

**Form
for
Expression Of Interest**

**SWAPNO PURON – Phase II
Amtala**

Developed by:

SRIJAN STAR REALTY LLP

Registered Office : 36/1A, Elgin Road,
P.O LalaLajpatRaiSarani,
P.S Bhowanipore,
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Email _info@srijanstar.com

Site Office : Swapnopuron, Amtala
P.S Bishnupur,

Bishnupur -2 Panchayat.
P.O Kanyanagar
Pin: 743503

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 YYY

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

6. Profession / Nature of business7. IT PAN.....

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:.....

D. FLAT/CAR PARKING/OPTION DETAILS :

Block_____ **Floor** _____ **Apartment:**_____

1. Flat Type:- 1 BK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft(Carpet Area/Chargeable area); Total; BUA -----Sq.Ft. together with right to use Garden;

2. Flat Type 1BHK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft (Carpet Area/Chargeable area); Total; BUA ----Sq.Ft. together with right to use Garden;

- 3.Flat Type 2 BHK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft (Carpet Area/Chargeable area); Total; BUA ----Sq.Ft. together with right to use Garden;

4. Flat Type 3BHK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft(Carpet Area/Chargeable area); Total; BUA -----Sq.Ft. together with right to use Garden;

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

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

Car Parking: Rs. _____ type: _____ .

Open Car Parking : Rs. _____ type: _____ .

Bike Parking : Rs. _____ type: _____ .

Total Consideration: Rs. _____/-

Less Discount : Rs. _____/-

Total Net Consideration: Rs. _____/-

E.Payment Plan: (i) Down Payment (ii) Installment Payment

F. EXTRA CHARGES AND DEPOSITS

<u>FACILITIES</u>		
I EXTRA CHANGES		
1.	Generator	Rs.35/- per sq.ft on Built up area
2.	Transformer & Electricity Expenses	Rs.50/- per Sq.Ft on Built Up area . Any Extra Cost incurred by the Promoter at the time of execution shall be charged proportionately on actual basis.
3.	Legal Charges	Rs.15/- per sqft on Built Up area
4.	Box Grill Charges	Rs.10/- per Sq.Ft on Built Up area
5.	Club	Rs.1,00,000/Rs.75,000/- Rs. 50,000/- for 3/2/1 BHK / BK respectively.
6.	Stamp Duty and Registration Fee	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration
7.	Incidental Charges	Rs.15,000- which is payable 50% on Agreement and 50% on Conveyance.
8.	Association Formation	Rs.5,000/- at the time possession
9.	Maintenance Charges	Tentatively Rs.1/- per Sq.Ft Built

		Up Area or actual to be decided at the time of possession
II DEPOSITS		
1.	Electricity Deposit	At actuals payable to WBSEDCL
2.	Maintenance Deposit	<p>(i) A sum calculated Rs.1/- per sq.ft on Built up area per month equivalent to 1 year or at any other rate based on the estimate of the Builder to be decided by the Builder at the time of giving possession for a period of 1 year shall be deposited by the Allottee without any interest.</p> <p>(ii) Out of the amount so deposited, a sum being equivalent of 6 Months' deposit shall be adjusted against Maintenance charges and the balance kept deposited with the Builder and only of Maintenance to Association the said Deposit shall be handed over to the Association without any interest.</p>

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 is annexed hereto as 'ANNEX____'

G. .PAYMENT DETAILS :Application Money Rs _____/- (Rupees _____ only) vide

Pay order / DD No.Dated.....

Drawn on..... In favour of

“SRIJAN STAR REALTY LLP _____”

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

H.LOAN REQUIRED: YES / NO

IF YES , PREFERRED FINANCIAL INSTITUTION:_____

I. FAVORITE NEWS PAPER:_____

J .FAVOURITE MAGAZINE:_____

K. FAVOURITE T.V CHANNEL:_____

L. FAVOURITE RADIO CHANNEL: _____

M. 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.)

N. Why did you choose the Property ? _____

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

P. 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 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 seven working days 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 along with 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 15 days of issue of Provisional Booking Letter by Promoter, the EOI application amount will be refunded after deducting a sum of Rs. 10,000 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 10.54 Acres for making one big Housing Complex bordered in color Red in a Plan annexed hereto and marked Annex-A.

2. The Owners have also executed agreements for purchase of scattered land measuring and are also in the process of purchasing further land measuring 245.5 decimals and in the process of purchasing further land measuring 1092 decimals aggregating in all to 1337 decimals which is adjacent to Housing Complex for FUTURE PHASES and also demarcated in the same Plan bordered in color Red and the same is annexed hereto.
3. The First Phase/Project of the Housing Complex is now being offered on Land measuring **2.83 Acres (First Phase) and the Second & Third Phases will be offered on Land measuring 2.08 Acres (Second Phase) ; .96 Acres (Third Phase)** more or less and also demarcated in the Plan Bordered in Color Red in the same Plan Annexed hereto .
4. 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 as per Rule 10 of the Act.
5. There is 7.01 Meter demarcated road/passage and services as shown in the plan annexed hereto provided by the Promoter and running along such passage will keep on extending with extension of the passage which will provide a Common access for all future phases and also for Club and common amenities and also to future development of the Promoter. This Road/Passage will always remain the exclusive property of the Developer / Land Lord but all phases including future development of the Developer will utilize this passage as demarcated in the same Plan in Color Grey annexed hereto .
6. The said phase is earmarked for the purpose of building a residential Project, comprising 10 (First Phase)/11 (Second Phase) ; Three (Third Phase) multistoried apartment buildings and the said projects shall be known as **SWAPNO PURON – PHASE-I /PHASE-II/ PHASE-III** (project) alongwith other Phases/Projects of the entire complex.
7. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate 10.54 acres more or less will consist of residential Units, sporting and/or leisure facilities, and entertainment facilities, etc as may be permitted under the law(s). Other phases will be defined by Promoter time to time and the Housing Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per WBHIRA.

8. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing Complex need not be univermly utilized in all the different projects/phases and the promoter amy vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the Entire Housing Complex including future phases.
9. 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 without changing this phase/project as per the Agreement.
10. 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 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, 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.
11. 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 and marked Annex-B.
12. The clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold in this said Phase/Project (project/wing) which is clearly demarcated and marked Annex-C .

13. The Allottee is made aware that the occupants of apartments in other phases of the Project including future phases shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually.
14. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of **Second** 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,
15. 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.
16. 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 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.
17. 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/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.

18. 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 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 .

The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date of the Second Phase which is on 31.12.2022 with a grace period of Six months (**Completion date**)

However it is also understood that even though the Entire Complex is under construction and during this if any of the Apartments of Block of the current Phase are ready to move before Completion date with basic facilities (electricity supply, sanitary and storm sewers, security or other types of monitors, cable television lines, walk ways, road ways) then the Promoter shall be at the liberty to sent a notice for the possession to the Allottee and Allottee will be deemed to be in possession of the apartment from 15th day of such notice.

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

(ii) The building of the Club and the equipment etc. provided therein will be the property of Promoter. 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.

(iii) 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 Promoter.

(iv) If an Allottee becomes a member, cancellation of membership is not permissible. Transfer of membership will however be allowed if he sells his Apartment to any other Transferee.

(v) The club operation and management will be done by Promoter or its representative or by any professional body as may be thought appropriate by Promoter. This professional body could also be a division, associate or company of the Promoter Group. If any

Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its Apartment Unit , it will be mandatory of such Allottee to notify the Club/ Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the Club / Common facilities till such time he/she/it is back in possession of the Apartment and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.

(vi)The membership of the Club shall be in the name of resident individuals. If the allottee/ any other person is a body corporate, it will be required to nominate the occupier of the allotted Unit/user of the Club, who for all purposes, will be treated as the member of the club. The membership will entitle entry and usage of the club to the member. The member’s spouse and dependant children below the age of 18 years shall also be included to use the club on such terms and conditions as may be deemed fit by Promoter.

(vii)The membership of the club will be for a period of 30 years only and may be renewed after 30 years on such terms and conditions and upon payment of such further admission fees or other charges as may be so decided by Promoter. The Promoter will also be entitled to bill the members on actuals on the monthly charges. This 30 years period will be deemed to have commenced on & from the date of commencement of operations of the Club. The type of members may comprise of life members, patron members, day members, ordinary members, complex resident members, youth members and short term members etc. the detailed definition of each of this will be provided at the time of framing of the rules and regulations of the club on commencement of the club operations. The management of the club will decide the terms and conditions of each type of membership and also determine the admission fees and annual subscription.

(viii)The allottees of the Complex, accepted by Promoter, to become member, are required to pay one time non-refundable Admission Fee and also monthly subscription charges for maintenance and entitled to apply for membership shall be as per the details given below:-

	Per membership opted	Payable

Admission Fee(non-refundable)	A. 1,00,000/- for 3 BHK B. Rs.75,000/-for 2BHK C. Rs. 50,000/-for 1BHK/1 BK	As per Schedule of Payment
Monthly subscription per membership	Total Yearly Expenses divided by No of members divide by 12	
Maximum Person eligible for membership	6 Persons	

Q. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Housing 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 Apartment.

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 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 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**

D	D	M	M	Y	YY		

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
