

Form
for

Expression Of
Interest

Developed by:
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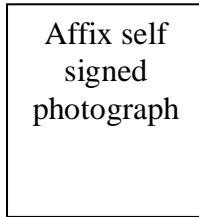
Ozone,
2060, Dakhin Kumrakhali,
P.S. Sonarpur,
Kolkata -700103, W.B, India.

THIRD PHASE

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

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

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

8. Permanent Address.....

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

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

Mobile Email.....

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

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

Place Date.....

Place Date.....

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

D. FLAT/CAR PARKING/OPTION DETAILS :

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

1.Flat Type:I) - 3 Bed Room._____ Sq.Ft (Carpet Area) Balcony:_____ Sq.Ft (Carpet Area); Servant Qtr:_____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servent Qtr (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)/ 4 Bed Room..._____Sq.Ft.(Carpet Area) Balcony:_____ Sq.Ft (Carpet Area); Servant Qtr:_____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servent Qtr (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: Rs._____Per Sq.Ft.

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

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

Total Consideration: Rs._____/-

Less Discount: Rs._____/-

Total Net Consideration: Rs._____/-

E. EXTRA CHARGES & DEPOSITS:

| FACILITIES | | |
|------------|--|---|
| A | EXTRA CHANGES | |
| 1. | Formation of Association and Builders Service Charges | Rs.10,000/- |
| 2. | 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 |
| 3. | Incidental and Processing Charges /GST | Rs. 15,000/- payable @ Rs. 7,500/- on Agreement and |

| | | |
|-----------|----------------------------|--|
| | | 7,500/- on Conveyance/Possession. |
| B | DEPOSITS | |
| 3. | Electricity Deposit | Meter Deposit at actual |
| 4. | Maintenance Deposit | <p>(i) A sum equivalent to estimated monthly maintenance charges for 3 (three) years. Estimated monthly maintenance charges will be finally decided by the Promoter at the time of giving possession which is currently estimated to be Rs.3/- per Sq.Ft approx on chargeable area;</p> <p>(ii) Out of the amount so deposited , a sum being equivalent of 1.5 (one and half) year's Deposit shall be adjusted against Maintenance charges and the balance kept deposited with the Promoter interest free and only on handing over of Maintenance to Association the said Deposit shall be handed over to the Association.</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 along with Payment Terms & Schedule of construction is attached as Annex-_____

It is notified that no cash payment is acceptable by the promoter from the allottee. If any dealing officer or staff of the promoter asks for cash payment, the allottee is advised to promptly call and inform directly at +91 9830040316 or raise your complain to rna@srijanrealty.com.

F.. **Payment Plan:** (i) Down Payment (ii) Installment Payment

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

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

| In favour of Mr. / Ms. (Sole / First 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 Builder.

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 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 **5.43** Acres which on physical measurement works out to **5.28** Acres more or less for making one big Housing Complex .

2 The Owners are also in the process of purchasing further land which is adjacent to Housing Complex for FUTURE PHASES

3. The First and Second Phases /Projects of the Housing Complex have already come up on land measuring 2.35 Acres and 1.97 Acres aggregating to 4.32 Acres more or less out of the Said Entire Housing Complex including future phases and the Completed Phase are also demarcated in the Plan Bordered in Color RED in the same Plan Annexed hereto .

4.The Third Phase/Project of the Housing Complex is now being offered on Land measuring 0.98 Acres more or less .

5.Further phases will be added in future at the discretion of the Promoter as per land 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..

6.The Owners and the Promoter have decided to develop the Third Phase/Project of the said entire Housing Complex.

7. The said phase is earmarked for the purpose of building a residential Project, comprising **1(one)** multistoried apartment buildings and the said projects shall be known as **Ozone - PHASE - III(project)**

alongwith other Phases/Projects of the entire complex, namely **OZONE and OZONE-PHASE-II**;

8.It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate **5.43 acres** which on physical measurement works out to 5.28 Acres more or less will consist of residential Units, club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc. 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.

9.The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Housing 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 entire Housing Complex including future phases.

10.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.

11.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 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.

12 The copy of the proposed layout plan and the proposed building /phase/wing plan showing future proposed development have been disclosed by the Developer in his registration before the WBHIRA Authority and further disclosures in the Websites as mandated by the Promoter-

13 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 in the said plan

14 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.

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

16. 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.

17. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **64104.66** Square meters only and Promoter has planned to utilize more Floor Space Index of **70515.126** Sq.Mtrs by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations . The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said 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. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same either in the present phase or in later phases at its discretion .

18. 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 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.

19. 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.

20. 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 _____ which is on,with a grace period of twelve months (**Completion date**)

21. A 'CLUB' type facilities is committed to be set up as part of the entire Housing Complex comprising of this phase and all the other phases including future phases, 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 Club. The 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 on or before before possession of Building Blocks which 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.

22. 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 and Monthly subscription charges and other 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 phase will be entitled to use the Club as and when they get possession (three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body . i.e monthly club charges will be calculated on the basis of the following formula:

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

23. RESERVED RIGHTS OF THE PROMOTER:

Since the entire Housing Complex is being developed phase-wise, after this phase is completed and handed over, the Promoter shall grant unto the Allottees and residents of all the 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.

24. 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.

25. 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.

26. 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 | 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
