



— A Unimark-MBPS Project —

## 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 and deposit the APPLICATION FORM at the below mentioned address

FOR OFFICE USE ONLY

Unit no: \_\_\_\_\_ Agent: \_\_\_\_\_

APPROVED BY

\_\_\_\_\_  
(Marketing Department) \_\_\_\_\_ (Post Sales Department)



— A Unimark-MBPS Project —

Project by:



Powered by Imagination

e: springfield@unimarkgroup.com, w: www.unimarkgroup.com

**FIRST APPLICANT**

Mr./Mrs./Ms \_\_\_\_\_  
S/W/D of \_\_\_\_\_  
Guardian's Name (If Minor) \_\_\_\_\_  
Nationally \_\_\_\_\_ Residence Status \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Mobile \_\_\_\_\_ E-mail \_\_\_\_\_  
PAN \_\_\_\_\_ Ward/Circle/Range (where assessed) \_\_\_\_\_  
Name of Spouse \_\_\_\_\_  
Date of Birth of Spouse \_\_\_\_\_ Anniversary Date \_\_\_\_\_  
Number of family members \_\_\_\_\_

Please affix  
a recent  
passport size  
photo

**MAILING ADDRESS**

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Phone \_\_\_\_\_ ISD/STD Code \_\_\_\_\_  
Skype \_\_\_\_\_

**PERMANENT ADDRESS**

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Phone \_\_\_\_\_ ISD/STD Code \_\_\_\_\_

**OCCUPATION**

Service ( ) Professional ( ) Business ( )  
Student ( ) House wife ( ) Any other (Please specify) \_\_\_\_\_

**OFFICE DETAILS**

Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Designation \_\_\_\_\_ Phone \_\_\_\_\_

**DOCUMENTS ENCLOSED**

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

Signature of Sole/First Applicant

Signature of Joint Applicant

**JOINT APPLICANT**

Mr./Mrs./Ms \_\_\_\_\_  
S/W/D of \_\_\_\_\_  
Guardian's Name (If Minor) \_\_\_\_\_  
Nationally \_\_\_\_\_ Residence Status \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Mobile \_\_\_\_\_ E-mail \_\_\_\_\_  
PAN \_\_\_\_\_ Ward/Circle/Range (where assessed) \_\_\_\_\_  
Name of Spouse \_\_\_\_\_  
Date of Birth of Spouse \_\_\_\_\_ Anniversary Date \_\_\_\_\_  
Number of family members \_\_\_\_\_

Please affix  
a recent  
passport size  
photo

**MAILING ADDRESS**

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Phone \_\_\_\_\_ ISD/STD Code \_\_\_\_\_  
Skype \_\_\_\_\_

**PERMANENT ADDRESS**

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Phone \_\_\_\_\_ ISD/STD Code \_\_\_\_\_

**OCCUPATION**

Service ( ) Professional ( ) Business ( )  
Student ( ) House wife ( ) Any other (Please specify) \_\_\_\_\_

**OFFICE DETAILS**

Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Designation \_\_\_\_\_ Phone \_\_\_\_\_

**DOCUMENTS ENCLOSED**

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

Signature of Sole/First Applicant

Signature of Joint Applicant

**OTHER ENTITY**

Name of the organisation \_\_\_\_\_

Status ( ) Proprietorship Firm ( ) HUF ( ) Pvt. Ltd./Ltd. Company ( ) LLP  
 ( ) Partnership Firm ( ) Others \_\_\_\_\_

Date of Incorporation \_\_\_\_\_

Place of Incorporation \_\_\_\_\_ IT PAN \_\_\_\_\_

CIN \_\_\_\_\_

Registered/Head Office Address \_\_\_\_\_

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Website \_\_\_\_\_

Communication Address \_\_\_\_\_

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

**Authorized Signatory Details**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

Phone \_\_\_\_\_ Mobile \_\_\_\_\_ Email \_\_\_\_\_

**DOCUMENTS ENCLOSED**

Certificate of Incorporation ( )

Memorandum of Association ( )

Articles of Association ( )

Trade Licence ( )

Board Resolution ( )

IT PAN Card of Company ( )

IT PAN Card of Authorized Signatory ( )

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

Signature of Sole/First Applicant

Signature of Joint Applicant

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

Details	Sole / First Applicant	Joint Applicant
Nationality		
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 Account with name of bank & branch		
NRE Account with name of bank & branch		
FCNR Account with name of bank & branch		



**APARTMENT PREFERENCE**

Block Number \_\_\_\_\_ Floor Number \_\_\_\_\_ Apartment Type \_\_\_\_\_

Chargeable Area \_\_\_\_\_ Rate/Sqft \_\_\_\_\_ Total Consideration \_\_\_\_\_

**CAR PARKING RIGHTS**

Open (Nos.) \_\_\_\_\_ Covered (Nos.) \_\_\_\_\_

**EXTRA CHARGES & DEPOSITS: As per Annexure-I**

**PAYMENT DETAILS**

Payment plan Down ( ) Installment ( )

Application Money \_\_\_\_\_ (Rupees \_\_\_\_\_)

Cheque/DD/PO No \_\_\_\_\_

Dated \_\_\_\_\_ Drawn on \_\_\_\_\_

In favour of " \_\_\_\_\_ ", payable at Kolkata.

**LOAN REQUIREMENT**

YES ( ) NO ( ) Preferred Bank \_\_\_\_\_

**COMMERCIAL REQUIREMENT (if any):** Yes ( ) No ( )

Reference \_\_\_\_\_ Booked by \_\_\_\_\_

Signature of Sole/First Applicant

Signature of Joint Applicant

**TERMS AND CONDITIONS**

I/We confirm that I/We have 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 INR 3,00,000/- only (INR Three Lacs only) along with service tax as applicable.
2. The acceptance of application money will not be construed nor entitle the applicant to claim as concluded contract nor entitle to claim only right over and in respect of any flat/unit.
3. The allotment, if made will be entirely at your discretion. You shall, however, be entitled to reject my/our application and refund the application money received, without interest, without assigning me/us any reason whatsoever.
4. I am / we are quite aware that the application are 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 of, but not be limited to, Basic Price, Terrace/Lawn Charges, Preferred Location Charges, Floor Escalation Charges, Car Parking, Servant Quarter Charges, and other charges as applicable and decided by the Developer/Owner hereinafter, and the same is fair reasonable and adequate. Upon the execution of the Agreement for Sale, I/We shall regularly and punctually make payment of all amounts. I/We also agree to pay you the Extra Charges & Deposits as detailed in Annexure-1 enclosed herewith as well as all applicable taxes including Service Tax etc. as and when due.
6. I/We may withdraw my/our application money, at any time before you provisionally allot a unit 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. 1,00,000/- (One Lacs only) plus applicable taxes which you will be entitled to deduct and retain 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 or email or phone or 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 paid by me (if any) and refund the balance amounts paid by me till then after deducting 10% (ten percent) of the Total Consideration plus applicable taxes 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 a unit to me/us, you will issue a letter for allotment and use of the unit. 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.

Signature of Sole/First Applicant

Signature of Joint Applicant

**TERMS AND CONDITIONS**

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 plus applicable taxes as Charges.
10. The layout plans and building plans, specifications of buildings, complex and units are tentative and are subject to change/variation at your discretion and/or for obtaining the approval of the concerned authorities. The layout of the plans, roads, windows, doors etc. may vary from block to block and also from the sample flat. You may effect such variations, additions, alterations, deletions and or modifications therein as may be required by you or as may be directed by any competent authority. The dimensions of the various portions of the project 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. If an application for provisional allotment of any unit is required to be cancelled for such change of plans, you will refund all amounts paid by me/us but without any interest.
13. I/We confirm that the unit/flat is for my/our personal residence. I/We will not be entitled to transfer my/our allotment for 18 calendar months following the date of the allotment. After this "lock-in" period, I/We may transfer the allotment subject to your approval and upon payment of nomination fee of 2% of the total consideration.
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 unit is made over. In such 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 plus applicable taxes.  
I/We hereby also declare and confirm that:
1. I/We accept and agree to abide by the Application Guidelines mentioned above and the Total Consideration and Payment Schedule prescribed by you.
2. I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any unit even after you acknowledge the receipt of the Application Money and/or issue the allotment letter.

Signature of Sole/First Applicant

Signature of Joint Applicant

TERMS AND CONDITIONS

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 by-laws of the project, on 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 General Terms and Conditions, the Standard Bye-Laws of the project and the full and final payment of all amounts payable there under.
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 by you, the allotment may be treated as cancelled at your sole discretion and I/We will be entitled to refund of the amount after deduction of 10% (Ten percent) of the total consideration and other charges payable till registration plus applicable taxes by way of Administrative Charges.
6. In the event I/We am/are allotted a unit, I/We unconditionally agree to pay all sums due in terms of the Total Consideration, Extra Charges 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 / Association to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws 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 unit 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 a single Allottee or of all the joint Allottees. The Nominees for all purposes shall become liable for all the obligations and be entitled to all the rights 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 unit 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.

Signature of Sole/First Applicant

Signature of Joint Applicant

TERMS AND CONDITIONS

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 this Application Form.
12. I/We have signed the Application hereinafter having read and understood its meaning and purport and hereby confirm and accept that all previous Application Form/papers signed/delivered by me to you for the unit, 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 will be 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 examined and inspected the title in respect of the property and are fully satisfied.
  - (ii) That I/We have also understood the terms and conditions of the Development Agreement and the right of the Developer to accept this application.
  - (iii) I/We have inspected the plan and acknowledge that the same is liable to be altered or modified.
  - (iv) Have satisfied myself/ourselves as to the location of unit and the areas to form part of the same.

Thanking you,

Yours faithfully,

Signature of Sole/First Applicant

Signature of Joint Applicant

Name : \_\_\_\_\_ Name : \_\_\_\_\_

Place: \_\_\_\_\_ Place: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

ANNEXURE - I

On Application	Rs. 3 Lacs
On Allotment/ Agreement of Unit	20% less Application Amount + 50% of Documentation Charges
Completion of piling work of the designated tower	10%
On Completion of 1st floor casting of the designated tower	10%
On Completion of 3rd floor casting of the designated tower	10%
On Completion of 5th floor casting of the designated tower	10%
On Completion of 7th floor casting of the designated tower	10%
On Completion of the Roof Casting of the designated tower	10% + 50% of Extra charges
Brickwork of the designated floor in the designated Tower	10%
Flooring of the designated floor in the designated Tower	5% + 50% of Extra charges
On Possession	5% + Deposits + 50% of Documentation Charges + Stamp Duty & Registration Fees

Note: Service Tax applicable with every payment

EXTRA CHARGES		Amount
1	Transformer charges (Load of 3 KVA for 2 BHK, 4.5 KVA for 3 BHK and 5.5 KVA for 4 BHK)	Rs. 100/- per sq. ft. for Chargeable area of the Unit
2	Generator charges (Load of 1.5 KVA for 2 BHK, 2.0 KVA for 3 BHK and 2.5 KVA for 4 BHK)	Rs. 50/- per sq. ft. for Chargeable area of the Unit
3	Cld charges	Rs. 100/- per sq. ft. for Chargeable area of the Unit
4	Association formation charges	Rs. 5,000/-

Note: Service Tax applicable with every payment

INTEREST-FREE DEPOSITS		Amount
1	Maintenance deposit	Rs. 25/- per sq. ft. for Chargeable area of the Unit
2	Deposit for municipal rates and taxes	Rs. 10/- per sq. ft. for Chargeable area of the Unit
3	Deposit for mutation expenses	Rs. 15/- per sq. ft. for Chargeable area of the Unit

**ELECTRICITY METER DEPOSIT**

Deposit for Electricity connection and meter On Demand

**DOCUMENTATION CHARGES**

Particulars	Amount
Documentation charges	Rs. 25/- per sq. ft.

Note: Service Tax applicable with every payment

**NOMINATION CHARGE**

Particulars	Percentage
Nomination charge (is applicable only on resale, Not applicable on purchase)	2% of total consideration

I have understood and agreed on the above payment schedule and extra charges  
I agree to sign and pay for the allotment/ agreement within 15 days from today  
Service Tax as applicable with all payments

Customer Signature:

Customer Name:

Customer Address:

Flat No.:

APPLICATION FORM FOR ALLOTMENT / AGREEMENT OF A RESIDENTIAL APARTMENT

Application Form No. \_\_\_\_\_

To

Dear Sir,

I/We am/are interested of getting myself / ourselves enrolled as an applicant for allotment of a residential apartment in Block no \_\_\_\_\_ being apartment no \_\_\_\_\_ on floor no \_\_\_\_\_ which is likely to have a saleable area of \_\_\_\_\_ sq ft. (more or less) and right to park \_\_\_\_\_ open/covered car parking space at Ground floor. In your Project to be known as **Unimark Springfield** at Holding No \_\_\_\_\_, Mouza Gopalpur, under Rajahat Gopalpur Municipality, P. S. Airport, Dist 24 Parganas (N).

I/We am/ are enclosing herewith a pay order/demand draft/account payee cheque No. \_\_\_\_\_

Dated \_\_\_\_\_ payable at \_\_\_\_\_

Bank, \_\_\_\_\_ Branch, Kolkata \_\_\_\_\_ for \_\_\_\_\_ /- only drawn in your favour towards the Application Money.

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

Yours faithfully,

For Office Use

Customer Code \_\_\_\_\_