

Application No: _____

Date: __/__/__0

APPLICATION FORM

FOR STRAND

At

RENAISSANCE

A PROJECT BY

SHRACHI BURDWAN DEVELOPERS PVT LTD.

APPLICATION FORM**Shrachi Burdwan Shrachi Developers Pvt. Ltd.**

Shrachi Tower

686 Anandapur Road

8th Floor

Kolkata

Please read the following instructions carefully before filling this Application Form.

1. Please use block letters while filling this Application Form.
2. Kindly ensure that the Application Form is complete in all respects and duly signed by the applicant (s) (the “Applicant”).
3. Please ensure that the Pay- in- Slip and the bank draft are submitted together with this Application Form.
4. Please note, that this Application Form is to be submitted at the Shrachi Burdwan’s office situated at Shrachi Tower 686 Anandapur Road 8th Floor Kolkata 700 107, or at the office of Burdwan Development Authority situated at New Administrative Building 5th Floor, Burdwan 713 101
5. The Applicant has applied for provisional allotment of a “Plot with a Bungalow that has a common wall with an adjacent bungalow” with full knowledge of all the laws/notifications and rules applicable to this area in general and this Township in particular which have been explained by Shrachi Burdwan and or its agents and understood by him/her.
6. The Applicant has satisfied himself/herself about the interest and title of Shrachi Burdwan in the land on which the said Township is proposed to be developed / is being developed, and has understood all limitations and obligations in respect thereof. The Applicant agree(s) that there will not be any further investigations or objections by him/her in this respect.

7. Shrachi Burdwan is offering Bungalows of different types but with a common wall with another bungalow as envisaged in the Brochure
8. Allotments of the Bungalows of different types of Bungalows will be on "first come first served" basis.
9. The Applicant wishing to book a "plot with bungalow" as shown in the Brochure will be required to first select the type of bungalow. He/ she will thereafter check the availability status of such Bungalows from Shrachi Burdwan's office. and then select the suitable bungalow for the same.
10. On confirmation of the same the Applicant will fill the Application Form and accompany the same with a bank draft or pay order drawn in favour of the Shrachi Burdwan Developers Pvt. Ltd on any bank in Kolkata or Burdwan for an amount required to be paid at the time of application as set out in the Price and Payment Schedule attached hereto ("Part Earnest Money"). In the event that the Application Form is not accompanied by the said Part Earnest Money, the provisional blocking of the Plot with bungalow shall be cancelled by Shrachi Burdwan.
11. The completed Application Form duly filled and signed by the Applicant along with the Part Earnest Money, the Pay in Slip contained in the Brochure, should be submitted at Shrachi Burdwan's office situated at Shrachi Tower 686 Anandapur Road 8th Floor Kolkata 700 107, or at the site office of Renaissance.
12. Shrachi Burdwan will acknowledge receipt of the bank draft / pay order by signing and returning one counterfoil (Applicant's copy) of the Pay in Slip. The receipted counterfoil of the Pay in Slip may be treated as the acknowledgement of the receipt of remittance as well as of the completed Application Form. The original Pay in Slip is to be retained by the Applicant. The Applicant will be at liberty to cancel the booking within 10 (ten) days from the date of signing of the Application form without payment of any cancellation charges. In case of such cancellation, the entire application money will be refunded without any interest. Cancellation beyond such period will attract necessary cancellation charges as per the terms of the contract and RERA.

Salient Features of Renaissance

- (i) Burdwan Development Authority ("BDA") is the owner of more or less 254.74 Acres of land (the "Land") situated in Mouzas

Goda, Kantrapota, Nababhat and Isufabad, in P.S. and District Bardhaman.

- (ii) BDA had executed a Memorandum of Understanding dated 8th March, 2006 (the "MOA"), with Bengal Shrachi Housing Development Ltd ("Bengal Shrachi") for development of the Land
- (iii) Bengal Shrachi then floated a company named "Shrachi Burdwan Developers Private Limited" ("Shrachi Burdwan") primarily for developing the Township, which has been christened "Renaissance" and to which BDA has consented.
- (iv) By a lease dated 27th August, 2010 registered with the A.D.S.R. Burdawan, on 28th September, 2010 in Book No.I, CD Volume No. 23, Pages 4726 to 4762, being No. 07889 for the year 2010 BDA has granted lease of the entire Land to Shrachi Burdwan for a period of 99 years, with the entitlement to Shrachi Burdwan to renew the same for subsequent periods of 99 years each with all other terms remaining the same and the right to the Company to assign, sub-lease or sub-let the Land or any part or portion thereof. for a period of 99 years, with the entitlement to the Company to renew the same for subsequent periods of 99 years each with all other terms remaining the same and the right to the Company to assign, sub-lease or sub-let the Land or any part or portion thereof.
- (v) Renaissance will have several phases which will contain plots, residential group housing, commercial, retail etc. The township as also its phases will be developed in zones. The tentative layout plan of one such phase (hereinafter called SPRINGDALE) is also depicted in the Brochure.
- (vi) Shrachi Burdwan is now launching **The Strand**, on a portion of the Land earmarked for the same and consisting of various cluster of bungalows.. (The tentative layout plan of **The Strand** is also given in the Brochure).
- (vii) The Applicants will be first required to choose the type of Bungalows as per their availability of the Bungalows Shrachi Burdwan shall endeavor to hand over the Plot with Bungalow, to the Applicant within a period of 24 months from the date of receipt of the duplicate Allotment Letter and / or the date of the

approval of all the Sanctions for constructing the bungalow, whichever is later, with a further grace period of 6 months at the end of the aforesaid 24 months.

- (viii) The types of Bungalows are shown in the Brochure.
- (ix) It is specifically made clear that the layout plans and specifications as shown in the Brochure are tentative, subject to approval of the appropriate competent authority and may be changed by Shrachi Burdwan and all such changes will be binding on the applicant without any demure.
- (x) It is further clarified that this application is confined and limited in its scope only to the Plots with a Bungalow in **The Strand** in accordance with the plan(s) to be approved by all concerned authorities. Shrachi Burdwan has also clarified to the Applicant that the proposed tentative layout plan in the Brochure also comprises of areas intended to be used for other purposes such as retail, school, commercial, Group housing etc., However, such areas intended to be used for other purposes are in no way, directly, indirectly or in any manner whatsoever, connected to this Application.
- (xi) The Brochure is merely to acquaint the Applicant with the overall picture of the development that may take place, and that such tentative description of the overall development plan is not intended to convey to the Applicant any impression of any right, title or interest in any of the zones to be developed in or about the land(s) falling outside **The Strand** specifically earmarked for the construction/development of the **The Strand** which is the subject matter of this Application.
- (xii) That the applicant shall have to construed with all the current and future applicable law which shall be in force without any demur.

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Dear Sir,

I/we request that I/we may be provisionally registered for allotment of a residential "bungalow having a common wall with an adjacent bungalow" in **The Strand** in the Township known as Renaissance to be developed by you at Burdwan

I/we have remitted herewith in your favour the sum of Rs...../-
(Rupees.....)drawn on
.....Bank Draft No.....
Datedtowards the payment of Part Earnest Money only.

I/We accept and agree to abide with the term and conditions set out herein and the 'Price and Payment Schedule' as prescribed by you. The terms are as follows:

- (i) That I/we agree to sign and execute the necessary documents as and when desired or required by you.
- (ii) That I/we have clearly understood that the provisional allotment of the Bungalow having a common wall with another bungalow shall be made only on realization of the Part Earnest Money, and subject to the compliances of the terms and conditions of the Allotment Letter and its accompanying documents which you will issue later.
- (iii) That I/we have clearly understood that 10% of the Total Price of the Bungalow having a common wall with another bungalow shall be treated as Earnest Money to ensure fulfillment, of the terms and conditions as contained in the Allotment Letter and its accompanying documents, and that the same may be forfeited for any default or breach of any of the terms and conditions of the Allotment Letter and/or its accompanying documents.
- (iv) That I/we hereby agree to sign and return the Allotment Letter along with its accompanying documents within the time that will be stipulated in the Allotment Letter.
- (v) That I/we hereby declare that I/we am/are aware that you may reject any application without assigning any reason whatsoever.
- (vi) That I/we hereby declare that I/we are aware that if our Application is incomplete or deficient in any respect and/or not accompanied with the requisite remittance and/or documents the same is liable to be rejected even if so detected at a latter date during detailed scrutiny.

- (vii) That I/we hereby declare that I/ we are aware that if the information in the Application Form is found false or misleading or incomplete, you may reject the allotment at any stage, provisional or otherwise. If such rejection and/or cancellation is made before issuance of the Allotment Letter, the Part Earnest Money paid shall be forfeited and if, after the issuance of the Allotment Letter, the entire Earnest Money will be forfeited but all other the installments paid till that date in accordance with the Price and Payment Schedule will be refunded without interest.
- (viii) That I/we have clearly understood that this Application Form does not constitute an agreement to transfer and I/we will not become entitled to the provisional and/or final allotment of the "Plot with Bungalow", not withstanding the fact that you may have acknowledged the receipt of the Part Earnest Money.
- (ix) With the exception of Clauses (v), (vi), (viii), (ix), (x), (xii) and (xiii) above [PI check the nos of these clauses after the proposed deletion of some of the clauses], I/we further confirm that this application will be binding only after I/we sign and execute and return the Allotment Letter along with all its accompanying documents , on the standard format to be provided by you and further, that the allotment shall become final upon you, on my/our fulfilling all the conditions set out in the Allotment Letter and in the accompanying documents.
- (x) That if I/we fail to execute and return the Allotment Letter along with the payments payable; within the period set out in the Allotment Letter, the allotment may be treated as cancelled at your sole discretion and in the event of such cancellation, the entire Part Earnest Money paid by me/ we will be forfeited by you.
- (xi) That I/we am/are aware that if I/ we wish to withdraw the booking of the Plot with a Bungalow having a common wall with another bungalow at any time before you issues the Allotment Letter, you will be entitled to forfeit the entire Part Earnest Money.
- (xii) That I shall abide by all the applicable law for the time being in force and amendment thereto if any.
- (xiii) That I/we am/are making this application with the full knowledge that the plans for the township in which I/we am/are applying for the Plot with a Bungalow having a common wall with another bungalow is located are not yet sanctioned by the competent authority.

Please affix a recent passport size photograph
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I. FIRST APPLICANT

Mr./Mrs./Ms/ M/S.....

S/W/D of.....

Authorized Signatory/ Guardian's Name (If Minor).....

Nationality..... Date of Birth

Anniversary Date.....Date of Birth of Spouse.....

Occupation: Service () Professional () Business ()

Student () House Wife () Any other.....

Residential status: Resident/Non-Resident/Person of Indian Origin/ Others
..... (Please specify)

MAILING ADDRESS (In case of a company please provide the address of the registered office)

.....

City_____ Pin_____ Country_____

PERMANENT ADDRESS

.....

City_____ Pin_____ Country_____

Phone:.....ISD/STD Code.....

OFFICE NAME & ADDRESS

.....

City_____ Pin_____ Country_____

Contact No.:

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

Fax.....E-Mail.....

PAN.....Ward/Circle/Range (where assessed).....

II. SECOND APPLICANT

Please affix
a recent
passport
size
photograph

Mr./Mrs./Ms/ M/S.....

S/W/D of

Authorized Signatory/ Guardian's Name (If Minor).....

Date of Birth..... Nationality.....

Date of Birth of Spouse.....Anniversary Date.....

Relationship with the First Applicant

Occupation: Service () Professional () Business ()

Student () House Wife ()

Any other.....(Please specify)

Residential status: Resident/Non-Resident/ Person of Indian Origin Others
..... (Please specify)

MAILING ADDRESS (In case of a company please provide the address of the registered office)

.....

.....

City _____ Pin _____ Country _____

PERMANENT ADDRESS

.....

City _____ Pin _____ Country _____

Phone:.....ISD/STD Code.....

OFFICE NAME & ADDRESS

.....
 City _____ Pin _____ Country _____

Contact No:

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

Fax.....E-Mail.....

PAN.....Ward/Circle/Range (where assessed).....

PLOT with BUNALOW PREFERENCE

(i) Plot No..... (ii) Road Name.....

(iii) Bungalow Type..... (v) Area..... Sq.Ft.(Approx.)

PAYMENT PLAN OPTED
☐

Down ↑

☐

Installment ↑

DECLARATION BY APPLICANT

1. I/we hereby solemnly declare that all the foregoing facts are true and to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/we also undertake to inform the Shrachi Burdwan of any future changes related to the information and details shown in this Application Form.
2. I/we also declare that I/we have read and understood the contents of all brochures, leaflets, inserts and terms and conditions and other information stated in the Brochure which form an integral part of this Application Form, including the statement of area, number of Plots offered and Price List and Payment Schedules. By signing this Application Form, I/we do hereby solemnly accept we shall execute all documents as required by Shrachi Burdwan without demure
3. I/we, unconditionally agree to pay all the dues (in case I/we are allotted any Bungalow in terms of the Price and Payment Schedule) within the period set out in the Allotment Letter failing which the allotment made against my application may stand cancelled as per the terms of the accompanying 'General Terms and Conditions' to be furnished to us along with the Allotment Letter, at the Shrachi Burdwan's sole discretion.
4. I/we hereby give my/our irrevocable consent to become member of a body of the owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and bye laws and execute necessary documents as and when required.
5. I/we have signed this Application Form after having read and understood what is written hereinabove.
6. I/ We do solemnly declare that I/We want and shall use the Plot with Bungalow (applied for) for residential purposes only.

Signature of Sole/First Applicant

(Please sign within the space provided)

Place:

Date:

Signature of Joint Applicant

(Please sign within the space provided)

Place:

Date:

FOR OFFICE USE ONLY

- (i) Application status : Acceptance/ Rejected
- (ii) Provisional allotment of Plot with Bungalow.....
- (iii) Plot Size Name of Road.
- (iv) Bungalow Type.
- (v) Price of plot with Bungalow.....
- Payment Plan: Down () or Installment ()
- (vi) Type of Account: SB/CA
- (vii) Part Earnest Money received vide R/No.
- Rs..... (Rupees.....)
- (viii) Mode of booking: Direct/ Broker (if Broker: Name and Address with Stamp)
-
- (ix) Special instructions /remarks:

(Authorized Signatory)

(Date)

Application No: _____

Date: __/__/__0

PLEASE USE BLOCK LETTERS
SHRACHI'S COPY

Pay-In-Slip

□□ □□ □□

D D M M Y Y

SHRACHI BURDWAN-STRAND

Applicant's name _____

Application Form No. _____

BANK	BRANCH	CITY	PAY ORDER/ DEMAND DRAFT NUMBER & DATE	AMOUNT (in Rs)						

Total:

Rupees in words _____

_____ Deposited by _____ towards
payment of Part Earnest Money in accordance with the Price and Payment Schedule
enclosed in the Brochure

This Pay-in-Slip is merely an acknowledgment of the receipt of the aforesaid bank draft.
The receipt of the Part Earnest Money is subject to clearance from the relevant bank.

PLEASE USE BLOCK LETTERS.
APPLICANT'S COPY

Pay-In-Slip

□□ □□ □□

DD MM YY

SHRACHI BURDWAN –STRAND

Applicant's name _____

Application Form No. _____

BANK	BRANCH	CITY	PAY ORDER/ DEMAND DRAFT NUMBER & DATE	AMOUNT (in Rs)							

Total:

Rupees in words _____

_____ Deposited by _____ towards
 payment of Part Earnest Money in accordance with the Price and Payment Schedule
 enclosed in the Brochure. This Pay-in-Slip is merely an acknowledgment of the receipt of
 the aforesaid bank draft. The receipt of the Part Earnest Money is subject to clearance
 from the relevant bank.