

APPLICATION FOR ALLOTMENT OF A RESIDENTIAL APARTMENT

Application Serial Form No.:

To,
BNBK Developer LLP
40 Moulana Abul Kalam Azad Road
Ambika Tower, Ground Floor
Howrah 711 101
P.S.: Golabari
P.O.: Howrah GPO

Dear Sir,

I/We am/are interested in getting myself/ourselves enrolled as an applicant/applicants for allotment of residential apartment in Tower _____ being apartment no. _____ on floor no. _____ which is likely to have a total area of _____ sq. ft. (more or less) and _____ open/covered car parking space in Basement/Ground/Other floor, in your Project to be known as Ambika Icon at Municipal Premises No. 214, Raja Ram Mohan Roy Road, Kolkata 700 008, West Bengal, India.

I am/we are enclosing herewith a pay order/demand draft/account payee Cheque no. _____ dated _____ payable at _____ Bank, _____ Branch, Kolkata for _____/- (Rupees _____) only drawn in your favour towards the Application Money.

I/We acknowledge that there is no commitment on your part in allotment of the residential apartment intended to be acquired by myself/us in as it is subject to availability and allotment by you.

I have gone through the payment terms and extra charges and have agreed to the same.

Yours faithfully,

For Office Use

Customer Code _____



Welcome Back... To Life!

APPLICATION FORM (RESIDENTIAL)

Serial Number

Please fill in relevant portions of the APPLICATION FORM for Individual/Joint or Other Entity
Strike out portions that are not applicable

FOR OFFICE USE ONLY

Unit No: _____ Executive Name: _____

APPROVED BY

(Marketing Department)

(Post Sales Department)

(Customer Care Department)

FIRST APPLICANT:

Mr./Mrs./Ms.
S/W/D of
Guardian's Name (if Minor)
Nationality Date of Birth
Mobile Email
PAN Aadhaar No
Nominee.....
Relation
Name of Spouse
Date of Birth of Spouse Anniversary Date
Number of Family Members

Please affix
a recent
passport size
photograph

MAILING ADDRESS:

.....
.....
City Pin Country
Phone Alternate Number.....
Email

PERMANENT ADDRESS:

.....
.....
City Pin Country

OCCUPATION:

Service () Professional () Business ()
Student () Housewife () Any other (Please specify)

OFFICE DETAILS:

Company name.....
Address
.....
City Pin Country
Designation Phone

DOCUMENTS ENCLOSED:

Address Proof: Passport () Voter ID () Aadhaar Card ()
IT PAN Card ()
(All copies should be self-attested)

JOINT APPLICANT:

Mr./Mrs./Ms
S/W/D of
Guardian's Name (if Minor)
Nationality Date of Birth
Mobile Email
PAN Aadhaar No
Nominee
Relation
Name of Spouse
Date of Birth of Spouse Anniversary Date
Number of Family Members

Please affix
a recent
passport size
photograph

MAILING ADDRESS:

.....
.....
City Pin Country
Phone ISD/STD Code.....

PERMANENT ADDRESS:

.....
.....
City Pin Country
Phone ISD/STD Code.....

OCCUPATION:

Service () Professional () Business ()
Student () Housewife () Any other (Please specify)

OFFICE DETAILS:

Company name.....
Address
.....
City Pin Country
Designation Phone

DOCUMENTS ENCLOSED:

Address Proof: Passport () Voter ID () Aadhaar Card ()
IT PAN Card ()
(All copies should be self-attested)

OTHER ENTITY

Name of the Organization.....

Status

Proprietorship Firm () Partnership Firm () HUF () Pvt. Ltd./Ltd. Company () LLP ()

Others ().....

Date of Incorporation

Place of Incorporation

CIN IT PAN

GSTN

REGISTERED/HEAD OFFICE ADDRESS:

.....

City State Country Pin

Phone Fax Email

Website

COMMUNICATION ADDRESS:

.....

.....

City State Country Pin

AUTHORIZED SIGNATORY DETAILS:

Name

Address

.....

Phone Mobile Email

DOCUMENTS ENCLOSED:

Certificate of Incorporation ()

Memorandum of Association ()

Articles of Association ()

Trade License ()

Board Resolution ()

IT Pan Card ()

(All copies should be self-attested with the company's stamp)

ADDITIONAL INFORMATION (PERSON OF INDIAN ORIGIN/NON RESIDENT INDIAN)

Details	Sole/First Applicant	Joint Applicant
Native place in India		
Passport (Please strike the inappropriate one)	Indian/Foreign	Indian/Foreign
Place & Date of Issue		
Contact Person in India, Address of Correspondence with contact details		
NRO/NRE/FCNR account with the name of the Bank & Branch		

APARTMENT PREFERENCE:

Tower Name/Number Floor Number Apartment Type

Flat Area: SBA BUA Carpet Area

Terrace Area Balcony Area

Total Chargeable Area Base Rate per sq. ft. (on Total Chargeable Area)

FRC PLC Total Rate per sq. ft. (on Total Chargeable Area)

Total Consideration without GST (GST as applicable)

CAR PARKING RIGHTS:

Car Parking: Open Covered Amount without GST (GST as applicable)

Total Consideration Amount without GST (GST as applicable)

Rupees in words

The total amount does not include Extra Charges.

EXTRA CHARGES & DEPOSITS: As per Annexure-I

PAYMENT DETAILS: Payment Plan: Installment () Down ()

Application Money (Rupees) Cheque/DD/PO No.

Dated Drawn on

IN favour of "BNBK Developer LLP" payable at Kolkata.

LOAN REQUIREMENT (if any): YES () NO ()

REASONS FOR OPTING FOR THIS PROPERTY:

.....

.....

TERMS & CONDITIONS

I/we confirm that I/we read and understood the meaning and purpose of the Application Guidelines for making this application which are:

1. This application form is being submitted by me/us with the payment by Demand Draft/Pay Order/Cheque of an amount of Rs.1,00,000/- only (Rupees One Lac only) and GST as applicable.
2. The acceptance of application money will not be construed nor entitle the applicant to claim as concluded contract nor claim any right over and in respect of any flat/unit.
3. The allotment, if made will be entirely at your discretion. You shall be entitled to reject my/our application and refund the application money received, without interest, without assigning any reason whatsoever.
4. I am/we are fully aware that the application is to be in conformity with the regulations governing the transactions for the acquisition of immovable property and it shall be me/our responsibility to ascertain and fulfill all regulatory requirements.
5. I/We confirm that the "Total Consideration" here and hereinafter shall comprise, but not be limited to, Basic Price, Terrace/Lawn Charges, Preferred Location Charges, Floor Escalation Charges, Car Parking Charges, and other charges as applicable and decided by the Developer/Owner hereinafter, and the same is fair reasonable and adequate. Upon a concluded contract taking place, I/we shall regularly and punctually make payment of the same. I/we also agree to pay you the extra Charges & Deposits as detailed in Annexure-I enclosed herewith as well as the applicable taxes including GST etc. as and when due.
6. I/we may withdraw my/our application money, at any time before you provisionally allot an Apartment against my/our application. In all such cases, however, I/we shall be entitled to refund of the application money already paid, without interest, and after deduction of Rs.50,000/- (Rupees Fifty Thousand only) which you will be entitled to by way of Service Charges and I/we hereby confirm the same to be fair and reasonable.
7. If I/we fail to pay the due amounts as and when due as per your communication through letter/email/phone/SMS etc., I/we will become liable to pay interest to you at the rate of 2% per month for the first three months of default on the amount due and payable from its due date of payment. After expiry of the three months, you shall at your discretion, become entitled to cancel the application, forfeit the delayed payment interest due or aid by me (if any) and refund the balance amounts paid by me till then after deducting 10% (ten percent) of the Total Consideration by way of Administrative Charges. I/we are fully conscious that it is not incumbent or required on the Developer's/Owner's part to send me/us reminders/notices in respect of my obligations and other terms and conditions of allotment/sale/transfer.
8. Upon provisional allotment of an apartment to me/us, you will issue to me/us a letter for allotment and use of the apartment. I/we shall be required to sign the duplicate of the provisional allotment letter and return it to you in confirmation of my/our acceptance of the provisional allotment as also all the terms and conditions and standard byelaws of the Project.
9. You will be entitled to reject/cancel my/our applications containing information that is incorrect or misleading even after you have made the provisional allotment. In such cases, you will refund to me/us, without any interest, all amounts received from me/us till the date of rejection/cancellation after deducting 10% (ten percent) of the Total Consideration as penalty.
10. The layout plans and building plans, specifications of buildings, complex and apartment are tentative and are subject to change/variation as your discretion and/or for obtaining the approval of the concerned authorities. The layout of the plans, roads, windows, doors, etc. will vary from block to block. You may affect such variations, additions, alterations, deletions, and/or modifications therein as you may at your sole discretion deem appropriate and fit or as may be directed by any competent authority. The dimensions of the various portions of the individual flats are tentative and may vary due to site conditions and/or technical reasons.
11. The layout plan, as may be amended, modified and approved from time to time, shall supersede the proposed tentative layout plan that has now been made available and the amended/modified plan shall automatically form a part of the Allotment letter and the Agreement for Sale without any further reference.
12. Any changes/alterations/conditions imposed by any competent authority at any stage while approving the proposed layout plans shall be binding on me/us as well as all the other Applicants without the requirement of any approval (formal or otherwise) or consent from me/us for making the changes/alterations/conditions. If an application for provisional allotment of any Apartment is required to be cancelled for such change or plans, you will refund all amounts paid by me/us but without any interest.
13. I/we confirm that the apartment/flat is for my/our personal residence, I/we will not transfer our allotment for 18 calendar months following the date of allotment. After this 'lock-in' period. I/we may transfer the allotment subject to your approval and upon payment of nomination fees of Rs.50/- per square feet of the total saleable area of the apartment to you.
14. I/we will be free to withdraw my/our application and cancel the booking at any time after you issue the provisional allotment letter but before the possession of the apartment is made over. In such a case, you will refund the entire amount paid by me/us to you till the time of such withdrawal/cancellation without any interest but after deduction of 10% (ten percent) of the Total Consideration.

I/we hereby also declare and confirm that:

1. I/we accept and agree to abide by the application guidelines mentioned above, the total consideration and payment schedule as mentioned in this Application Form.
2. I/we have clearly understood that this application form for provisional allotment will not make me/us entitled to final allotment of any apartment even after you acknowledge the receipt of the Application money and/or issue the Allotment letter for an Apartment.

3. I/we further confirm that the application will be binding only after I/we accept, sign and return the agreement for sale and standard byelaws of the project, as per the standard format as may be provided by you and that the allotment shall become final only upon my/our fulfillment of all the conditions set out in the allotment letter, the Agreement for Sale, the standard byelaws of the project and the full and final payment thereunder.
4. I/we further agree to sign and execute necessary documents as and when required by you.
5. If, however, I/we fail to execute and return the allotment letter/agreement for sale within the period prescribed by you, the allotment may be treated as cancelled at your sole discretion and I/we will be entitled to refund of the amounts paid by me after deducting 10% (ten percent) of the Total Consideration.
6. In the event I am/we are allotted the apartment I/we unconditionally agree to pay all sums due in terms of the price and Payment Schedule within the due dates of their payments as set out in the Allotment Letter and/or the Agreement for Sale and not dispute the cancellation, if made at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Agreement for Sale.
7. I/we hereby give my/our irrevocable consent to become a member of the body of the owners/occupiers/transferees of the apartments in the project to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and byelaws and execute necessary documents as and when required in conformity with the requirements stipulated by you.
8. I/we solemnly declare and undertake to use the apartment to be allotted to me/us for residential purposes only.
9. I/we solemnly declare and undertake that I/we shall nominate one or more persons (the "nominees") at the time of issuance of the Allotment Letter, in the event of death of single Allottees. The nominees for all purposes shall become liable for all the obligations of the deceased allottee, including being liable to make all the payments that the deceased allottee would have made, and only after making all the payments will the nominees become entitled to ownership of the apartment nominated in his/her/their favour and/or be entitled to the payments the deceased allottee would have received in case of cancellation of the allotment.
10. I/we hereby take the responsibility of informing you of my/our change of address (if any) and take full responsibility of any liability arising out of the change of address not being informed to you.
11. I/we hereby solemnly declare that all the foregoing statements are true to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/we also undertake to inform you of any future changes related to the information and details shown in the Application Form.
12. I/we have signed the application hereinafter having read and understood its meaning and purpose and hereby confirm and accept that all previous application form/papers signed/delivered by me to you for the apartment, if any shall stand void and cancelled after signing and delivering this Application Form to you.
13. I/we hereby confirm and declare that this application is a request and final contract to take place only when Agreement for Sale is executed. The agreement for sale will be such as prepared by you/your advocates and I/we hereby undertake to accept the same and this acceptance is voluntary and without any pressure or coercion on your part. The Agreement for Sale shall supersede all oral or written understandings, representations, etc. that may have been contained in any documents/papers/flyers/brochures etc.
14. I/we hereby further confirm and acknowledge that:-
 - i. I/we have inspected the title in respect of the property and are fully satisfied in support thereof.
 - ii. That I/we have also understood the terms and conditions of the development agreement and the right of the developer to accept the application.
 - iii. I/we have inspected the plan and acknowledge that the same is liable to be altered or modified.
 - iv. I/we have satisfied myself/ourselves as to the location, specifications, views, etc. of the apartment and the total area to form part of the same.

Thanking You,

Yours Faithfully,

Signature of Sole/First Applicant

Name:

Place:

Date:

Signature of Joint Applicant

Name:

Place:

Date:

ANNEXURE - 1

PAYMENT SCHEDULE & EXTRA CHARGES

Application Money	1,00,000/-
<hr/>	
Booking Amount:	
Within 15 days from Date of Application (Less: Application Money)	10%
<hr/>	
Within 15 days from Date of Booking	10%
<hr/>	
On completion of piling	10%
<hr/>	
On 1st floor slab casting	10%
<hr/>	
On 4th floor slab casting	10%
<hr/>	
On 6th floor slab casting	10%
<hr/>	
On 8th floor slab casting	10%
<hr/>	
On 10th floor slab casting	10%
<hr/>	
On completion of brickwork	10%
<hr/>	
On possession	10%

Maintenance deposits for 1 year: Rs. 24/- per sq. ft.

Sinking Fund: Rs. 25/- per sq. ft.

HT/LT connection: Rs. 50/- per sq. ft.

Generator installation charges: Rs. 20,000/- per KVA (Rs. 10,000/- for every extra KVA)

Club/amenities charges: Rs. 50/- per sq. ft.

Legal charges: Rs. 20/- per sq. ft. (50% on agreement & 50% before registration of the unit)

Signature of Sole/First Applicant

Name:

Place:

Date:

Signature of Joint Applicant

Name:

Place:

Date: