

Broker's Name / Organization: .....

Relationship Officer: .....

PAN:

D D M M Y Y Y Y

Signature of Applicant/Authorised Signatory  
 (with stamp in case of Company)

Signature of Co-Applicant/Authorised Signatory  
 (with stamp in case of Company)

**G | TERMS & CONDITIONS**

1. This application is only a request of the applicant(s) for allotment of unit / car parking space(s) and does not create any right whatsoever or howsoever of the applicant(s).
2. Promoter, Tirupati Homes Pvt. Ltd., reserves the right not to accept the said application and also the right to allot / transfer the unit to any other person/firm/company without any objection / obstruction from the applicant(s) or any other person claiming through him / her / it. Promoter at its absolute discretion shall be entitled to reject the application without assigning any reason whatsoever or howsoever. The applicant(s) agrees that in the event of non-acceptance / rejection of the application by the Promoter, the application amount will be refunded without interest.
3. In case the applicant(s) desires to withdraw the application for purchase of Unit at any time hereafter or in case of any default by the applicant(s) including but not limited to default in executing the Agreement for transfer (in short "the Agreement") within ..... days of allotment, then without prejudice to any other remedy available in law, the Promoter will be entitled to deduct a sum equivalent to ₹ ..... out of the total amount paid and refund the balance to the applicant(s) and the applicant(s) shall forfeit the right to be allotted the Unit and the applicant(s) hereby consent to the same.
4. The applicant(s) shall be bound by the terms and conditions as be contained in the Agreement, which shall be common to all prospective buyers of unit / car parking space(s).
5. The applicant(s) shall be entitled to transfer or alienate his/her rights under the Agreement subject to the applicant(s) making payment of the all amounts payable under the Agreement to the Promoter and not being in default in observance of his/her obligations under the Agreement and fulfillment of the conditions for such transfer / nomination to be stipulated in the Agreement, including payment of nomination charges to the Promoter.
6. The applicant(s) shall pay interest @18% (eighteen percent) per annum on all sums becoming due and which the applicant(s) fails to pay to the Promoter within the period stipulated in the Allotment Letter / Agreement, without prejudice to the other rights of the Promoter.
7. In case the applicant(s) commits default in making payment of the consideration or in observing his/her covenants under the Agreement, then the Promoter shall be entitled to terminate the allotment / agreement without in any way becoming liable to the applicant(s) and upon the Promoter having entered into a contract for sale of the said Unit / Car parking space, the Promoter shall refund to the applicant(s) the earnest money paid by the applicant(s) to the Promoter after deduction of a sum equivalent to .....% (.....percent) of the consideration as and by way of pre-determined compensation / liquidated damages, it being clarified that other amounts on account of extras shall not be refunded.
8. The Promoter shall be entitled to have the plan as is or may be sanctioned from time to time to be modified and/or altered. In case additional constructions are sanctioned by the concerned authorities, then the Promoter shall be entitled to construct and deal with, to which the applicant(s) shall not raise an objection in any manner whatsoever.
9. The applicant(s) shall be bound to become a member of the Maintenance Company / the Association and shall sign and execute all papers, documents and applications for the purpose of formation of the same and proportionately pay and incur all costs, fees, charges, and expenses in that behalf and do all the necessary acts, deeds, matters and things.
10. Unless an Agreement is executed in writing, the applicant(s) shall not be entitled to and hereby agree not to claim any oral agreement in any manner whatsoever or howsoever.
11. High Court at Calcutta alone shall have jurisdiction in all matters arising out of and / or concerning this transaction.

*I/we declare that the above terms and conditions have been read and clearly understood by me / us and the same are applicable to me / us.*

Place: .....

Date: .....

Signature of Applicant/Authorised Signatory  
 (with stamp in case of Company)

Signature of Co-Applicant/Authorised Signatory  
 (with stamp in case of Company)

**FOR OFFICE USE ONLY**

.....  
 Checked By

.....  
 Ratified By



**APPLICATION FORM**

Sl. No.

Unit No.

**Corporate Office:**

@ 9-IT Chambers, "Mani Square"  
 164/1, Maniktala Main Road  
 Kolkata-700 054.  
 Phone: (033) 23407100; Fax: (033) 2340 7263

**Project Address:**

23A, Asutosh Chowdhury Avenue  
 Kolkata-700 019

#### 1st Applicant's Name:


Please affix  
a recent  
passport size  
photograph  
Applicant

Please affix  
a recent  
passport size  
photograph  
Co-Applicant

Father's / Husband's / Director's / Partner's Name: .....

Address (Correspondence): .....

City: ..... State: ..... Pin Code: 

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Address (Permanent): .....

City: ..... State: ..... Pin Code: 

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Date of Birth: 

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 Date of Anniversary: 

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 Date of Incorporation: 

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PAN: 

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 Occupation: .....

Contact Details:

Mobile: ..... Office: ..... Residence : .....

e-Mail ID: .....

### B | CO-APPLICANT DETAILS

#### Co-Applicant's Name:


Father's / Husband's Name: .....

Address (Correspondence): .....

City: ..... State: ..... Pin Code: 

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Address (Permanent): .....

City: ..... State: ..... Pin Code: 

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Date of Birth: 

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 Date of Anniversary: 

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 Date of Incorporation: 

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PAN: 

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 Occupation: .....

Contact Details:

Mobile: ..... Office: ..... Residence : .....

e-Mail ID: .....

Relation to 1st Applicant .....

(In case there be 3rd co-applicant, please provide details in annexure as same as co-applicant details section)

Tower Name: 

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Unit No. : 

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Floor: 

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Unit Area: 

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 sq.ft

Number of Car Parking: 

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Terrace Area: 

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 sq.ft

Type of Parking: Open

Total SBA: 

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 sq.ft

Lower Ground

Basement

### D | PRICE DETAILS

(i) Basic Sale price for the Unit including right to park \_\_\_\_\_ motor car/s) **(Unit Price)** : ₹.....

(ii) PLC - A/C Preferred Location : ₹.....

(iii) PLC - A/C Floors : ₹.....

**TOTAL PRICE** : ₹.....

(iv) Service Tax **\*\*@3.708% on the Unit Price** : ₹.....

**\*\*@12.36% on PLC [viz.(ii) and (iii) above]** : ₹.....

**TOTAL AMOUNT PAYABLE** : ₹.....

Rupees.....only

\*\*as is presently applicable

Extra Charges - Security Deposit, Works Contract (Sales) Tax, VAT & other Government taxes, duties & impositions as applicable from time to time, to be paid as per agreement.

### E | DOCUMENTS REQUIRED

#### Documents required in case of an Individual:

1. One Copy of Passport size Photo
2. PAN Card copy
3. Signature Verification
4. Address Proof
5. Photocopy of the Passport (Mandatory for NRIs / PIOs / OCIs)

#### Documents required in case of Organization:

1. Articles of Association & Memorandum of Association
2. Board Resolution of the Company
3. Copy of PAN Card of the Company
4. Signature verification of the Authorized Signatory
5. Photograph of the Authorized Signatory

#### Documents required in case of HUF:

1. Copy of Acknowledgement of Income Tax Return
2. Copy of the details of the Karta and Members of HUF
3. Address Proof of Karta
4. Copy of PAN Card of HUF
5. Signature verification of the Karta
6. Photograph of the Karta

Non-receipt of any the above mentioned documents will render this form null and void