



ORBIT
URBANPARK



APPLICATION FORM



(Please fill in relevant portions in full in BLOCK letters and strike out portions that are not applicable.)

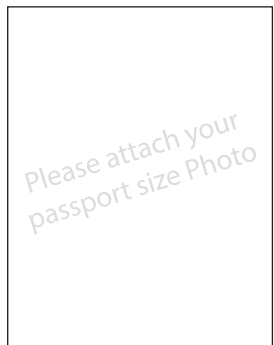
Commercial Block

To
RDB Anekant Orbit Properties Pvt. Ltd
8/1, Lal Bazar Street, 1st Floor, Room No.- 10
Kolkata - 700 001

Date _____

Sir/Madam,

Applicant(s) request that I/We, be considered for provisional allotment of a Unit at **“Orbit Urban Park”**, being developed at **IIF - 0005, PLOT NO.- II, F/5, BLOCK - II F, ACTION AREA - II, NEW TOWN, RAJARHAT, KOLKATA** by RDB Anekant Orbit Properties Pvt. Ltd



A. SOLE/FIRST APPLICANT

1. Full Name: Mr./Ms./Mrs./Dr.

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

3. Natural Guardian (In case of minor):

4. Date of Birth (DD/MM/YYYY):

5. Nationality:

6. Occupation

Employed-Sector/Industry

Self-Employed/Profession

Business-Sector/Industry

Housewife Student Others (Please specify).....

7. Residential Status

Resident Non-Resident** Foreign National of Indian Origin**

Others (Please specify)

****For Non-Residents/Foreign National of Indian Origin**

Current country of residence

Principle Bank & A/c No. held in country of residence

8. **Marital Status** Married Unmarried

9. Date of Marriage (DD/MM/YYYY)

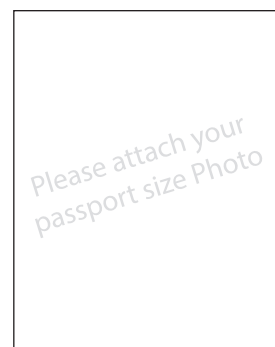
Signature of Sole/First Applicant

Signature of Joint Applicant(s)

10. Permanent/Registered Office Address.

 State
 PO. PS. Dist.
 PinOffice Res.
 Mobile Email

11. Correspondence Address (If different from permanent address)
State
 PO. PS. Dist. Pin
 12. IT PAN No. (Attach Copy) Aadhaar No.
 13. Passport No./PIO Card No./OCI Card No. for other than residents (Attach Copy)



B. JOINT APPLICANT

1. Full Name: Mr./Ms./Mrs./Dr.
 2. Father's/Husband's Name: Mr.
 3. Date of Birth (DD/MM/YYYY): 4. Nationality:
 5. Relationship with First Applicant:

6. Occupation

- Employed-Sector/Industry
- Self-Employed/Profession
- Business-Sector/Industry
- Housewife Student Others (Please specify).....

7. Residential Status

- Resident Non-Resident** Foreign National of Indian Origin**
- Others (Please specify)

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

8. Permanent Address
 State
 PO. PS. Dist.
 Pin Office Res.
 Mobile Email

9. IT PAN No. (Attach Copy) Aadhaar No.

10. Passport No./PIO Card No./OCI Card No. for other than residents (Attach Copy)

C. APPLICANT DETAILS (COMPANY)

Company/Firm/HUF.....
 Constitution Proprietorship Partnership HUF Pvt. Ltd Co./Ltd Co./LLP
 Income Tax/PAN/GIR No. Registration No.
 Registered Office Address

 PS. City Pin
 State Country
 Phone 1 Phone 2
 Mobile Email

Correspondence Address

 City Pin State Country
 Phone 1 Phone 2
 Mobile Fax

Represented by Nationality
 Father's/Husband's Name: Mr. Designation
 Permanent Address

 City Pin State Dist.
 Country Contact No. Email

KYC DOCUMENTS PROVIDED

Proprietorship

- Trade License
- Pan Card
- Voter ID
- Passport
- Aadhaar
- Driving License

 Signature of Sole/First Applicant

 Signature of Joint Applicant(s)

Partnership Firm

Partnership Deed Partner’s Resolution Copy Pan Card of Partnership Firm

HUF

Pan Card of Karta HUF Trade License of HUF HUF Deed

Pvt. Ltd Co./Ltd Co./LLP

Pan Card Incorporation Certificate Memorandum & Article of Association

LLP Agreement Board Resolution Copy KYC of Authorized Signatory GST Certificate

** Self Attestation or Company Stamp & Sign are required wherein necessary

D. UNIT DETAILS

Floor No. Block/Tower Unit No.

Super Built-up Area (sq.ft) Built-up Area (sq.ft)

Carpet Area (sq.ft) Terrace Area (sq.ft)

Mechanical Car Parking - Open/Basement (Nos.) Open Parking (Nos.)

Basement Parking (Nos.) Podium Covered (Nos.)

Ground Cover Dependent/Independent Parking (Nos.)

EV Charging: Yes No. Amount (Rs.)

Total Consideration (in Rs.)

(In words)

Loan Required: Yes/No. Preferred Financial Institution

Applicant(s) enclosed herewith Cheque/Pay Order/DD No.Dated

Drawn onfor Rs.

(Rupees only)

In favour of “RDB Anekant Orbit Properties Pvt. Ltd” as application money for provisional allotment.

Note: GST will be payable extra. The above payment is exclusive of GST.

Applicant(s) declare that the information supplied by me/us in this form is correct and undertake to inform RDB Anekant Orbit Properties Pvt. Ltd of any future changes related to the information.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

E. TERMS AND CONDITIONS

- a) This is an IT/ITES building.
- b) The Applicant(s) has/have fully understood the development scheme as envisaged by the Developer.
- c) This Application Form is only a request of the Applicant(s) for the allotment of the Unit and does not create any right or interest, whatsoever or howsoever in the Applicant(s) and is subject to compliance and performance of all terms and conditions and obligations of payments and other requisites as mentioned herein and/or allotment letter (as defined below) and/or the agreement for sale (as defined below) and/or any other document that may be executed from time to time.
- d) Notwithstanding the fact that the Developer may have issued an acknowledgement by way of a receipt for the money tendered with this Application Form ("Application Money"), the Applicant(s) has/have clearly understood that this Application Form is only a request of the Applicant(s) for the allotment of the Unit and does not constitute a final allotment or an agreement and the Applicant(s) is/are not vested with any right, interest or entitlement in or over the Unit, until a formal agreement for sale ("Agreement for Sale") is executed by the Developer in favor of the Applicant(s) under the applicable laws. The term "allot" or "allotment" or "Allotment Letter" wherever included in the Application Form shall always mean "provisional allotment" and shall remain as such until the Agreement for Sale is executed by the Developer in favour of the Applicant(s).
- e) The Developer, at its absolute discretion, shall be entitled to reject this Application Form for reasons not attributable to the Applicant(s) before issuing the Allotment Letter (as defined below). In this case, the Application Money or any other amounts paid by the Applicant(s) shall be refunded to the Applicant(s) source account without interest and without any liability towards costs/losses/damages etc. or any further claim or right accruing to the Applicant(s). The refund of the monies as mentioned in the foregoing shall be construed as sufficient discharge of all obligations of the Developer under the Law or otherwise. It is clarified that encashment of cheque/demand draft received or any direct electronic money transfer from the Applicant(s) shall not amount to acceptance of this Application Form.
- f) Upon the Developer deciding to allot the Unit in favour of the Applicant(s), the Developer will send the intimation thereof to the Applicant(s) to pay the balance amount of the Booking Money (as defined below). Upon receipt of the entire Booking Money (as defined below), the Developer shall issue an allotment letter ("Allotment Letter") thereby provisionally reserving the Unit in favor of the Applicant(s) which shall be subject to compliance of the terms and conditions by the Applicant(s) as mentioned therein. Notwithstanding the fact that the Developer may have issued the Allotment Letter, the Applicant(s) has/have clearly understood that the Allotment Letter is only confirming provisional reservation of the Unit in favour of the Applicant(s) and the Applicant(s) is/are not vested with any right, interest or entitlement in or over the Unit until the Agreement for Sale is executed by the Developer in favour of the Applicant(s) under the applicable laws. However, the allotment shall be subject to the timely payment of the sale consideration and all other necessary amounts on the respective due dates in accordance to the terms and conditions as stated in the Agreement for Sale.
- g) The term Booking Money would mean 10% (ten percent) of the total sale consideration ("Booking Money") which shall include the Application Money.
- h) The term earnest money shall mean 10% (ten percent) of the total sale consideration ("Earnest Money"), which shall include Booking Money.
- i) All outstanding amounts payable by any party under this transaction to other shall carry such applicable interest at the rate of SBI PLR + 2% from the date they fall due till date of receipt/realization of payment by the other party. Any overdue payments so received will be first adjusted against interest then towards statutory dues and subsequently towards outstanding principal amounts.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

E. TERMS AND CONDITIONS

- j)** The Applicant(s) agree(s) to execute the Agreement for Sale in respect of the Unit in the format provided by the Developer within 21 days from the date of Allotment Letter. If the Applicant(s) fail(s) to execute the Agreement for Sale as aforesaid within the stipulated period, the Developer shall without prejudice to any other rights that the Developer may have in that behalf be entitled to cancel the provisional allotment and forfeit the amount paid subject to maximum of Earnest Money. Balance sum, if any, shall be refunded without interest upon such cancellation, subject to deduction of applicable taxes. For the sake of clarity, the interest and/or taxes paid on the sale consideration shall not be refunded upon such cancellation.
- k)** In the event this Application Form is withdrawn/cancelled by the Applicant(s) after his/her/their/its acceptance but before entering into an Agreement for Sale, the Developer shall be entitled to forfeit the amount paid subject to maximum of Earnest Money. Balance sum, if any, shall be refunded without interest upon such cancellation, subject to deduction of applicable taxes.
- l)** Due to any operation of law or any statutory order or otherwise, if a portion of the Project or the entire Project is discontinued or modified resulting in cancellation of allotment, then the Applicant(s) affected by such discontinuation or modification will have no right of compensation from the Developer in any manner including any loss of profit. The Developer will, however, refund all the money received from the Applicant(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
- m)** The Applicant(s) has/have applied for allotment of the Unit in the Project with full knowledge of the laws, notifications, rules and regulations applicable to the Project and agrees, undertakes and covenants to abide by the terms hereof as well as Allotment Letter and the Agreement for Sale (when executed) and applicable laws.
- n)** The Applicant(s) shall not be entitled to transfer/assign his/her/their/its interest in the Unit in favour of any third party unless (i) 15 months have expired from the date of execution of Agreement for Sale (ii) Consideration is paid as per the payment schedule and the Applicant(s) has/have obtained prior written consent of the Developer. The Developer reserves the right to allow such transfer at its sole discretion on payment of transfer/nomination charges. On such transfer recorded/endorsed by the Developer, the Applicant(s) along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Application Form/Agreement for Sale. The Applicant(s) shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/assignment.
- o)** In case of cancellation/withdrawal/termination of this Application Form/Allotment Letter/Agreement for Sale, all documents executed/received by the Applicant(s) in furtherance thereto shall stand cancelled/terminated for all intents and purposes and the Applicant(s) shall return all documents (in original) to the Developer.
- p)** All correspondences will be made with the Applicant(s) at the permanent address/addresses for correspondence (mentioned above) and/or on the e-mail address provided by the Applicant(s) and to the Developer at the address indicated by the Developer. In the event the Applicant(s) change their address, the same shall be informed to the Developer and an acknowledgement shall be obtained from the Developer acknowledging such change. In the event of there being multiple applicants, all communication will be sent by the Developer to the first Applicant as mentioned in this Application Form and the same shall for all purposes be considered as served on all Applicant(s).
- q)** The Applicant(s) is/are fully conscious that it is not incumbent on the part of the Developer to send reminders/notices in respect of their obligations as set out in this Application Form including but not limited to their obligation to pay the amounts due to the Developer.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

E. TERMS AND CONDITIONS

- r) In the case of joint Applicant(s) of the Unit, unless a duly executed instruction by all such joint Applicant(s) is provided to the Developer at the time of termination, all payments/refund to be made by the Developer to the Applicant(s) under the terms of this Application Form/the Allotment Letter/the Agreement for Sale, upon termination, shall be made to the first mentioned Applicant, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such Joint Applicant(s).
- s) The Developer will not entertain any requests for modification in the internal layouts of the apartments and external facades of the tower.
- t) The Applicant(s) hereby agree that in case the Applicant(s) cancel(s)/terminate(s) the Agreement for Sale and/or he/she/they/it fail(s) to respond and/or neglect(s) to take possession of the unit within the time stipulated by the Developer in the letter for Intimation of Possession, then the Developer shall be entitled and hereby reserves its right to forfeit the Earnest Money received by the Developer towards the Unit along with interest chargeable on default in payment of instalments (if any), applicable taxes and any other charges/amounts in accordance to the terms and conditions as stated in the Agreement for Sale. The Applicant(s) further agree and acknowledge that the Developer's obligation of delivering possession of the Unit shall come to an end on the date of expiry of the letter for Intimation of Possession and that subsequent to such date the Developer shall not be responsible and/or liable for any obligation towards the Applicant(s) for the possession of the Unit in accordance to the terms and conditions as stated in the Agreement for Sale.
- u) The Applicant(s) are required to pay the GST and other taxes as applicable from time to time.
- v) For any dispute arising out of this Application Form, the courts of Kolkata will have their jurisdiction only.
- w) In case of any changes in the prevailing statutory laws, the same would effect all terms, conditions as stated in this Application Form and other ancillary documents.

F. DECLARATION

- a. I/We acknowledge, agree and undertake that I/We shall neither hold the Developer or any of its sister concerns/affiliates liable/responsible for any representation(s)/commitment(s)/offer(s) made by any third party to me/us nor make any claims/demands on the Developer or any of its sister concerns/affiliates with respect thereto.
- b. All the above information provided by me/us is/are true and nothing has been concealed or suppressed.
- c. I/We undertake to inform the Developer promptly of any changes to the above information and particulars furnished by me/us.
- d. I/We have fully read and understood the terms and conditions and do hereby solemnly agree, undertake and covenant to abide and be bound by them and also by the area, sale consideration, estimated other charges and payment terms as set out herein.
- e. I/We have sought detailed explanations and clarifications and after giving careful consideration to all facts, terms and conditions, I/We have signed this Application Form and remitted the amount payable thereof fully conscious of my/our rights, liabilities and obligations.
- f. In addition to the sale consideration, estimated other charges, I/We agree and undertake to pay the following amounts as and when demanded by the Developer, towards: -
 - i. All taxes, levies, duties, cesses, charges (whether applicable/payable now or become applicable/payable in future) including but not limited to TDS and/or goods and services tax (GST) and its effect in respect of the Unit and/or the transaction contemplated herein and/or in respect of the sale consideration and/or the other amounts payable by me/us.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

F. DECLARATION

- ii. All costs, charges and expenses including but not limited to stamp duty, registration charges and/or incidental charges in connection with any of the documents to be executed for the sale of the Unit including on this Application Form and/or the Allotment Letter and/or the Agreement for Sale as per the provisions of applicable Laws, prevailing at the relevant time and the rules made there under, as may be applicable at the relevant time shall be borne and paid by the Applicant(s) as and when demanded by the Applicant(s).
- g. I/We confirm that I/We are submitting this Application Form for allotment of Unit in the Project after understanding the entire manner and scope of development to be undertaken in the Project, including the details of the Carpet Area, Common Areas and Facilities being provided, without relying on any of the publicity materials/advertisements published in any form or any channel by the Developer or any third party in the past. I/We acknowledge that I/We have not relied upon the interiors depicted/illustrated in the presentation and understand that the same is shown only as a suggested layout without any obligation on the part of the Developer to provide the same.
- h. I/We have taken the decision to purchase the Unit in the Project out of our own free will, based solely upon the information provided along with the document enclosed, after giving careful consideration to the nature and scope of the entire development explained to me/us in person including the disclosures contained herein.
- i. Save and except the information/disclosure contained herein I/We confirm and undertake not to make any claim against the Developer or seek cancellation of this Application Form/Allotment Letter/Agreement for Sale or refund of the monies paid by us by reason of any thing contained in other information/disclosure not forming part of this Application Form/Allotment Letter/Agreement for Sale including but not limited to publicity material/advertisement published in any form or in any channel.
- j. I/We confirm that receipt by you of this application and the said amount of Rs. shall be deemed to be accepted by you for provisional allotment to me/us of any Unit.
- k. Only courts in Kolkata will have jurisdiction for any dispute which arises from this Application Form.
- l. If there is any change in statute or applicable state law(s) the same would effect all conditions stated in this form.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

G. PAYMENT SCHEDULE

PARTICULARS	AMOUNT/PERCENTAGE
On Application / Booking Money	10%
On or before Agreement	10%
	50% of Legal Charges
On Commencement of Piling Work	10%
On Commencement of Basement	10%
On Commencement of Ground Floor	10%
On Commencement of 2nd Floor	10%
On Commencement of 4th Floor	10%
	50% of Legal Charges & 50% of Other Extra Charges
On Commencement of 6th Floor	10%
On Commencement of 8th Floor	10%
On Commencement of Ultimate Roof	5%
	50 % of Other Extra Charges
On Notice for Possession	5%
	100 % of Deposits

H. EXTRA CHARGES

PARTICULARS	AMOUNT
Legal Charges	0.5% of the Total Consideration
WBSEB Transformer & Cabling Charges	On Actual
WBSEB Security Charges for Electric Meter	On Actual
VRV Air Conditioning Charges	On Actual
Generator Charges	INR 30,000 / KVA
Association Formation Charges	INR 15,000
Nomination Charges	INR 100 / sq.ft
EV Charging Point	INR 1,00,000
Incidental Charges	INR 10,000

I. DEPOSITS (INTEREST FREE)

PARTICULARS	AMOUNT
Maintenance Deposit	INR 96 / sq.ft
Municipality/NKDA Deposit	To be estimated at the time of Possession
Sinking Fund Deposit	INR 100 / sq.ft

Notes*

- TDS to be paid by the buyer directly to the respective Government Department.
- Bare Shell Units.

Signature of Sole/First Applicant

Signature of Joint Applicant(s)

For Office Use:

Executive Name Signature

Booked through Channel Partner

Scheme/Offer (if any)

Checked By Signature

(In case, joint applicant is more than two, please furnish the respective details)

Annual Income (In Lakhs): 10-15L 15-20L 20-30L Above 30L

Reason for opting the property: End User Investment

i) Favourite Newspaper/App ii) Favourite Magazine

iii) Favourite TV Channel iv) Favourite Radio Channel

v) Favourite OTT Platform

How did you come to know about Orbit Urban Park?

ORBIT URBANPARK

Developers



Office: 1, Garstin Place, Kolkata - 700 001
Project & Marketing Office IIF - 0005, Plot No.- II, F/5, Block - II F, Action Area - II,
New Town, Rajarhat, Kolkata
Email: marketing@orbitgroup.net | Website: www.orbitgroup.net