

Form
for
Expression Of Interest

(NATURA)

Developed by:

Srijan Realty Pvt. Ltd.

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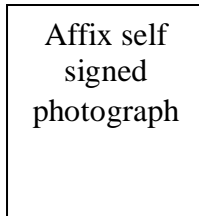
Site Office :

NATURA,
37,Chanditala Main Road
P.S. Behala, P.O. Siriti
Kolkata - 700053.

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))



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. Nationality

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(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

15.Occupation(i) Employed .(ii). Self Employed (iii) Housewife (iv) Student
 other Profession / Nature of business 7. IT
 PAN..... ADHAR NO.

8. Permanent Address.....

.....

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

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

Mobile Email.....

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

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

Place Date.....

Place Date.....

C. Average Gross Monthly Family Income:.....

IN CASE OF FLATS & APARTMENTS

D. FLAT/CAR PARKING/OPTION DETAILS :

Block _____ **Floor** _____ **Apartment:** _____

1.Flat Type:I) - 2 Bed Room. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft
 (Carpet Area); ~~Servant Qtr~~ Store Room: _____ Sq.Ft (Carpet Area) Apartment
 BUA _____ Sq.Ft. (A1) ~~Servant Qtr~~ Store Room (BUA) _____ Sq.Ft (A2) Total;

BUA -----Sq.Ft. (A1 +A2) Open Terrace 50% Chargeable Area _____(Sq.Ft) Total _____ Sq.Ft(Super Built Up area)

II)/ 3 Bed Room..._____Sq.Ft.(Carpet Area) Balcony:_____ Sq.Ft (Carpet Area); Servant Qtr:_____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servant Qtr Store Room (BUA)_____ Sq.Ft (A2) Total; BUA -----Sq.Ft. (A1 +A2) Open Terrace 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: _____ .

Total Consideration: Rs._____/ - (Rupees_____)

Less Discount: Rs._____/ -

Total Net Consideration: Rs._____/ -(Rupees_____)

NOTE: Payment by cash will not be accepted . All Payments have to be made by the Allottee through Cheque/ Demand Draft/ Pay Order/ RTGS/ NEFT only. If any one representing the Promoter asks for payment by cash towards consideration for the Flat, the Allottee is advised to immediately complain to Mr._____, (Mobile No._____) or mail to _____ and cash, if any, paid will be at his or her sole risk.

E. EXTRA CHARGES & DEPOSITS:

FACILITIES		
A	EXTRA CHARGES	
1.	Club Membership	Rs.125/- per Sq.Ft on SBU/Chargeable Area which is payable according to the Payment Schedule.
2.	Generator	Rs 60/- per Sq.Ft on SBU/Chargeable Area

		which is payable according to the Payment Schedule.
3.	Transformer Charges & Electricity Expenses	Rs.100/- per Sq.Ft on SBU/Chargeable Area which is payable according to the Payment Schedule
4.	Legal Charges	Rs.10,000/- per Unit payable according to the Payment Schedule
5.	Formation of Association	Rs.10,000/- which is payable according to the Payment Schedule
6.	Incidental Charges	Rs.15,000/- per Unit payable according to the Payment Schedule
B	DEPOSITS	
5.	Electricity Deposit	Meter Deposit at actual
6.	Maintenance Deposit	<p>1.A sum calculated @ Rs.3 per Sq.Ft on SBU / Chargeable Area per month Equivalent to 3 years' or at any other rate based on estimate of the Builder to be decided at the time of giving possession for a period of 3 years shall be deposited by the Allottee.</p> <p>2. Out of the Amount so deposited, a sum being equivalent of 1.5 (one and half) years deposit shall be adjusted against Maintenance</p>

		<p>Charges and the balance kept deposited with the Builder and only on handing over of maintenance to Association the said Deposit shall be handed over to the Association.</p>
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- (1) At the time of registration if Market Value is more than agreement value additional Stamp Duty as per the valuation to be paid at the time of registration.
- (2) 0.8 (Zero Decimal Eight) KVA power back-up will be provided for 3 (Three) Bed Room Flats.
- (3)) The above Items will be paid by the Allottee within 15 days of demand:
- | | | |
|---|---|--------------|
| (a) On Agreement | : | 30% plus GST |
| (b) On start of 4 th Floor Casting : | | 30% plus GST |
| (c) On start of 8 th Floor Casting: | | 30% plus GST |
| (d) On Possession | : | 10% plus GST |
- (4) GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.
- (5) Extra Charges will also be applicable for 50% of the terrace area.

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. Total consideration details based on carpet area alongwith the payment terms and schedule of construction described **SCHEDULE B hereunder.**

PAYMENT DETAILS : Application Money Rs _____/- (Rupees _____ only)
vide Pay order / DD No.

.....Dated..... Drawn
 on..... In favour of
 " _____ "

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

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

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

H. FAVORITE NEWS PAPER: _____

I. FAVOURITE MAGAZINE _____

J. FAVOURITE T.V CHANNEL: _____

K. FAVOURITE RADIO CHANNEL: _____

L. 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.)

M. Why did you choose the Property ?

N. Purpose of Purchase : (i) Investment (ii) Residential

O. 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.

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 7 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 apartment 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 apartment 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.
- 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 Apartment 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 for the delay beyond 30 days.
- I) But in case of cancellation or withdrawal after acceptance of provisional Booking Letter entire Booking consideration of 10% plus GST as applicable will be deducted.
- J). BEFORE APPLICATION THE APPLICANT HAS BEEN MADE AWARE OF THE FOLLOWING FACTS:

1. The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring approx 3.43 Acres for making one big Housing Complex more fully described in SCHEDULE - A and demarcated in a Plan annexed hereto and marked ANNEX-A hereinafter referred to as the SAID LAND .
2. The-Housing Complex-will be developed on the Said Land.
3. The Owners and the Promoter have entered into a joint development agreement dated 7.7.2015_registered in the Office of ARA-I, Kolkata in Book No.I, Volume No. 1901-2015, Pages 36121 to 36185 Being No 190105524 for the year 2015 ;
4. By a Power Of Attorney dated 26.4.2017 executed by the Owners of the One Part and the Promoter of the other Part and registered in the office of the ARA-III, Kolkata, recorded in Book No.IV, Volume No.1903, Pages from 73886 to 73923, Being No.190302923 for the year 2017 the Owners granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.
5. The Housing Complex is being offered on Land measuring 3.43 Acres more or less and also demarcated in the Plan Annexed hereto and marked Annex-A .
6. Other than the said land promoter may at its discretion add more Land to the existing project in future and extend the complex by

purchasing more adjacent land for various other phases herein after referred to as Future Phases.

7. The Allottees of Apartment Units will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Apartments and other spaces There will be various roads/passages services provided by the Promoter and running along such passage and the same will keep on extending with the extension of the passage which will provide a Common access to the Club and common amenities including future development The Owners and the Promoter have decided to develop the Project of the said entire Housing Complex.
8. The said project is earmarked for the purpose of building a residential Project, comprising three multistoried apartment buildings and the said projects shall be known as 'NATURA' (project) It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 3.43 acres more or less will consist of residential Units, club, banquets, **sporting and/or** leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s).
9. The allottees of the Apartment Units within the Complex shall own in common with other allottees, the common areas, amenities and facilities—of the Complex together with all easements, rights and appurtenances belonging thereto.
10. 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 as well as the grant of exclusive right of use of the Roof of the Unit or Building Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, exclusive right of use of garden space attached to Flats/Apartments, demarcated area of terrace appurtenant to a

particular Flat/Apartment; the roof of the overhead water tank, open terrace of any Flat/Apartment; 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.

11. This Project will consist of several independent segments, viz (i) Residential Units (ii) Club, which may be changed and varied as per the decision of Promoter. The independent segments are only indicative and may be modified and varied at the option of the Promoter and in the manner prescribed in the Act.
12. All The Facilities and Amenities will be mutually shared by all the allottees of the entire Housing Complex and with the progression of development the Promoter will have the right to shift the situation of a particular Facility from one location to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . Till such time the Association takes over the entire administration, the Allottees who have taken possession will be required to pay the Common Expenses as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club when made available for the benefit, use and enjoyment of the Allottees of the entire complex 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 in proportion to the Unit area of each Apartment or on any other basis as the Promoter decides in respect of Apartments for which notice of possession has been issued by the builder (3 months before) 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. The Association will ultimately take over the administration of all the facilities and other common purposes. It is further provided that till such time the Association is formed, the Promoter shall act as the Apex Association and on the

formation of the Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

It is further provided that in case of future development, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of the Complex mutually through the completed pathways passing through the Complex and progressing to the future development.

13. Till such time the Association takes over the entire administration, the Allottees who have taken possession in completed blocks will be required to pay the Common Expenses pertaining to their own block 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 the 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 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) . The 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. It is further provided that in case of 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 Complex.
14. Kolkata Municipal Corporation has sanctioned the Building Plan No 2018130340 dated 28.03.2019 to develop the Housing Complex.
15. The promoter has obtained the final layout plan approvals for various parts of this project from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to the 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.

16. The copy of the proposed layout plan and the proposed building /phase/wing plan showing future proposed development as disclosed by the Developer in his registration before the WBHIRA Authority and further disclosures in the Websites as mandated by the Promoter have been annexed hereto
17. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this Phase/Project (project/wing) which is clearly demarcated and marked Annex-A .
18. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans. 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,.
19. The Promoter shall not make any additions and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Apartment/Unit without the previous written consent of the Allottee as per the provision of the Act. Provided that the Promoter may make such minor changes, additions or alterations as may be required as per the provisions of the Act due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not materially affect the Unit in particular but shifting and altering the location of the common facilities and such other changes which are necessary due to

architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee , the Promoter will be allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees shall be deemed to be granted.

20. The Allottee has been made aware and has unconditionally agreed that in case of Future Development, the occupants of apartments in other phases of the Project shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project which are meant or allowed by the Promoter for use and enjoyment by such other third parties who shall be entitled to enjoy all such common amenities and facilities and services of the Project which are so intended by the Promoter .
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 - E** of the Agreement. No substantial or significant changes will be done . . The description and location of the Common areas /amenities pertaining to the entire Housing Complex may change and facilities will not be curtailed and will be timely delivered .
22. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Flat exhibited **at the** site only provides a representative idea and the actual Flat 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-D** of the Agreement.

23. 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.
24. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **13813.163** Square meters only 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 , which are applicable to the said Project. 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 Apartment based on the proposed construction and sale of Apartments 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.
25. 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 except rise in the floors , that too if possible before giving possession to the Allottee and also within Scheduled time of delivery.
- 26... 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 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 Apartment 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 to the existing Sanctioned Plan in respect of the present project as well as the subsequent phases/projects, if any, to be constructed and in respect of present project under construction the additional FSI/FAR shall be achieved only by way of vertical extension over the existing building blocks subject to timely delivery by Promoter. 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 Housing Complex and in that case the Promoter may decide to provide for a passage way across this Housing 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 Apartment Owners of this Housing Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project 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 Complex.

27. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date **(Completion date)**
- 28.. After obtaining possession, the Apartment Owners shall cooperate with other Apartment/Unit Owners and the Promoter in the management and maintenance of the said new building.
29. 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.

30. To use the said Apartment/Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
31. The total price for the Unit based on the carpet area which includes cost of exclusive balcony or verandah area, , exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges breakup and description is more fully described in Schedule - C of the Agreement.
32. . 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 Allottee agrees that the Owner and the Promoter is 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 if in this project, lay-out is not materially affected which means that Promoter can only raise further stories on the Building Blocks to achieve the additional FAR and no changes in lay-out will be permitted in this project.
Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the project including the staircases, lifts ,entrances , sewerages, drains and others.
33. The Apartment 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 Row House Complex with further future extensions.

34. . A 'CLUB' / (A 'CLUB' type facilities as committed in Schedule- E) shall be set up as part of the entire Housing Complex including future phases, if any, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association at the end of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the (so called) Club. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The club will be operational before the completion of the housing complex but possession of Building Blocks will be given in phases .The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.

35. . The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every Block will be entitled to use the Club as and when they get possession (Maximum three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession block by block till the entire Project is handed over to the Association . i.e monthly club charges will be calculated on the basis of the following formula:

$$\frac{\text{Total Club and other facilities Expenses /Total Sq.Ft of all the Allottees who have got deemed possession}}{\text{Total Club and other facilities Expenses /Total Sq.Ft of all the Allottees who have got deemed possession}}$$

36. . To observe and strictly abide by the Rules, Regulations ,Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time

to time by the Promoter and upon the formation of the Association by such Association for proper management of the 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.

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

38. The Promoter will not entertain any request for any internal / external change in the layout. the allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.

39. RESERVED RIGHTS OF THE PROMOTER:

The Promoter shall grant unto the Allottees the right of easement over, along and through the pathways, passages roads and corridors lying within or passing through the Complex.

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

THE SCHEDULE -A ABOVE REFERRED TO

(THE ENTIRE HOUSING COMPLEX/ SAID LAND)

ALL THAT the Municipal Premises No.37, Chanditalla Main Road, Kolkata - 700053 also known as 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs equivalent to 343 decimal be the same a little more or less lying in Ward No._116 of The Kolkata Municipal Corporation, P.S._Behala under Dag No.81, 82, 81/1092 ,114 and 113/528 R.S. Khatian No.566 and 586 and 344 Mouza Siriti J.L. No.11 District South 24-Parganas and butted and bounded in the manner following, that is to say:

ON THE NORTH :Kanchan Apartment, 36/B/4 Chanditala Main Road, ;
 ON THE SOUTH : Partly Chanditalla Main Road and A.K. Enterprise, 23 Chanditala Main Road, Kolkata Main Road;
 ON THE EAST :Sarada Palli Basti ;
 ON THE WEST :Chanditalla Main Road ;

THE SCHEDULE-B

Instalment payable	% of Total Consideration	Tentative date of completion
On EOI (Application)	Rs.2,00,000	
On Issue of Booking Letter	10% (Less Application money)	
On Agreement	10%	
<u>On start of Piling work</u>	<u>10%</u>	
<u>On start of Ground Floor Casting</u>	<u>10%</u>	
<u>On start of 1st Floor Casting</u>	<u>7.5%</u>	
<u>On start of 3rd Floor Casting</u>	<u>7.5%</u>	
<u>On start of 5th Floor Casting</u>	<u>7.5%</u>	
<u>On start of 7th Floor Casting</u>	<u>7.5%</u>	
<u>On start of 9th Floor Casting</u>	<u>7.5%</u>	
<u>On start of 10th Floor Casting</u>	<u>7.5%</u>	
<u>On start of Brick Work of the Flat</u>	<u>7.5%</u>	

<u>On start of Casting (Inside of Flat)</u>	<u>7.5%</u>	
<u>On start of Flooring of the Flat</u>	<u>5.0%</u>	
<u>On Possession</u>	<u>5.0%</u>	

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 Apartment 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 BuildersI/We have signed this Applcation 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 apartment 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** _____

Application No. _____

LLP

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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 _____ LLP

Authorised Signatory
