



TOWN SQUARE

EXCEPTIONALLY **UNIQUE**

Expression of Interest Form



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 6. Nationality _____

7. Occupation Employed Self Employed Housewife Student Professional Other

Name of Organisation _____

Designation _____ Sector _____ 8. Profession / Nature of business _____

9. IT PAN (Individual/Karta/Director/Partner/NRI) _____

10. Aadhaar 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) _____

P.O _____ P.S. _____ 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)

B. Joint Applicant



1. Full name Mr./Mrs/Ms./Dr. _____

2. Relation to First Applicant _____

3. Father / Husband's name Mr. _____

4. Date of birth

5. Occupation: Employed Self Employed Housewife Student Professional Other

Name of Organisation _____

Designation _____ Sector _____ Nature of Business _____

6. IT PAN _____ 7. Aadhaar Card No _____

8. Permanent Address _____

P.O. _____ P.S. _____ 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 _____

Place _____

Date _____

Date _____

C. DETAILS OF AGREEMENT REGISTRATION:

1. Are you presently residing at Kolkata?

YES NO

2. If no, then please mention your current location below

3. When at the earliest you will be able to do the registration of the Agreement . Please mention the earliest date below.

Note: The agreement registration should be completed within 30 days from date of Booking.

D. Average Gross Monthly Family Income _____**E. Flat/Car Parking/Option Details**

Block _____ Floor _____ Apartment _____

1. Flat Type:

I) 3/3.5 Bed Room _____ Sq.Ft (Carpet Area) Balcony _____ Sq.Ft (Carpet Area) Servant Qtr _____ Sq.Ft (Carpet Area) Apartment BUA _____ Sq.Ft. (A1) Servant 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) Servant 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 after discount: Rs. _____ Per Sq.Ft.

IV) Car Parking: (only applicable to the car parking that are provided to the Allottee on a 'right to use' basis):

- (i) Allotment is based on the preference provided by the Allottee in the EOI;
- (ii) Allotment in the project will be on a 'Right to use' basis and will be as per applicable bye-laws /constitutional documents of the Society/Association/Apex body/the relevant laws;
- (iii) The exact location of the Car Parking Space shall be communicated at the time of handing over possession of the Said Unit.
- (iv) Preference of Parking (Please tick the preferred option)

 MLCP Basement GFCP OMCDP OICP

Parking Code	Type Of Parking
MLCP	Covered connected podium
Basement	Basement car park
GFCP	Ground floor covered car park
OMCDP	Open mechanical dependent car park
OICP	Open independent car park

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

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

3rd Car Parking: Rs. _____ type _____ (Parking Code _____)

Total Consideration: _____ Rs. _____ /-

Less Discount: Rs. _____ /- Total Net Consideration: Rs. _____ /-

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

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

F. Extra Charges & Deposits:

Facilities		
A. Extra Charges		
1.	Club	Rs 200/- per Sq.ft on Chargeble area which is payable as per payment schedule
2.	Generator	Rs.80/- per Sq.ft (3.5 BHK-5 KVA; 4BHK-8KVA) on Chargeable area which is payable as per payment schedule.
3.	Transformer and Electricity Expenses	Rs.100/- per Sq.ft on Chargeble area which is payable as perpayment schedule
4.	Legal Charges	Rs.10,000/- per Unit which is payable as per payment schedule
5.	Formation of Association	Rs.10,000/- per Unit which is payable as per payment schedule
6.	Incidental Charges	Rs 15,000/- per Unit which is payable as per payment schedule
7.	Nomination Charges	i) Rs.100/- per Sq.ft on Chargeable area which is payable in case of Nomination ii) There will be a Lock-in-period for two years from date of registration of agreement to nominate any unit
8.	Floor Escalation	Rs.50/- per Sq.Ft per Floor on 5th Floor onwards for all towers which is payable as per payment schedule
9	On conversion of Leasehold to Freehold (if converted)	Rs.300/- per Sq.Ft of SBU
10.	Proportionate share of Annual Lease Rent(if not converted to freehold)	Proportionate share
11.	Stamp Duty and Registration Fee and incidental registration	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of expenses/GST
12.	Guarding Charge	The Allottee will be payable of Rs.3000/- per month as guarding charges if possession is delayed more than 15 days from notice of possession.
13	Cancellation/Processing Charge	i) Rs 1 LAC+ GST /- if cancelled before Sale Agreement. ii) 10% of total consideration if cancelled after Sale Agreement. iii) Interest dues to be paid, if any, till date of receipt of information of cancelled request. iv) All taxes paid shall not be refunded.

Deposits		
1.	Electricity deposit	Electricity deposit at actual.
2.	Maintenance Deposit	Equivalent to 3(three) years calculated @ Rs.3.50 per Sq.ft p.m on Chargeable area (Final CAM Rate will be based on estimate of the Promoter at the time of giving possession). Out of 3 years 1 and ½ years will be adjusted against Maintenance Charges and the balance to remain as a Deposit'.
3	Sinking Fund	Rs.100/- per Sq.ft on Chargeable area.

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

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

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

"ALMITS DEVELOPERS LLP TOWN SQUARE RERA COLLECTION A/C."

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. Default

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

- (i) In case the Allottee fails to make payments for more than 15 days from scheduled date of demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed herein;
- (ii) In case Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard and/or refusal or failure to register the Agreement, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the Allottee by deducting 10% of total consideration and the interest liabilities and the applicable GST payable on such Cancellation

Charges and this agreement shall thereupon stand terminated:

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

- (iii) If there is delay in obtaining a Housing loan or if the Allottee fails to obtain loan from any financial institute/Bank for any reason whatsoever it cannot be a ground for delaying payment of instalment. Provided that if the allottee delays in payment towards any amount he shall be liable to pay interest at the rate specified in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.

I. The Payment Plan is provided in SCHEDULE -D hereunder

J. How Are You Procuring This Property ?

Self Finance Bank Loan Staff Loan

K. Loan Required: YES / NO

If Yes , Preferred Banker/financial Institution _____

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

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

L. Please Provide The Contact Details Of Your Banker, So That We Can Assist You In The Process:

- a) Name of the Bank _____
- b) Phone/Mobile No. of Banker _____
- c) Email ID of the Banker _____

M. Favorite News Paper _____

N . Favourite Magazine _____

O. Favourite T.V Channel _____

P. Favourite Radio Channel _____

Q. 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.) _____

R. Why did you choose the Property ?

S. Purpose of Purchase (i) Investment (ii) Residential

T. Booked Through

- (i) Companies Name _____
- (ii) Name of Executive _____ Signature of Executive _____

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

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

"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.

U. Important Points To Note:

<p>Issue Of Booking Letter</p>	<p>On grant of provisional allotment, the Booking Letter onfirming the same shall be issued within 7 to 10 days from date of submitting this EOI.</p> <p>Under no circumstances the booking letter once issued, will be modified or changed and the client will have to sign and return one copy of the booking letter signifying acceptance of the Booking and also clear our 10% payment within next 15 days.</p> <p>Booking letter once generated cannot be modified or changed for the under mentioned reasons:</p> <ul style="list-style-type: none"> a. Addition of Co-Applicant/Applicants b. Deletion of Co-Applicant/Applicants c. Name Change of the first applicant d. Change/Alteration/Addition of car parking. <p>All such modification/changes request from the client will be considered and if found in order, shall be accepted and implemented in client's Agreement before registration only.</p>
<p>Issue Of Money Receipt</p>	<p>Once the Booking amount paid by you is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If you don't receive the Money Receipt within 7 working days, you can send EMAIL to Collection@srijanrealty.in with cc to concerned Post Sales Executive. Money Receipt will be sent to you by Email as well as uploaded on Customer Portal.</p>
<p>First Demand Letter</p>	<p>The First Demand letter will accompany the Booking Letter and you receive both together.</p>
<p>Documents Reqd For Bank Loan</p>	<p>The following documents will be required by you for obtaining Bank Loan:</p> <ul style="list-style-type: none"> (i) Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter.

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

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

	<p>(ii) No Objection Certificate of the Promoter; (to get the NOC contact Post Sales Executive)</p> <p>(iii) Booking Letter;</p> <p>(iv) Sale Agreement;</p> <p>(v) Demand Letter;</p> <p>(vi) Money Receipts.</p>
Confirmation Of Payment By Email	<p>After making payment through Cheque / RTGS / NEFT banking etc. the payment details should immediately be informed to our email ID collection@srijanrealty.com and also through SMS to Mobile No of the concerned Post Sales Executive to enable us to know from whom the payment was received.</p>
Deposit Of Tds Certificate	<p>Whenever you deposit the TDS please mail the TDS certificate and challan to collection@srijanrealty.com with a copy to the concerned Post Sales Executive, otherwise your TDS payment will not be reflected in our account. After sending the details wait for 7 working days to get the same reflected in our accounts.</p>
Payment Of Stamp Duty And Registration Fees	<p>Payment of Stamp Duty and registration amount shall be done through Government web site only and through online payment.</p> <p>At the time of registration of Agreement you will have to pay 2% of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after you have paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required, we will provide you the calculated amount.</p> <p>Once your 10% payment is clear we will give you the query sheet and a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if you don't have net banking we will send you the Unpaid challan to make the payment. Then you will be able to make payment by the said Challan to your bank . E- challan will be generated after 72 hours. Only after that Registration can be done.</p>
Registration	<p>All the applicants need to be present physically at our Post Sales Office at the time of Registration.</p> <p>You need to carry all original KYC documents as well as photocopies of PAN, Adhaar and 4 pass port size photo at the time of registration;</p> <p>We will have to do the registration within 15 days of booking;</p> <p>You will get the Sale agreement 10-15 days after registration;</p>

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

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

<p>Copies of All Legal Documents</p>	<p>All legal documents are uploaded on RERA website. You can take the print out of all legal documents from RERA website. We cannot give you anything more.</p> <p>Please visit https://rera.wb.gov.in to get the legal papers of the project.</p> <p>You can get the hardcopy of the total legal set from our post sales office on paying the actual photocopy charges for the same.</p> <p>Further, You can check all necessary information related to your property purchase after logging in to Srijan Realty Customer Portal.</p> <p>The details to access the same is given below: Log on to: http://mysrijan.srijanrealty.com/ Log in id: Your registered email id password:123/321etc</p>
<p>Transfer/Assignment</p>	<p>The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Apartment in favor of any third party unless</p> <p>(i) 50 (Fifty) percent of the sale consideration has already been paid and (ii) a term of 24 months have elapsed from the date of issuance of Agreement letter whichever is later.</p>
<p>Only Written Communication And/or Mail To Be Valid</p>	<p>Cognizance will be given only to written and/or communication through electronic mail. All kinds of verbal communication shall be ignored as having no material consequence.</p>
<p>Meeting With Post Sales Executive</p>	<p>You are advised to take prior appointment with the Post Sales Executive before visiting to make sure that the executive or in his/her absence some other authorized person is present to attend to you. The meeting time with our executive is 10 AM to 6 PM. Monday to Friday. Address of our Post Sales Office is: 4th floor, Central Plaza building, 2/6 Sarat Bose Road, Kolkata – 700020.</p> <p>Your Post Sales Executive is: Name: _____ Email: _____ Contact No: _____</p>

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

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

Place _____

Place _____

Date _____

Date _____

TOWN SQUARE PAYMENT SCHEDULE

On Expression of Interest	Rs.5,00,000 + GST
On Booking Letter (Within 15 days from EOI)	10% [(-) Five lakh booking fee] + 50% Legal charges + 50% incident
On Agreement (Within 30 days from booking letter)	10% + GST
On or before 31.07.23	10% + GST
On or before 30.09.23	10% + GST
On or before 30.11.23	10% + GST
On or before 01.02.24	10% + GST
On or before 01.04.24	10% + GST
On or before 01.06.24	10% + GST
On Completion of Flooring of respective Unit	10% + GST
On Completion of Unit	5% + GST
On Possession of the Building	5% +50% Legal charges +50% incidental charges +Maintenance de Sinking fund +Electricity deposit +GST

Application No. _____ LLP

D	D	M	M	Y	Y	Y	Y
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PAY-IN-SLIP

Received from Mr/Mrs (In Block Letters) _____ an amount of Rs _____/- (Rupees _____) as application _____ money _____ by At Par/local cheque/Pay-Oder/DraftNo. _____ Dated _____ Drawn on _____ Bank Branch.

FOR _____ LLP

Authorised Signatory



Developer



Registered Office: **ALMITS DEVELOPERS LLP**

36/1A, Elgin Road, P.O.: Lala Lajpat Rai Sarani,
P.S.: Bhowanipore, Kolkata – 700020

Corporate Office: 36/1A, Elgin Road, Kolkata – 700020
Tel. (91-33) 4040 2020 | Fax (91-33) 4040 2040

Website: www.srijanrealty.com | Email: eterniscare@srijanrealty.com

Site Office: Plot No. BB/1, 34, Major Arterial Road, New Town, Kolkata - 700 156

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