

Form
for
Expression Of Interest

(SRIJAN CENTRUM)

Developed by:
SRIJAN REALTY PVT.LTD
 Registered Office: 36/1A, Elgin Road,
 P.O Lala Lajpat Rai Sarani,
 P.S Bhowanipore,
 Kolkata – 700020

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

Site Office :
 Centrum,Amtala
 8/2 Rai Charan Pal Lane,
 Kolkata 700046 ,

This Application Form duly filled in and completed must be submitted at any of the Offices as given in the cover page..

Application Form No: _____

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

Affix self
signed
photograph

A, Sole /First Applicant

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

D D M M Y Y Y Y

6. 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 (v) other

16. Profession / Nature of business17.. IT PAN.....

18. Permanent Address.....

.....

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

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

.....
 Signature of Sole / First Applicant Signature of Joint Applicant
 (Please sign within the space provided) (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) - 1 BK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft (Carpet Area); Total; BUA -----Sq.Ft. together with right to use Garden;

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

4. Flat Type 3BHK. _____ Sq.Ft (Carpet Area) Balcony: _____ Sq.Ft (Carpet 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: 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.. **Payment Plan:** (i) Down Payment (ii) Installment Payment

F. . **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: _____

Executive: _____

Signature of

" 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 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 15 days of issue of Provisional Booking Letter by Promoter, the EOI application amount will be refunded after deducting a sum of Rs.25,000/- 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 2 Bigha 8 kottah 2 Chittak and 27 sqft, more or less at premises no 8/2 Rai Charan Pal Lane, Kolkata 700046 and 3 Cottahs 10 Chittack 4 Sqft in adjacent Premises No. 8/3 Rai Charan Pal Lane, Kolkata 700046 , Under P.S-Topsia, KMC Ward No 59 for making one Housing Complex bordered in color Blue in a Plan annexed hereto and marked Annex-A.
2. 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 **SRIJAN CENTRUM** (project) alongwith other Projects of the entire complex,
3. It is presently envisaged that the entire Housing Complex to be developed on land presently by estimate approx 2 Bigha 8 kottah 2 Chittak and 27 sqft, more or less at premises no 8/2 Rai Charan Pal Lane, Kolkata 700046 and 3 Cottahs 10 Chittack 4 Sqft in adjacent Premises No. 8/3 Rai Charan Pal Lane, Kolkata 700046 , Under P.S-Topsia, KMC Ward No 59 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.
4. 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.
5. 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.
6. 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.

7. 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
8. 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 .
9. 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.
10. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of 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,.
11. 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.

12. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 3464.42 **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 . 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 .

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.

13. 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.
14. The Promoter will hand over possession of the Apartment to the Allottee and also the Common facilities on the committed date of delivery which is on December 2019 with a grace period of Twelve months (**Completion date**)

15. A 'CLUB' shall be set up separately in the Housing Complex. The facilities of the Club would be such as be decided by Builder. The tentative description whereof is as given in the brochure which may be varied by the Builder if required at the time of implementation. The Allottee and/or their nominee/s are eligible to become member of the Club.

The Club will be run professionally.

All members will be required to abide by the rules and regulations which will be framed by Builder. The Club members will not have any individual right to any of the properties of the Club or regarding the formation or running of the Club.

It is expected that the club will be operational either before or after the completion of the entire housing complex but possession of Building Blocks will be given in phases as and when the respective Blocks are completed and made habitable. The membership would create a right to use the club facilities subject to payment of charges and observance of regulations.

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

Club Scheme: The detailed terms and conditions of membership and rules and regulations governing use of the Said Club and its facilities will be formulated in due course and circulated to the Allottee (**Club Scheme**) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall be open only to all Allottees of the Said Complex (3) Each Flat can opt for 1 (one) membership, irrespective of the number of owners of such Flat (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Flat, who, for all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family members who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager] (6) Members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) In the event of sale/transfer of the Said Flat, the membership will stand terminated and the new owner may be nominated/granted a new membership (8) If an Allottee lets out his/her Flat, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee.

It would be pertinent to mention that some of the facilities at the Club shall be available free of cost while others will be on pay by use basis. Detailed terms and conditions of membership and rules and regulations governing the usage of the club will be formulated in due course and circulated to members before the Club is made operational. All the members will have to abide by these rules and regulations.

The intended facilities of the club outlined in the application kit are tentative and may vary at the sole discretion of Builder.

Commencement of Operation of Said Club: The Said Club shall be made operational before or after the entirety of the Said Complex is completed and made ready. The Allottee understands and accepts that the date of completion of the Said Complex has no connection and correlation with the Said Club becoming operational and the Allottee shall not raise any claim or objection in this regard.

Club Manager: The Said Club/ amenities may (at the sole discretion of the Developer and subject to availability) be managed and operated professionally through a club operation and management agency (**Club/ Facility Manager**), to be engaged by the Builder only.

User Charge: At the sole discretion of the Builder (1) some facilities of the Said Club will be available for use free of charge by members while other facilities will be on a pay-by-use basis and (2) the rate, schedule etc. will be determined at the time of the opening of the Said Club, at the sole discretion of the Builder.

Recreation Facilities : The Club shall have the recreational facilities like Air Conditioned Community Hall, Party Terrace, Well equipped Gymnasium, Indoor game facilities having Table Tennis, Carom, Board Games and Pool Table. These facilities may be changed by the Builder if required at the time of implementation. The said Club will be for the use of the various Flat Owners/ Allottees and/or any person occupying through the respective Unit Owner subject to charges for use of Club facilities and such terms and conditions and rules and regulations to be formulated in that regard by the Builder and also subject to making payment of the charges and monthly subscription charges which may be levied and/or imposed by the Builder from time to time.

16. 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 Builders 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 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
