

Form
for

Expression Of
Interest

**ROYAL GANGES-1
PHASE-III**

Developed by:

SRIJAN RESIDENCY LTD

Registered Office: Srijan House,
36/1A, Elgin Road,
P.O. Lala Lajpat Rai Sarani
P.S. Bhowanipore
Kolkata - 700020

Tel.(91-33)40402020

Fax (91-33) 40402040

Website : www.srijanrealty.com

Email _____

Site Office :

C4-173/New Ganga Bandh Road , Mouza
Krishnagar,
Maheshtala,
South 24 Parganas.

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. NationalityIndia.....
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_____10. (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)Professional (vi) other:

(i) Name of Organization.....

(ii) Designation.....

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

8. Aadhar Card No.

9. Permanent Address.....

.....

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

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

Mobile Email.....

10. Average Gross Monthly Family Income:.....

.....
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. DETAILS OF AGREEMENT REGISTRATION

1. Are you presently residing in Kolkata?

YES NO

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

3. When at the earliest will you be able to do the Agreement Registration, please mention the earliest time below.

D. TOWN HOUSE DETAILS :

1. TOWN HOUSE

Unit No. _____ on the _____ Floor of the Building Block No. _____ having Carpet Area _____ Sq. Ft. Balcony: __ Sq.Ft (Carpet Area); Servant Qtr: _____ Sq.Ft (Carpet Area) corresponding 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) 1st Car Parking : type: _____. 2nd Car Parking : type: _____

E. **CONSIDERATION:**

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

Total Effective Rate after discount : Rs._____Per Sq. Ft.

Car Parking Price : Rs._____

Total Consideration: Rs._____/-

Less Discount: Rs._____/-

Total Net Consideration: Rs._____/-

F. **EXTRA CHARGES & DEPOSITS:**

FACILITIES		
A	EXTRA CHARGES	
1.	Club Membership	Rs. /- per sqft on SBU which is payable along with the Unit cost according to the Payment Schedule.
2.	Generator	Rs /- per sq.ft on SBU which is payable along with the Unit cost according to the Payment Schedule .
3.	Transformer & Electricity	Rs. /- per Sq.Ft on SBU which is payable along with the Unit cost according to the Payment Schedule.
3.	Legal Fees	Rs. /- per Sq.ft SBU which is payable 50% on Agreement
		and 50% on Conveyance.
4.	Incidental Charges	Rs. /- Per Unit which is payable 50% on Agreement and 50% on Conveyance.
5	Formation of Association	Rs. /- which is payable on possession.
B	DEPOSITS	
5.	Electricity Deposit	Meter Deposit at actual

6.	Maintenance Deposit	A sum calculated @ Rs. per Sq ft. on SBU /Chargeable area per month or at any other rate based on estimate of the Builder to be decided at the time of giving possession for a period of 3 years shall be deposited by the Allottee . Out of the amount so deposited a sum being equivalent of 18 months deposit shall be adjusted against maintenance charges and balance kept deposited with the Promoter and only on handing over of maintenance to Association the said Deposit shall be handed over to the Association.
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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 Plan:** (i) Down Payment (ii) Instalment Payment

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

I. **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 of the bank	Branch Address with PIN code	Account No.	RTGS / NEFT / IFSC CODE
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name only)				

J. THE PAYMENT PLAN is provided in SCHEDULE -D hereunder

K. HOW ARE YOU PROCURING THIS PROPERTY?

Self-Finance
 Bank Loan
 Staff Loan

L. LOAN REQUIRED: YES / NO IF YES, PREFERRED

BANKER/FINANCIAL INSTITUTION: _____

M. FAVORITE NEW PAPER: _____

N. FAVOURITE MAGAZINE _____

O. FAVOURITE T.V CHANNEL: _____

P. FAVOURITE RADIO CHANNEL: _____

Q. HOW DID YOU COME TO KNOW ABOUT THE PROJECT:

- By word of mouth:
- By Hoarding.
- From website:
- From News Paper Ad.
- From 99 Acres;
- From Common floor:
- From Real Estate Fair;
- 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: _____

“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:

ISSUE OF BOOKING LETTER	OF	On grant of provisional allotment, the Booking Letter confirming the same shall be issued within 7 to 10 days from date of submitting this EOI.
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	<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> <ol style="list-style-type: none"> Addition of Co-Applicant/Applicants Deletion of Co-Applicant/Applicants Name Change of the first applicant 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>
ISSUE OF MONEY RECEIPT	<p>Once any amount paid by the Allottee is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If the Allottee does not receive the Money Receipt within 7 working days, he/she can send EMAIL to Collection@srijanrealty.in with cc to concerned Post Sales Executive. Money Receipt will be sent by Email as well as uploaded on Customer Portal.</p>
FIRST DEMAND LETTER	<p>The First Demand letter will accompany the Booking Letter and Allottee receives both together.</p>
DOCUMENTS REQD FOR BANK LOAN	<p>The following documents will be required by you for obtaining Bank Loan:</p> <ol style="list-style-type: none"> Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter. No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive) Booking Letter; Sale Agreement; Demand Letter; Money Receipts.
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, the Allottee has to pay 2% of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after Allottee has paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required, Promoter will provide the calculated amount.</p> <p>Once Allottee's 10% payment is clear Promoter will give the query sheet to the Allottee and also provide a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if Allottee does not have net banking Promoter will send the Unpaid challan to the Allottee to make the payment. Then the Allottee will be able to</p>

	make payment by the said Challan to his/her bank . E-challan will be generated after 72 hours. Only after that Registration can be done.
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>
COPIES OF ALL LEGAL DOCUMENTS	<p>All legal documents are uploaded on RERA website. The Allottee can take the print out of all legal documents from RERA website. Please visit https://rera.wb.gov.in to get the legal papers of the project.</p> <p>The Allottee can get the hardcopy of the total legal set from post sales office on paying the actual photocopy charges for the same.</p> <p>Further, Allottee can check all necessary information related to the property purchase after logging in to Srijan Realty Customer Portal. The details to access the same is given below: Click on the link http://server18.farvisioncloud.com/app/Login/loginR2.html?portal=customer</p> <p>Login id: Your registered email id password:123/321etc</p>
TRANSFER/ASSIGNMENT	The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Row House/Town House/Apartment /Unit in favor of any third party unless a term of 24 months have elapsed from the date of issuance of Allotment letter.
ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID	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.
MEETING WITH POST SALES EXECUTIVE	<p>The Allottee is 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 the Allottee. The meeting time with the executive is 10 AM to 6 PM. Monday to Friday. Address of Promoter's Post Sales Office is:</p> <p>4th floor, Krishna Building, 9, Elgin Road, Kolkata – 700020. Your Customer Care Executive is: Name: EMAIL:royalgangescare@srijanrealty.in Contact No:</p>

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 Unit 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 Row House/ Town House Apartment/Unit 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. **Once the EOI** is accepted and provisional Booking is accepted by the Allottee, shifting of Row House/Bungalow/Town House Apartment/Unit will be permitted only after prior cancellation of the earlier booking and thereafter re-booking the new Row House/Bungalow/Town House Apartment/Unit which may be available at the then prevailing price after adjusting the full refund from the cancelled Row House/Bungalow/Town House Apartment/Unit.
- 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 Row House/Bungalow/Town House Unit 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._____/ - 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 **and also on the payment** due as per payment schedule(for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given. In case of payment , it is made clear that the payment made by the Applicant shall first be applied to the interest due thereon and only after the interest is fully adjusted , the remaining amount shall apply to the principal and such mode of first appropriating the interest shall always be followed.
- 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) Any changes or minor modifications to the Row House/Town House Unit may be allowed only after taking possession. Prior to possession, no request for change will be entertained by the Promoter.
- K) Any legal paper relating to the Project can be downloaded from the RERA website and no printout will be provided to the customer by the Promoter.
- L). BEFORE APPLICATION THE APPLICANT HAS BEEN MADE AWARE OF THE FOLLOWING FACTS:

1. **GROUP A** Owners comprising SRIJAN COMPLEX PRIVATE LIMITED AND 116 OTHERS are seized and possessed of and / or sufficiently entitled altogether a large tract of land measuring **14.71 Acres** more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala in the District of South 24 Parganas more fully described in **Part-I of SCHEDULE-A**
2. **GROUP B** Owner namely Swan Engineering Co. a Partnership Firm is seized and possessed of and/or sufficiently entitled to all that the Land measuring 9.69 Acres in various R.S/L.R Dags in Mouza Krishnagar , constituted within Municipal Holding Number D 5-177/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala, in the District South 24 Parganas more fully described in **Part-II of SCHEDULE-A.**
3. **GROUP C** Owner namely Maheshtala Municipality is seized and possessed of and/or sufficiently entitled to All that the Land measuring 6.73 Acres out of which the Developer shall develop land admeasuring 4.14 Acres providing infrastructure and amenities such as Guest House, Banquet Hall, Park, Children Play Area, Landscaped zone, picnic area etc for the benefit and common use of the people of the Municipal area and hand over the same to the Municipality and in consideration thereof the Municipality has permitted the Developer to construct and develop a multi-storied residential complex on land measuring 2.59 Acres in various R.S/L.R Dags constituted within Municipal Holding Number C4/171/New, Ganga Bandh Road Mouza Krishnagar , Maheshtala Municipality, under P.S Maheshtala, in the District of South 24 Parganas which is part of this Complex more fully described in **Part-III of SCHEDULE-A**
4. All the land parcels owned by the Group -A, Group-B and Group-C Land Owners aggregate to **31.13 Acres (equivalent to 94 Bighas 3 Cottahs 23 Chitak 16 Sq,Ft)** be the same a little more or less.
5. The Group A, Group B and Group C Owners have decided to make separate Projects on their respective Land Parcels. Although each Group of Owners have appointed a Common Developer, each Project shall be distinct and separate namely **Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3.** It is however agreed by and between the Owners that at any time in future, the Promoter may amalgamate the separate Projects if it feels beneficial in future and for that purpose shall not require to obtain any consent of the Owners and occupiers of any of the Projects.
6. **The Group A Owners** have by an Agreement dated 11th April, 2023 and registered in the Office of the ARA - IV, recorded in Book No. I, Volume No. 1904 - 2023, Pages 255273 to 255458 Being No.

190405175 for the year 2023, the Owners have granted the exclusive right of development of the Said Group A Land described in **Part-I** of **SCHEDULE-A**, unto and in favor of the Promoter for construction of a Housing Complex in various phases and granted necessary Power and authority to the Promoter to undertake the Development.

7. The Group A Owners and the Developer have now decided to develop and construct and 02 nos Town Houses having 09 Units (Collectively 'UNITS') on Land measuring 0.12 Acres more or less in the Project '**Royal Ganges-1, Phase-III**' more fully described in **Part-IV** of the Schedule -A and Colored 'RED' in the Plan annexed hereto marked **ANNEX-A**.
8. The Group A Owners and the Developer have decided to keep the remaining land earmarked for Future development as more fully described in **Part-V** of the Schedule -A and Colored ' PINK' in the Plan annexed hereto marked **ANNEX-A**.
9. The Facilities and amenities may be located in various Projects namely Royal Ganges -1; Royal Ganges-2 and Royal Ganges-3.inter-alia in various Phases of a particular Project. It is agreed by and between the Group A, Group B and Group C Owners and the Promoter that if the Developer decides to integrate Royal Ganges - 1, 2 and 3, the Unit Owners and the Occupiers of all the separate Projects shall be entitled to all such facilities and amenities irrespective of their location.
10. Further Projects and phases will be added in future at the discretion of the Promoter and all phases will share the common amenities, facilities and services amongst each other.
11. Other than the project land promoter has plan to add more Land and extend the complex by purchasing more adjacent land for various other phases herein after referred to as Future Phases.
12. The Allottees of Row Houses/Town House / Apartment Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases/projects and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Row Houses/ Town House/Apartment Units and other spaces located in all the phases and all the Projects both present and future.
13. Different phases will be defined and constructed by the 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 RERA.

14. The allottees of the Row House / Town House and Apartment Units within the Complex shall have undivided share in common with other allottees, in the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
15. Besides the Common Areas, the Promoter shall earmark certain areas as 'Limited Common Areas' / 'Reserved Areas' shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units as per the provisions of the West Bengal Apartment Ownership Act, 1972 as well as the grant of exclusive right of use of demarcated garden space in the Front yard and back yard appertaining to the Row House or a demarcated area on the Roof of the Unit or Block or a terrace on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas such as Car Parking Areas, the elevation and exterior of the Block; storage areas, any community or commercial facility which is not meant for common use; such other open or covered spaces which is hereafter expressed or intended not to be common portion and the rights thereto which will also be described in details in the Agreement. The Promoter shall however have the sole prerogative to alter the elevations solely at its discretion.
16. The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House /Town House / Apartment 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 First, and subsequent Phases.
17. All The Facilities and Amenities as would be provided in the various phases/projects will be mutually shared by all the phases/projects of the entire Royal Ganges Housing Complex and with the progression of development of the different phases/projects the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase/project, both current and future, as part of a common development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases/projects all the common Facilities and Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase/project to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . In the absence of local law only, each Phase/Project will have a separate Association of Apartment Owners and each Phase/Project will be

under the mother/apex association. The mother/apex Association shall synergize all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Royal Ganges Housing Complex. 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/project 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 all phases/projects of the entire complex towards maintenance of common pathways, basic infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area of all phases for which notice of possession has been issued by the builder (3 months before) and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession 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 mutually common to all the phases. It is further provided that till such time the Mother/Apex Association is formed, the Promoter shall act as the Apex Association and on the formation of the Mother/Apex Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

18. 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 including those parts which are under construction by separate bills towards maintenance of common pathways, basic infrastructure etc. and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area for which notice of possession has been issued by the builder 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. It is further provided that in case of completed phases/Incomplete Phases/ Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the completed phases and progressing to the incomplete phases and further phases.

19. Maheshtala Municipality has sanctioned the Building Plan No. **SWS-OBPAS/2205/2025/0419/EXT/1** dated **08th September 2025** to develop Royal Ganges-1 Phase III.
20. The promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to First Phase layout plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.
21. The Promoter shall also take out proposed lay-out plan showing proposed development in future phases as would be disclosed by the Promoter in his application / registration before RERA Authority and further to be disclosed on the website as mandated by the Promoter. The Promoter will take up construction and development of other phases of construction of the other portions of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project and also future phases as described herein.
22. It is agreed by the Allottee that the Promoter shall not make any additions and alteration in the sanctioned plans, layout plans of First 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.
23. The Allottee is made aware that the occupants of Row Houses/Town House Units in other phases of the Complex shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project mutually. which are meant or allowed by the Promoter for use and enjoyment so intended

by the Promoter for use of the occupants of other parts/phases and also the Future Phases/Projects as defined hereinabove.

24. The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities will be provided in **Schedule – B** hereunder. No substantial or significant changes will be done. Since the entire Residential Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
25. The Allottee agrees and understands that All the standard fitting, interiors furniture, kitchenette and fixtures and dimension provided in the show/model Row House/Town House/ Apartment Units exhibited at the site only provides a representative idea and the actual Row House/Bungalow or Flat agreed to be constructed may not include the fittings and fixtures of the model unit and even if such fittings and fixtures are provided they may vary as to make , colour, shade, shape and appearance from the ones provided in the model unit and the Allottee shall not put any claim for such variation. The Promoter shall ensure that only approved specifications mentioned in **Schedule- -C** hereunder are used.
26. 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.
27. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2.75** as per Municipal law 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 Unit based on the proposed construction and sale of Units 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.

28. Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any major variation / alteration / modification 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.
29. Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Row Houses / Town House Unit have been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Row House/Town House Complex and in that case the Promoter may decide to provide for a passage way across this Building 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 Unit Owners of this Building 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.
30. 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/projects 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 .

31. The Promoter will hand over possession of the Unit to the Allottee and also the Common facilities on the committed date of *30TH April 2031* with a grace period of six months (**Completion date**)
32. After obtaining possession, the Unit Owners shall cooperate with other Unit Owners and the Promoter in the management and maintenance of the said new building.
33. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.
34. To use the said Unit for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
35. Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI, the Promoter will be entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However, the Promoter can use the FAR only in other phases. Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts, entrances, sewerages, drains and others.
36. The Unit along with open parking,-if allotted shall be treated as a single indivisible unit for all purposes. It is agreed that the Entire Housing Project is an independent, self-contained Project covering the said Land underneath the building and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except extension of the same Project on adjacent future land and for the purpose of integration of infrastructure and facilities for the benefit of the Allottees like Club House etc. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available for use and enjoyment of the Allottees of the entire Row House Complex with further future extensions.

37. 'CLUB' /(A 'CLUB' type facilities) shall be set up as part of the entire Housing/Row House 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 (so called) Club. The (so called) Club will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.
38. 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: |
39.
$$\frac{\text{Total Club and other facilities Expenses}}{\text{Total Sq.Ft of all the Allottees who have got possession}}$$
40. The Club shall have the recreational facilities as more fully described in the Agreement.
41. The Allottees shall observe and strictly abide by the Rules, Regulations, Restrictions and User Rules Fire safety Rules, Maintenance Rules framed from time to time by the Promoter and upon the formation of the Association by such Association for proper management of the Housing Complex. The covenants agreed herein to the Promoter shall mean and include towards Association also. A detailed list of such rules will be provided in the Agreement for Sale.
42. The allottees are notified that the set format of the agreement for sale shall not be amendable under any circumstances.

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

M. RESERVED RIGHTS OF THE PROMOTER:

1. 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.
2. 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.
3. 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 Row Houses/Town House / Apartment Units.
4. 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 Row Houses/Bungalows or Town House Apartment units.

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 Units 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 Unit 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 _____

THE SCHEDULE -A ABOVE REFERRED TO**PART -I****(LAND OWNED BY GROUP A LANDOWNERS)**

ALL THAT the pieces and parcels of land measuring **14.71 Acres** more or less situate lying at amalgamated in various R.S and L.R Dags of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, under P.S Maheshtala in the District of South 24 Parganas more fully described in **Part-I** of **SCHEDULE-A;**

Sl No	R.S.Dag No	L.R.Dag No	L.R. Khatian No.
1	153/1475	153/1475	10596, 10597
2	312	312	10128, 10133, 10138, 10147, 10148, 10172, 10180, 10183, 10191, 10201, 10204, 10207, 10214, 10215, 10217, 10220, 10225, 10235, 10293
3	312/1157	312/1157	10143, 10207, 10231, 10233, 10243, 10244, 10292,
4	312/1222	312/1222	10254, 10538 ,
5	312/1474	312/1474	10146, 10184, 10128, 10185, 10206, 10225, 10292, 10244,
6	313	313	10128, 10166, 10173, 10180, 10208, 10225, 10230, 10293,
7	314	314	10128, 10175, 10178, 10184, 10225, 10294,
8	314/1217	314/1217	10164, 10175, 10182,
9	315	315	10128, 10149, 10150, 10152, 10167, 10168, 10175, 10177, 10187, 10188, 10202, 10203, 10219, 10225, 10255, 10256, 10257, 10294
10	315/1473	315/1473	10170, 10171, 10175, 10178, 10181, 10184, 10208,
11	316	316	10166, 10180, 10183, 10186, 10213, 10216, 10255, 10128,
12	317	317	10164, 10234, 10255, 10294,
13	318	318	10176, 10179, 10186, 10238, 10253,
14	319	319	10179, 10183, 10186, 10228,
15	320	320	10179, 10189, 10220, 10231, 10236,
16	321	321	10129, 10205, 10209, 10244
17	322	322	10169, 10205, 10243
18	323	323	10139, 10176, 10182, 10190, 10237,
19	324	324	10224, 10225
20	380	380	10125, 10130, 10131, 10132, 10134, 10135, 10136, 10139, 10140, 10141, 10145, 10151, 10153, 10154, 10155, 10156, 10157, 10158, 10159, 10160, 10161, 10165, 10174, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10210, 10211, 10212, 10218, 10223, 10234, 10242, 10540,
21	381	381	10223

PART -II**(LAND OWNED BY GROUP B LAND OWNERS)**

ALL THAT the piece and parcel of land containing an area of 9.69 Acres be the same a little more or less in various R.S / L.R DAG Nos of Krishnagar Mouza (J.L No.1)

constituted within Municipal Holding Number D5/177 & D5/177A(New) Gangabandh Road, Ward No. 20, Maheshtala Municipality under P.S Maheshtala in the District of South 24 Parganas.

Sl No	R.S.Dag No	L.R.Dag No	L.R. Khatian No.
1	382,	382,	3930
2	383,	383,	3930
3	419,	419,	3930
4	429	429	3930

PART -III

(LAND OWNED BY GROUP C LAND OWNERS)

ALL THAT the piece and parcel of land containing an area of 2.59 Acres be the same a little more or less in various R.S / L.R DAG Nos of Krishnagar Mouza (J.L No.1) constituted within Municipal Holding Number C/171, (New) Gangabandh Road, Ward No. 20, Maheshtala Municipality under P.S Maheshtala in the District of South 24 Parganas.

Sl No	R.S.Dag No	L.R.Dag No	L.R. Khatian No.
1	153,	153,	10404
2	153/1219,	153/1219,	10404
3	153/1218	153/1218	10404

PART-IV

(THE SAID ROYAL GANGES -1 PHASE -III LAND)

ALL THAT the First Phase/Project Land of the Royal Ganges-I Housing Complex admeasuring 21083.06 Sq. Mtrs equivalent to 5.21 Acres more or less for Development and construction of and 02 nos Town Houses having 09Units in land measuring 0.12 Acres more or less approximately (Collectively 'UNITS') in the Project '**Royal Ganges-1, Phase-III**' Colored 'RED_' in the Plan annexed hereto marked ANNEX-A.

PART - V

(THE SAID ROYAL GANGES -I FUTURE DEVELOPMENT LAND)

ALL THAT the Future Phase/Project Land of the Royal Ganges -1 Housing Complex admeasuring 10432.40 Sq. Mtrs equivalent to 2.575 Acres more or less for construction and development in the portion Colored 'YELLOW' in the Plan annexed hereto and marked ANNEX-A.

THE SCHEDULE – B ABOVE REFERRED TO:
(THE COMMON AREA/COMMON PARTS & FACILITIES)

(Common Parts , Portions and Amenities)

1. The Common Portions are at 2 (Two) levels, which are :

LEVEL: Those which are common to all the segments and are collectively called the “Service Zone” and includes the following:

**Applies to present project/phase and all projects /phases both future and past .
 Some facilities may be located in other projects/phases which will be available
 to residents of this Phase.**

- 1 Sewerage treatment Plant / Septic Tank if provided
- 2 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 3 Electric Sub-Station
- 4 Garbage Disposal area/Waste Disposal system
- 5 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 6 Drains and sewers from the premises to the Municipal Duct /STP.
- 7 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 8 Boundary walls of the premises including outer side of the walls of the building and main gates.
9. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
10. Transformer electrical wiring meters and fittings and fixtures for lighting common areas
- 11 Management/Maintenance Office
12. Round the Clock Security arrangements with CCTV and intercom
- 13 Fire Fighting Equipment and Extinguishers and Protection system
14. 24 Hrs water supply
- 15 Rain water harvesting may be created by Promoter at its sole option.
16. Dedicated communication system for telephone
17. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
18. Durwans Room
19. Cable connection/ Cable TV System

GREEN BUILDING

1. Low Flow Water Fixture
2. Certified Wood
3. Natural Daylight and Fresh Air
4. Light Fixtures as per Green building Compliance
5. Provision for Electrical Charging Point for Cars
6. Low VOC Point
7. Waste Water Recycling
8. Solar to meet Electricity Generation as per PCB

LEVEL-2: Those which are to remain common to all the Row House/Town House/ Unit Owners of the residential complex of all the phases, present and in future as well as in the extensions. All the Owner shall have proportionate share therein. These include the following:

CLUB AMENITIES:

1. Multipurpose AC Community hall with indoor sports facilities

OUTDOOR AMENITIES:

1. Children play area
2. Basketball, Badminton court, Volleyball, Lawn Tennis & Multipurpose courts
3. Cricket net practice pitch with simulator
4. Cricket cum Football play area
5. Walkways, Jogging and cycling track
6. Amphitheatre
7. Central Lawn for community gathering and organizing festival.
8. Skating track
9. Riverfront Promenade
10. Multi-Street Basketball
11. Dry fountain / Splash play
12. Barbecue Space in open Lawn area
13. Outdoor Cinema
14. Ghat (subject to Kolkata Port Trust NOC)
15. River Terrace on Riverbank (subject to Kolkata Port Trust NOC)
16. Outdoor GYM & Calisthenics
17. Pet Park

GARDENS

1. Pocket Gardens
2. Hammock Garden.

INFRASTRUCTURE:

1. Close Circuit TV
2. Efficient Fire detection and fighting system as per WBFS norms
3. Intercom /EPABX connecting each flat and reception with UPS
4. Servant /Drivers toilet in the parking floors of each building.
5. Stretcher length service lifts in each block.
6. Facility Management Office with storage area
7. Barbed/Wireless intruder alarm with CCTV
8. Driver's Lobby/Waiting Area
9. Dedicated Doctors/vendors/visitor parking in different location_
10. Storm water drainage system. _
11. Adequate water supply_
12. 24/7 Continuous power supply with power backup
13. In house Transport Service
14. Mandir
15. Firefighting arrangement in the project as per fire department Norms
16. Earthquake resistant- yes
17. Project lightening resistant- yes
18. Pollution clearance- yes
19. Source of water in the project-Borewell filtered water/ municipal water

THE SCHEDULE – C ABOVE REFERRED TO:

A. SPECIFICATIONS FOR TOWN HOUSE

1. DOORS

- 1.1. Main Door – Flush Door with Duco Paint.
- 1.2. Back Side – Flush Door with Enamel Paint.

2. INTERNAL DOOR

- 2.1. Roof Main Door - Wood Plastic Composite (WPC) Door
- 2.2. Roof Toilet Door- Wood Plastic Composite (WPC) Door
- 2.3. Kitchen/Garden Door - Wood Plastic Composite (WPC) Door
- 2.4. Bedroom & Toilet Doors - Flush Door.

3. Door Handles, Locks & Hinges of Reputed Make.

4. WINDOWS – Anodized/Powder Coated Aluminum windows, Grill optional at extra cost

5. FLOORING

- 5.1. Ground floor and Typical floor lobby- Vitrified tiles
- 5.2. Ground floor and Typical floor Lift fascia - Vitrified tiles
- 5.3. Living & Dining, All Bedrooms, Staircase & Balcony – Vitrified Tiles
- 5.4. Kitchen – Vitrified Tiles
- 5.5. Roof Area – Solar Reflection Tiles (only for upper duplex units)
- 5.6. Terrace area – Tiles (only for upper duplex units)
- 5.7. Toilets - Anti-Skid Ceramic Tiles.

6. INTERNAL WALLS–Smooth Pop Finish.

7. OUTDOOR FINISH - Superfine Texture weather coat/waterproof paint

8. ELECTRICAL –

- 8.1. Concealed Copper Wiring with Modular Switches of Reputed Make.
- 8.2. Provision for Telephone in Living Area.
- 8.3. Provision for Television point in all Bedrooms and Living area.
- 8.4. Provision for AC in all Bedrooms and Living area.
- 8.5. Geyser Points in all Bathrooms & kitchen.

9. KITCHEN

- 9.1. Counter - Vitrified Slab/ tiles counter with a Stainless-Steel Sink, wall Vitrified Slab up to 2ft. Height on all around wall over Vitrified Slab counter.
- 9.2. Electrical point for Water Filter Point, Exhaust Fan Point, Chimney Point.

10. TOILET

- 10.1. Wash Basin Counter in all toilets Wall - Dado in Vitrified tiles up to 7ft.
- 10.2. Sanitary Fixture of Hindware, Parryware, Bravat or equivalent brand.
- 10.3. Sanitary Fittings from Jaquar, Essco, Parryware, Bravat or equivalent make.
- 10.4. Wall hanging water closet with conceal cistern.
- 10.5. Bathtub in Master Bedroom

11. BALCONY: Glass railing

12. LIFT: Reputed make.

THE SCHEDULE – D ABOVE REFERRED TO:
PAYMENT PLAN

The price of the said Apartment is Rs. _____/-
(Rupees _____) only payable as annexed hereto:-

Application No.

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 SRIJAN RESIDENCY LTD

Authorised Signatory
