% on Agreement and 50% at the time of possession of the Unit or at the execution of conveyance , whichever is earlier..	
B	Association Formation Charges		Rs.10,000/-
9.	DEPOSITS		
10.	Electricity Deposit	Equivalent to 6 months' estimated consumption (estimated to be Rs.5,000 per KVA load	
11.	Maintenance Deposit	Equivalent to 6 months' Maintenance at the time of possession @ Rs. 7/ per Sq.Ft. of SBU. Final CAM rate will be based on estimate of the Promoter at the time of giving possession . The Promoter or the Association may evolve a scheme whereby 20% of the Common Area Maintenance 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.	

Applicant name only)				

I. DEFAULT

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

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 installment. 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.

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

K. HOW ARE YOU PROCURING THIS PROPERTY ?

Staff Loan

Self Finance

Bank Loan

L. LOAN REQUIRED: YES / NO IF YES , PREFERRED BANKER/FINANCIAL INSTITUTION: _____

M. 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

N. FAVORITE NEWS PAPER: _____

O . FAVOURITE MAGAZINE _____

P FAVOURITE T.V CHANNEL: _____

Q. FAVOURITE RADIO CHANNEL: _____

R. 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.)**

S. Why did you choose the Property ?

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

U. 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.

V IMPORTANT POINTS TO NOTE:

<p><u>ISSUE OF BOOKING LETTER</u></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>
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	<p>Booking letter once generated cannot be modified or changed for the under mentioned reasons:</p> <ol style="list-style-type: none"> a. Addition of Co-Applicant/Applicants b. Deletion of Co-Applicant/Applicants c. Name Change of the first applicant d. 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>
<u>ISSUE OF MONEY RECEIPT</u>	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 Collection@srijanrealty.in with cc to concerned Post Sales Executive. Money Receipt will be sent to you by Email as well as uploaded on Customer Portal.
<u>FIRST DEMAND LETTER</u>	The First Demand letter will accompany the Booking Letter and you receive both together.
<u>DOCUMENTS REQD FOR BANK LOAN</u>	<p>The following documents will be required by you for obtaining Bank Loan:</p> <ol style="list-style-type: none"> (i) Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter. (ii) No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive) (iii) Booking Letter; (iv) Sale Agreement; (v) Demand Letter; (vi) Money Receipts.
<u>CONFIRMATION OF PAYMENT BY EMAIL</u>	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.
<u>DEPOSIT OF TDS CERTIFICATE</u>	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

	<p>sending the details wait for 7 working days to get the same reflected in our accounts.</p>
<p><u>PAYMENT OF STAMP DUTY AND REGISTRATION FEES</u></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 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 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>
<p><u>REGISTRATION</u></p>	<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 Sale agreement 10-15 days after registration;</p>
<p><u>COPIES OF ALL LEGAL DOCUMENTS</u></p>	<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 https://rera 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.</p> <p>The details to access the same is given below : Click on the link http://mysrijan.srijanrealty.com/ Login id: Your registered email id password:123/321etc</p>
<u>TRANSFER/ASSIGNMENT</u>	<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 already been paid and (ii) a term of 12 months have elapsed from the date of issuance of Allotment letter whichever is later.</p>
<u>ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID</u>	<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>
<u>MEETING WITH POST SALES EXECUTIVE</u>	<p>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 : 4th floor, Central Plaza building, 2/6 Sarat Bose Road, Kolkata - 700020. Your Customer Care Executive is: Name: EMAIL: Contact No:</p>

Terms and Conditions:

- A) The Applicant is required to visit the Project Web-Site and read the Agreement for Sale 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.
- 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. Trinity Infrapark LLP is the absolute and lawful owner of All That the piece and parcel of land containing an area of 340 Cottahs be the same a little more or less situate lying at and being premises no. 22, Gobra Road (formerly comprised of premises nos. 22, 25/5 and 25/6, Gobra Road and 2, Rammohan Bera Lane) Kolkata- 700 014 hereinafter referred to as the Said Land more fully described in SCHEDULE -A .
 2. The said land is earmarked for the purpose of building a Commercial Complex comprising four Multistoried Building Blocks , one Proprietary Club with car parking spaces, whether open covered or MLCP together with Common Areas, Common Facilities and Amenities

3. The Owners may in future acquire further expanses of land parcels around the vicinity of the Said land for causing Future Development in which case the present complex will stand extended by addition of future phases
4. By a Development Agreement and Power of Attorney dated 27th April 2023 executed between the Party of the First Part namely Trinity Infrapark LLP therein referred to as the Owner of the One Part and Mas Investment & Financial Consultants Pvt Ltd. Therein referred to as the Developer of the Other Part and registered in the Office of the ARA-IV, Calcutta, in Book No.I, Volume No.1904-2023, Pages 294086 to 294166, Being No. 190405905 for the year 2023, the Owner granted the exclusive Development rights unto the Developer.
5. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Future Development and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Developer may also create few more facilities in the future development which will also be shared by Allottees of all phases of the entire Commercial Complex.
6. The entire Commercial Complex shall have following phases:

	PHASES	CONSTITUENT
1	FIRST PHASE	BUILDING BLOCK-1
	"	BUILDING BLOCK-2
	"	BUILDING BLOCK-3
	"	MULTI LEVEL CAR PARK (MLCP)
2.	SECOND PHASE	BUILDING BLOCK-4 & EXTENSION OF BLOCK 1, 2 & 3
3	RETAINED AREA OF PROMOTER	BUSINESS CLUB (CLUB)

7. Further phases will be added in future at the discretion of the Promoter as per land already acquired and further to be acquired And also future phases as defined

herein and all phases will share the common amenities, facilities and services amongst each other.

8. The Allottees of Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for their beneficial use .

9. There will be a demarcated road/passage , services provided by the Promoter and such passage will keep on extending with the extension of the complex through all future phases and also for access to Club and common amenities. The Promoter will utilize this passage during the construction of the Complex .

10. The allottees of the Units within the Complex shall have common user rights with other allottees, in the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.

11. 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, 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.

12. The Promoter has further decided that the aggregate FAR sanctioned for the entire Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the Complex.

13. All The Facilities and Amenities together with the internal pathways, infrastructure will be mutually shared by the Unit occupiers. 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 Complex

14. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the Allottees of each phase of the entire complex including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder 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 all the phases. It is further provided that in case of completed phases/Incomplete Phases/ Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the completed phases and progressing to the incomplete phases and further phases.

15. The Kolkata Municipal Corporation has sanctioned the plan being Sanction No. 2022070174 dated 05.01.2023 to develop the Project

16. The promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and

undertakes it shall not make any changes to the Phase layout plans except in strict compliance with section 14 of the Act and other laws 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.

17. The Promoter has disclosed the Plan on the web-site as mandated by the Promoter. The Promoter will take up construction and development of the phases of construction of the Blocks of the Complex 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.

18. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold will be clearly demarcated.

19. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans /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.

20. The Promoter may make such minor changes, additions or alterations in the Plans 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 Complex 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 is deemed to be granted.

21. 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** of the Agreement. No substantial or significant changes will be done. Since the entire Commercial Complex will be developed project-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.

22. The Allottee agrees and understands that All the standard fitting, interiors furniture, fixtures and dimension provided in the model Unit exhibited at the site only provides a representative idea and the actual Unit agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make, colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule-C** hereunder.

23 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 shall agree to purchase the Said Commercial Unit based on the proposed plan 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 .

24. 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, 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 has 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 Commercial Complex and in that case the Promoter may decide to provide for a passage way across this 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 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 Occupiers of the present Phases/Complex.

25. 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 out of the entire Commercial Complex and even consider abandonment of development of further phases but without curtailing the facilities and specifications committed by the Promoter to the Allottee .

26. The Promoter will hand over possession of the Unit to the Allottee on the committed date, which is on 31st March,2028 with a grace period of six months **(Completion date)**

27. After obtaining possession, this Unit Owner shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new Commercial building.

28. 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.

29. To use the said Unit for the commercial purposes and not for other purposes whatsoever without the consent in writing of the Promoter/ Association.

30. The total price for the Unit based on the carpet area which includes cost of Unit, cost of exclusive balcony area, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in Schedule - D.

31. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/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. 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.

32. The Unit along with parking, if allotted, shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Commercial Complex 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.

33 Except for the Car Parking allotted by the Promoter in accordance with this EOI, the Applicant/s agrees and confirms that all parking including any open parking spaces will be dealt with in accordance with the applicable laws as well as bye-laws and constitutional documents of the Society/Association . The Applicant/s hereby declare and confirm that except for the Car Parking Space allotted by the Promoter , the Applicant does not require any Parking space and accordingly the Applicant waives his claim, right, title, interest whatsoever on the areas of parking space in

the Project. The Applicant/s further agree that he/she/they shall have no concern towards the identification and allotment/ allocation of Parking Spaces done by the Promoter/Association /Apex Body at any time and shall not challenge the same anytime in future. The Applicant/s agree and acknowledges that the Developer/ the Association/Apex body shall deal with the Parking Spaces in the manner the Association/Apex body deems fit, subject to the terms of Bye-laws and constitutional documents of the Association/Apex body /the applicable laws. The Promoter acknowledges and accepts the aforesaid waiver and accordingly has given effect to the same while calculating the Sale Consideration . The Applicant agrees and acknowledges that the Car Parking Space in the Project cannot be transferred/leased /sold or dealt with otherwise independent of the Unit. All clauses of this Application Form and the Agreement for Sale pertaining to Allotment , Possession, Cancellation etc. shall also apply mutatis mutandis to the Covered Parking Space.

34. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.

35. **RESERVED RIGHTS OF THE PROMOTER:**

Since the entire Commercial Complex is being developed phase-wise and this phase is among the earlier phases, 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.

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 and/or 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 Unit.

36. THE CLUB

Promoter proposes to set up at its own cost a proprietary club (CLUB) at the Complex which will be owned by Owner and to be known by such name as may be so decided by Owner.

The building of the Club and the equipment etc. provided therein will be the property of Owner. The right of the user and enjoyment however, shall be restricted only to those persons who shall become the members of the Club without any voting rights.

The membership of the club will be offered to the public but shall be by invitation only. The allottees of the Units in 'Complex' will be eligible to apply for the membership of the club. However acceptance of the any person/ allottees of 'Complex' as member of the club shall be solely at the discretion of Builder. The detailed Rules and restrictions governing membership shall be separately available with the Promoter.

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 Unit to me/us. (D) We understand that this Application is only a request of the Applicant for allotment by sale of the 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 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
(SAID LAND)

ALL THAT the pieces and parcels of land containing an area of **5.62 acres** (equivalent to **340 Cottahs**) be the same a little more or less situate lying at 22, Gobra Road, Kolkata-700014 within Ward 59, KMC under P.S Beniapukur shown in the plan attached and externally bordered in GREEN.

PART-II

(FIRST PHASE LAND)

ALL THAT the portion of the Said land containing an area of **3.89 Acres** (equivalent to **235.42 Cottahs**) be the same a little more or less containing Building Blocks 1 and 2 situate lying at 22, Gobra Road, Kolkata-700014 within Ward 59, KMC under P.S Beniapukur shown in the plan attached and externally bordered in _____

PART-III

(SECOND PHASE LAND)

ALL THAT the portion of the Said land containing an area of **0.88 acres** (equivalent to **52.958 Cottahs**) be the same a little more or less containing Building Block 3 situate lying at 22, Gobra Road, Kolkata-700014 within Ward 59, KMC under P.S Beniapukur shown in the plan attached and externally bordered in _____

PART-IV

(CLUB- RETAINED LAND OF OWNER)

ALL THAT the portion of the Said land containing an area of **0.85 acres**(equivalent to **51.622 Cottahs**) be the same a little more or less containing Building Block 4 situate lying at 22, Gobra Road, Kolkata-700014 within Ward 59, KMC under P.S Beniapukur shown in the plan attached and externally bordered in _____

THE SCHEDULE – B ABOVE REFERRED TO:

(THE COMMON AREA/COMMON PARTS & FACILITIES)

(Common Parts , Portions and Amenities)

(THE COMMON AREA/COMMON PARTS & FACILITIES)(Common Parts , Portions and Amenities)**FACILITIES:**

CLUB (To be owned Privately by Promoter)

(b) Sports Arena on Top Roof of all the Building Blocks.**OTHER FACILITIES**

- (i) Sufficient Multi Level Car Parking;
- (ii) Processed Water Supply
- (iii) Storm water management
- (iv) Grand Canopy at entrance.
- (v) Lifts till roof.
- (vi) Earthquake resistant structure and can face super storm without any damage
- (vii) Grand Entrance Gate.
- (viii) Efficient Fire detection and fighting system as per WBFS norms.
- (ix) Close circuit TV
- (x) Power Back Up
- (xi) Drivers' toilet in MLCP building
- (xii) Passengers & Service Lift in each block
- (xiii) Rainwater Harvesting
- (xiv) Proper Sewage Disposal
- (xv) Facility Management office with storage area
- (xvi) Elevation design planned for proper maintenance
- (xvii) Thermal conductivity
- (xviii) Natural Day light & fresh Air
- (xix) Driver's Lobby/Waiting Area
- (xx) Solid Waste Management
- (xxi) 24 HRS Filtered Water Supply with Water Treatment Plant
Streetlights & Parking
- (xxii) Adequate and continuous water Supply
- (xxiii) 24X7 operational Building
- (xxiv) Electricity Direct LT metering, A/C individual, Landscape maintenance through Sprinkler. Solar Panel to reduce electric consumption. IOT based Operation. Low maintenance cost material will be used. Green building, we will do. Recycling of Garbage and water. This will reduce maintenance cost. Due to above activity Maintenance cost will be low.

Green Building feature in common areas:

IGBC Platinum Rated green building

Use of low Flow sanitary fixtures

Use of Efficient Glass.
 Use of Certified Wood.
 Use of Energy efficient Light Fixture
 Use of Recycled & Regionally Produced Materials.
 Provision for Electrical Charging Point.
 Low VOC Paint.
 Solar Power.
 Waste Water Recycling.
 Wide window for maximum natural light.

Fire & Safety:

Intelligent life fighting system with water sprinklers .
 Intelligent addressable detectors are considered to pinpoint the exact location of fire
 Micro-processor based fire alarm panel
 Manual call points at exit lobbies and corridors for people to report fire
 Hoopers for early warning of the people for evacuation

Other Facilities:

Public address system to facilities faster and effective evacuation
 Ventilated stairwells for smoke free evacuation
 Multiple evacuation points and refuge platform
 Security monitoring at every strategic access points
 Emergency control of elevators and automatic rescue device in elevators
 All entries and periphery monitored by CCTV cameras for high security of the building
 Fire brigade just 2.5 km from the project.
 Fire control room in the building
 Security Room/Gumty
 Multiple Refuge Area of 15 m2 provided on the external walls
 Lift
 Interior luxury finish
 Auto ventilation
 Lift intercom connected with FM
 Cameras inside the LIFT
 Smoke management system inside the lift
 semi capsule type design lift
 Free fall protection
 Sudden jark protection
 Emergency light
 Sensor based door opening to avoid collusion with door.
 Overload sensor.

THE SCHEDULE – C ABOVE REFERRED TO:**SPECIFICATIONS****SPECIFICATIONS****ENTRANCE LOBBY**

- (i) Flooring : Granite/Italian Marble/ any equivalent Material in pattern
- (ii) Walls : Mix of Italian Marble/ Granite, wooden Paneling Paints/Meta/ etc
- (iii) Ceiling : Un-plastered slab, False ceiling to be mix of Gyp Board and POP as per interior drawings

The Lobby will be well decorated with name signages

LIFT LOBBIES (Office Floors)

- (i) Flooring : Vitrified tiles / Granite or equivalent.
- (ii) Walls & columns : Mix of Granite/Wooden Panelling /P.O.P & emulsion paint as per interior drawing.
- (iii) Ceiling : Unplastered slab and false ceiling with Gyp Board painted with emulsion, as per interior drawings.

SERVICE LIFT LOBBY

- (i) Flooring : Kota/Vitrified.
- (ii) Walls & Columns : Plastered with P.O.P and emulsion paint.
- (iii) Ceiling : False ceiling with unplastered slab.

LIFT LOBBIES(Parking Floors)

- (i) Floors : Vitrified Tiles.
- (ii) Walls : Plastered and finished with P.O.P and emulsion paint.
- (iii) Ceiling : Plastered with P.O.P and paint.

STAIRCASES

- (i) Flooring : Kota stone or equivalent.
- (ii) Walls : Plastered and finished with P.O.P and emulsion paint.
- (iii) Ceiling : Plastered and paint.
- (iv) Handrail : M.S. Handrail with enamel paint, fire doors.

PANTRY

Everything including finishing to be done by Users as per their requirement.

AIR-CONDITIONING

Air conditioning of the New Building shall be done by the Allottee, space will be provided by the Promoter. Air conditioning, within the said space shall be done by the Allottee. Space provision in all units for individual A/c Units. AC Piping sleeves, A/C ledge / draining etc will be provided by developer.

ELECTRIC

The Sub Lessor shall provide electrical connection to a single point in the Unit and all internal wiring will be the responsibility of the Allottee. Electric load of 1 Kva per 100 sq.ft. of super built-up area. 100% DG back up.

TOILETS WITH OFFICE UNITS

Fittings and all things including finishings to be done by users as per their requirement. External Piping at one point to be provided by the Sub Lessor.

OFFICE HALLS

- (i) Flooring : Cement screed.
- (ii) Walls : Plastered with P.O.P
- (iii) Ceiling : Unplastered .

DOORS

Aluminium / steel doors/Flush door will be provided. as per interior design.

WINDOWS

Aluminium windows with glazing will be provided.

EXTERIOR FINISHING

With a combination of glazing & ACP/Stone/Ceramic/Metal Cladding. Texture Paint /Paint.

THE SCHEDULE – D ABOVE REFERRED TO:

PAYMENT PLAN

The price of the said Unit is Rs _____/-
(Rupees _____) only payable as per the Table provided and annexed hereto:-

Particulars	Amount as (%) or as specified
EOI Amount	Rs.2,00,000/-
On Agreement	20% Less amount recd on EOI
On start of Piling	10%

On start of 1st Floor Slab Casting	15%
On start of 3rd Floor Slab Casting	15%
On start of 5th Floor Slab Casting	15%
On start of 8th Floor Slab Casting	15%
On start of Brick Work of the Unit	5%
On Possession	5%

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 _____

Authorised Signatory

