

Affix First Applicant's  
Photograph

Affix Second  
Applicant's  
Photograph (if any)

**FOR PROVISIONAL BOOKING**

(Strike out portions that are not applicable, incomplete  
Applications, will not be entertained)

RERA Registration No. ....

To,  
.....  
.....

Dear Sir/Madam,

I/We wish to apply for allotment of an Apartment 2BHK  / 3BHK  /4BHK  in your  
project Chittrakatha.

Address: 23, Manik Bandopadhyay Sarani, P.S. and P.O. Regent Park, Kolkata 700040.

Given Below are the required details.

**SOLE/ FIRST APPLICANT**

Please  $\checkmark$  one

<input type="checkbox"/>	Sole Application
<input type="checkbox"/>	Joint Application

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms) .....
2. Father's/Husband's Name:.....
3. Date of Birth : DD  MM  YYYY
4. Nationality; .....

5. Occupation (please  $\checkmark$  one)  Employed  Self-employed  House wife   
 Student  Others (please specify) .....

6. Profession / Nature of business: .....

7. Citizenship status (please  $\checkmark$  one )  Resident Indian  Non-Resident Indian  Person  
 of Indian origin

8. Permanent address: .....  
 PIN.....P.O.....P.S.....City.....  
 .....State.....

9. Address for correspondence: .....  
 PIN.....  
 P.O.....P.S.....City.....State.....

Same as above

E-mail .....

Mobile (1):.....

Mobile (2):.....

10. Please  $\checkmark$  the document attached(photocopy)

IT PAN..... Aadhaar  
 No.....

11. Name of the Applicant/s(other than individuals i.e. Company / Firm etc.)

i).....Date of

Incorporation.....

(ii) Authorized signatory.....

(iii) GSTIN No ..... Pan Card No.....

**SECOND APPLICANT (if any)**

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms) :.....
2. Father's/Husband's Name: .....
3. Date of Birth : DD  MM  YYYY
4. Nationality : .....
5. Occupation (please  $\sqrt$  one) Employed  Self-employed  House wife   
Student   Others (please specify) .....
6. Profession/Nature of business: .....
7. Citizenship status (please  $\sqrt$  one )  Resident Indian  Non-Resident Indian  
 Person of Indian origin
8. Permanent address : .....
- PIN....., P.O....., P.S.....,
- City....., State.....
- E-mail.....
- Mobile (1):.....
- Mobile (2):.....
9. Please  $\sqrt$  the document attached(photocopy)  
 IT PAN..... Aadhaar No.....
10. Relationship with 1<sup>st</sup> Applicant : .....

**THIRD APPLICANT (If any)**

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms) :.....
2. Father's/Husband's Name: .....
3. Date of Birth : DD  MM  YYYY
4. Nationality : .....
5. Occupation (please  $\sqrt$  one) Employed  Self-employed  House wife   
Student   Others (please specify) .....
6. Profession/Nature of business: .....
7. Citizenship status (please  $\sqrt$  one )  Resident Indian  Non-Resident Indian  
 Person of Indian origin

8. Permanent address : .....  
PIN....., P.O....., P.S.....,  
City....., State.....  
E-mail.....  
Mobile (1):.....  
Mobile (2):.....
9. Please ✓ the document attached(photocopy)  
 IT PAN..... Aadhaar No.....
- 10 Relationship with 1<sup>st</sup> Applicant .....
11. If the 1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> applicant is a minor, please furnish proof of age of the minor, along with the name and address of the natural guardian :

Name: .....

Address: .....

Relationship with minor: .....

<p><b>APARTMENT DETAILS:</b></p> <p>BLOCK : ....., FLAT NO ..... FLOOR : .....</p> <p>Carpet Area of the Apartment (Sq. Ft.) .....</p> <p>Balcony Area (Sq. Ft.) : .....</p> <p>Built-up Area of the Apartment (Sq.Ft) : .....</p>
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<p>MLCP open / Covered..... Ground Covered .....</p>
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**COST DETAILS**

Total Unit Price including Car Parking (in Rs.) .....

Total E.D.C. (in Rs.) .....

Total Deposits (in Rs.) .....

**Total** .....a) Mode of payment : Cheque  Draft/Pay order  Wire Transfer  NEFT/RTGS 

(NO CASH PAYMENT ACCEPTABLE)

PAYMENT AGAINST PROVISIONAL BOOKING :

a) Payment Details : Cheque / Draft / Pay order No.....Dated .....

Amount..... (Rupees.....)

Drawn on.....Branch.....

b) RTGS / UTR No.....Dated.....

PAYMENT IN FAVOUR OF "....."

**HOME LOAN**a) Loan/Finance Required: Yes  No 

Preferred Financier.....

Note: .....shall only assist the applicant(s) for procuring home loan from the above mentioned financial institutions on a reasonable effort basis subject to applicant fulfilling all criteria of the respective financial institutions.

If the applicants wishes to avail home loan from any other financial institution then (a) The applicant(s) must approach ..... well in advance in order to ensure timely approval/ sanction / disbursements of their respective loans to avail.(b) shall not be held accountable for delays in sanction of home loans and /or non -approval of the ..... by the aforesaid or any other financial institutions for any reasons whatsoever.

## HOW DID YOU COME TO KNOW ABOUT THE PROJECT?

Existing Customer  News print  Hoarding  Website  E-mail  Channel partners  
 (Name of Channel Partners ..... )  Others (specify)

.....

**TERMS AND CONDITIONS**

1. G.S.T. on Unit @ 5% will be charged which is subject to changes as and when notified by Statuary Authority
2. G.S.T. on EDC @ 18% will be charged which is subject to changes as and when notified by Statuary Authority
3. Applicants will deduct applicable TDS at the time of payment of consideration
4. I/we hereby undertake to pay 10% of the total consideration amount together with applicable GST for confirmation provisional booking within 15 days from the date hereof.
5. I/We here by undertake to get Agreement for Sale registered within 15 days from the date of notice and shall pay necessary stamp duty & fees incidental for Registration of Agreement for Sale. Simultaneously with the execution of Sale Agreement, I/we will grant Power of Attorney in favour of the representative of the promoter/Developer for registration of cancellation of sale agreement, in case of my/our non - payment of instalment for continues delay of 60 (Sixtety) days from the demand of notice of promoter.
6. I/We hereby give my/our unconditional "No Objection" to the Developer for changes in the plan as may be suggested by the architect in the overall project, but without disturbing the planning of the unit, for which application is being made. I/We shall further issue a "No Objection" letter, in this regards if required by the developer,.
7. I/We hereby undertake to pay the cancellation charges as per Real Estate (Regulation and Development) Act, 2016 and/or any other Act/Acts for the time being in force, i.e. booking amount which is equal to 10% of the total consideration value together with any interest due and payable due to our non-payment of instalment on the terms of sale agreement. The refund will exclude all taxes paid by me/us along with consideration amount.
8. I/We hereby undertake to make payments as per your payment schedule and also undertake to pay an interest as per Real Estate (Regulation and Development) Act, 2016 and/or any other Act/Acts for the time being in force on overdue payments, if any.
9. I/we are aware before making this booking that the price negotiated is inclusive of GST input credit benefit that will be available in respect of the unit and I/we undertake that we will not claim any profit in future in this account.

- 10. I/we hereby indemnify the company towards any legal proceedings pertaining to payments/cancellations etc. With regards to terms and conditions.
- 11. Nominations, if any, will be subject to the approval of the company upon payment of 2% of the total consideration amount plus applicable taxes after the lock in period of 12 Months..
- 12. I/We understand and admit that this application form does not create any right in favour of the applicant. The ultimate right in favour of the applicant for the apartment / unit / car parking will be created upon the execution of deed of conveyances.
- 13. Disputes if any would be subject to the courts within the jurisdiction of Kolkata only.
- 14. All taxes existing or new levied by the Govt. will be payable extra by the applicant, without disputing the same.

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Signature of sole/First Applicant	Signature of Second Applicant	Signature of Third Applicant
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Signature of the Authorised Signatory with Seal

Place:..... Date:.....

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For OFFICE USE ONLY

.....	.....
Signature of Sales Executive	Signature of Sales Manager
.....	
Signature of A/Cs Manager	

<b>Payment Schedule and Terms &amp; Conditions - CHITRAKATHA</b>
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***PAYMENT SCHEDULE Of BLOCK A (G+7)***

<b>SL NO.</b>	<b>PARTICULARS</b>	<b>PERCENTAGE OF CONSIDERATION</b>
1	ON APPLICATION	10%
2	ON AGREEMENT	10%
3	ON COMMENCEMENT OF PILLING	10%
4	ON COMMENCEMENT OF GROUND FLOOR CASTING	10%
5	ON COMMENCEMENT OF 2 <sup>nd</sup> FLOOR CASTING	10%
6	ON COMMENCEMENT OF 4 <sup>th</sup> FLOOR CASTING	10%
7	ON COMMENCEMENT OF 6 <sup>th</sup> FLOOR CASTING	10%
8	ON COMMENCEMENT OF ROOF CASTING	10%
9	ON COMMENCEMENT OF BRICK WORK	10%
10	ON COMMENCEMENT OF FLOORING	5%
11	ON POSSESSION	5%

***PAYMENT SCHEDULE Of BLOCK B (G+4)***

<b>SL NO.</b>	<b>PARTICULARS</b>	<b>PERCENTAGE OF CONSIDERATION</b>
1	ON APPLICATION	10%
2	ON AGREEMENT	10%
3	ON COMMENCEMENT OF FOUNDATION	10%
4	ON COMMENCEMENT OF GROUND FLOOR CASTING	10%
5	ON COMMENCEMENT OF 1 <sup>st</sup> FLOOR CASTING	10%
6	ON COMMENCEMENT OF 2 <sup>nd</sup> FLOOR CASTING	10%
7	ON COMMENCEMENT OF 3 <sup>rd</sup> FLOOR CASTING	10%
8	ON COMMENCEMENT OF ROOF CASTING	10%
9	ON COMMENCEMENT OF BRICK WORK	10%
10	ON COMMENCEMENT OF FLOORING	5%
11	ON POSSESSION	5%



<b>Other Important Terms And Conditions</b>	
1.	Legal Fees Rs. 10,000/- +18% GST on Agreement For Sale Registration Legal Fees Rs 10,000/- +18% GST on Execution of Conveyance Deed
2.	Registration of Agreement For Sale by Paying necessary stamp duty needs to be completed within 15 days from the date of booking.
3.	Payment shall be made within due date or interest will be charged as per Real Estate (Regulation and Development) Act, 2016 and/or any other Act/Acts for the time being in force.
4.	Nomination will be done after 12 months of sale agreement with nomination charges of 2% of the entire consideration of the unit (including parking spaces, if any) as applicable.
5.	Cancellation charges : After Signing of agreement 10% of the apartment cost will be deducted.
6.	All payments Shall be in Cheque / DD Favouring : -
7.	Current due as per above payment schedule .....

Terms and conditions:

I/we understand and agree to the above information & shall make the payments accordingly.

.....

Signature of sole/First  
Applicant

.....

Signature of Second Applicant

.....

Signature of Third Applicant

.....

Signature of the Authorised Signatory with Seal

**NB:** This sheet is only for marketing purpose. All payments to be done via Cheque/DD/NEFT.

**DECLARATION**

To

.....

Re: Booking of Unit No. .... in Block ..... at your Project ‘  
Chitrakatha’ at , 23, Manik Bandopadhyay Sarani, P.S. and P.O. Regent  
Park, Kolkata 700040.

Dear Sirs,

I/we have booked an apartment/flat/Unit at your above project under construction. I/we are aware of the terms and conditions recorded in the sale agreement.

I/We am/are aware that in terms of the said agreement, you will construct the project as per the sanctioned plan. However, we declare and confirm that if necessary you may revise the said sanctioned plan, with such modifications, as may be advised by the project Architect, as per agreed specifications and using standard materials and workmanship. You may incorporate necessary changes in the sanctioned plan as may be suggested by the project Architects or any other consultants during course of construction, which may be necessary to improve the overall plan of the project and for the betterment of the project.

I/We here by accept and confirm to all other terms and conditions as are specified in the application form/sale agreement and not raise any issue in future in relation to my/our above declaration.

Yours faithfully,

.....

Signature of sole/First Applicant      Signature of Second Applicant      Signature of Third Applicant

.....

Signature of the Authorised Signatory with Seal

Place :.....

Date :.....