



# Lakewood Estate

*Serene Urban Living*

(Phase-II)

WBHIRA Reg.No.: HIRA/P/SOU/2019/000357  
hira.wb.gov.in

## 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

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**FOR OFFICE USE ONLY (PLEASE DO NOT FILL)**

Unit no: ..... Agent: .....

Booking Reference: .....



# Lakewood Estate

*Serene Urban Living*

(Phase-II)

WBHIRA Reg.No.: HIRA/P/SOU/2019/000357  
hira.wb.gov.in

A Project By



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

APPROVED BY

.....  
(Marketing Department)

.....  
(Post Sales Department)

**SOLE APPLICANT**

Mr./Mrs./Ms .....  
S/W/D of .....  
Guardian's Name (If Minor) .....  
Nationality..... Residence Status..... Date of Birth.....  
Mobile..... E-mail.....  
PAN .....



Name of Spouse .....  
Date of Birth of Spouse ..... Anniversary Date.....  
Number of family members .....

**CORRESPONDENCE 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 ..... Designation.....  
Address .....  
City..... Pin ..... State .....  
Phone .....

**DOCUMENTS ENCLOSED**

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

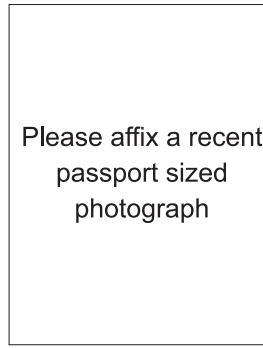
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.....  
Signature of Sole/First Applicant ..... Signature of Joint Applicant .....

.....  
Authorised Signatory

**JOINT APPLICANT**

Mr./Mrs./Ms .....  
S/W/D of .....  
Guardian's Name (If Minor) .....  
Nationality..... Residence Status..... Date of Birth.....  
Mobile..... E-mail.....  
PAN .....



Name of Spouse .....  
Date of Birth of Spouse ..... Anniversary Date.....  
Number of family members .....

**CORRESPONDENCE 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 ..... Designation.....  
Address .....  
City..... Pin ..... State .....  
Phone .....

**DOCUMENTS ENCLOSED**

ID & 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 .....

.....  
Authorised Signatory

**OTHER ENTITY**

Name of the organisation.....  
 Status  Proprietorship Firm  HUF  Pvt. Ltd. / Ltd. Company  LLP  
 Partnership Firm  Others .....

Date of incorporation .....

Place of incorporation .....

CIN..... IT PAN.....

Registered/Head Office Address .....

.....

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

Phone..... Email.....

Website .....

Communication Address.....

.....

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

**Authorized Signatory Details**

Name ..... Designation .....

Address .....

.....

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

Phone..... Mobile..... Email .....

**DOCUMENTS ENCLOSED**

Form 32

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)

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Signature of Sole/First Applicant

Signature of Joint Applicant

.....

Authorised Signatory

**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.....

Carpet Area..... Balcony & Utility Area..... Built-up Area.....

Attached Terrace Area.....

Consideration (excl.GST)..... Consideration (incl.GST).....

**PARKING RIGHTS**

Open (Nos.)..... Covered (Nos.)..... Two Wheeler (Nos.).....

**CHARGES FOR INFRASTRUCTURE AND AMENITIES: As per Annexure-I**

Total Price (excl.GST)..... Total Price (incl.GST).....

**PAYMENT DETAILS: Enclosed in Annexure-I**

Application Money..... (Rupees .....) )

Cheque/DD/PO No/NEFT.....

Dated..... Drawn on .....

In favour of **"UNIMARKMIRANIA PROJECTS LLP MC ESCROW P2"**, payable at Kolkata.

**LOAN REQUIREMENT**

YES  NO  Preferred Bank .....

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

Area Needed..... Purpose .....

.....

.....

Signature of Sole/First Applicant

Signature of Joint Applicant

.....

Authorised Signatory

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 /NEFT of an amount of INR 2,00,000/- only (INR Two Lakhs only) along with taxes 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 agreement, if made will be entirely at the developer's / owner's discretion. The developer / owner 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 needs to be in conformity with the regulations governing the transactions for the acquisition of immovable property and it shall be my/our responsibility to ascertain and fulfil all regulatory requirements.
- 5) I/We confirm that the "Total Price" may comprise of, but not be limited to, Basic Price, Preferred Location Charges Attached Terrace/Lawn Charges, Charges for Infrastructure & Amenities, Car/ two wheeler Parking, and others charges as applicable and decided by the Developer/Owner hereinafter, and the same is fair reasonable and adequate. I/ we shall regularly and punctually make payment of all amount as detailed in Annexure-I enclosed herewith as well as all applicable taxes including Stamp Duty and Registration Fees, GST etc as and when due.
- 6) I/We may withdraw my/our application money, before the developer/owner provisionally allots a unit against my/our application. In such case, however, I/we shall be entitled to refund of the application money already paid, without interest, and after deduction of Rs.10,00,00/- (One Lakh only) plus applicable taxes which you will be entitled to deduct and retain by way of administrative charges and I/we hereby confirm the same to be fair and reasonable. After issuance of agreement, deduction of 10% of the total price plus applicable taxes shall be applicable.
- 7) If I/We fail to pay the due amounts as and when due as per the developer's/owner's communication through letter or email or phone or SMS etc., I/We will become liable to pay interest to the developer/owner. In case of delay the developer/owner shall, at their discretion, become entitled to cancel the booking, 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 price plus applicable taxes by way of Administrative Charges as well as Brokerage/ Commission paid (if any). 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) After provisional allotment of a unit to me/us, the developer/owner will issue to me/us the Agreement for Sale for the unit. I/we shall be required to sign the Agreement for Sale and return it to the developer/owner in confirmation of my/our acceptance of the Agreement as also all the terms and conditions and standard By-laws of the project.

Signature of Sole/First Applicant

Signature of Joint Applicant

Authorised Signatory

TERMS AND CONDITIONS

- 9) The developer/owner will be entitled to reject/cancel my/our applications containing information that is incorrect or misleading even after the developer/owner have made the Agreement for Sale. In such cases, the developer/owner 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 Price plus applicable taxes as Administrative Charges.
- 10) The layout plans and building plans, specifications of buildings, complex and units are subject to change/variation. The layout of the plans, roads, windows, doors etc. may vary from block to block and also from the sample flat. The developer/owner may affect such variations, additions, alterations, deletions and or modifications therein as may be permissible or approved by any competent authority. The dimensions of the various portions of the project 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 previous layout plan and the amended/modified plan shall automatically form a part of the Agreement for sale without any further reference.
- 12) Any changes/alterations/conditions imposed by any competent authority at any stage in the layout plan shall be binding on me/us as well as all the other applicants. If an application for provisional allotment of any unit is required to be cancelled for such change of plan, the developer/owner 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, and I/We will not be entitled to transfer my/our allotment for 18 calendar months following the date of the agreement. After this "lock-in" period. I/We may transfer the allotment subject to the developer's/owner's approval and upon payment of nomination charges.
- 14) I/We will be free to withdraw my/our application and cancel the booking after the Agreement has been signed between us but before the possession of the unit is given. In such case, the developer/owner will refund the entire amount paid by me/us to the developer/owner till the time of such withdrawal/cancellation without any interest but after deduction of 10% (ten percent) of the Total Price along with applicable taxes .

I/We hereby also declare and confirm that:

- 1) I/We accept and agree to abide by the terms and conditions mentioned above and the Total Price and Annexure- I prescribed by you.
- 2) I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitle
- 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 fulfilment of all the conditions set out in the Allotment Letter, the Agreement for Sale, the standard By-Laws of the project and the full and final payment of all amounts payable there under.

Signature of Sole/First Applicant

Signature of Joint Applicant

Authorised Signatory

TERMS AND CONDITIONS

- 4) I/We further agree to sign and execute necessary documents as and when required by the developer/owner.
- 5) If, however, I/we fail to execute and return the Agreement for sale within the prescribed period by the developer/owner, the application may be treated as cancelled at the developers/owners sole discretion and I/we will be entitled to refund the amount after deduction of 10%(ten percent) of the total price plus applicable taxes by way of Administrative Charges as well as Brokerage/Commission paid ( if any).
- 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 price, Charges for Infrastructure & Amenities, Applicable taxes, Stamp duty & Registration Fees etc and Payment Schedule within the due dates of their payments as set out in the Agreement for Sale. I/we shall not dispute the cancellation, if made at your sole discretion, if I fail to pay any of the amounts due on the 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 informed in accordance with the applicable laws and will be subject to others applicable statutory laws, rules and by-laws and I/ we shall execute necessary documents as and when required in conformity with the requirements stipulated by the developer/owner.
- 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, 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 the developer/owner 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 the developer/owner.

TERMS AND CONDITIONS

- 11) I / We hereby solemnly declare that all the 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 the developer/owner 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 purpose and hereby confirm and accept that all previous application form/papers signed/delivered by me to the developer/owner for the unit, if any shall stand void and cancelled after signing and delivering this Application Form to the developer/owner.
- 13) I / We hereby confirm and declare that this application is a request and contract shall take place only when Agreement for Sale is executed. The Agreement for sale will be as prepared by the developer/owner 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/paper/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 are satisfied with the right of the developer to accept this application.
  - iii) I/We have inspected that plan and acknowledge that the same is liable to be altered or modified.
  - iv) I/We have satisfied myself/ourselves as to the location of unit and the areas that form part of the same.

Thanking you,

Yours faithfully,

**Signature of Sole/First Applicant**

Name: .....

Place: .....

Date: .....

**Signature of Joint Applicant**

Name: .....

Place: .....

Date: .....

**Authorised Signatory**

Name : .....

Place: .....

Date: .....

.....  
Signature of Sole/First Applicant

.....  
Signature of Joint Applicant

.....  
Authorised Signatory

ANNEXURE - I

PARTICULARS	AMOUNT (INR or %)
On Application	2 lacs
On Agreement	10% less Application Amount (within 20 days from application)
Within 30days of Execution of Agreement	10%
On Piling	10%
On Basement Casting	10%
On Ground Floor Casting	10%
On 3rd Floor Casting	7.5%
On 6th Floor Casting	7.5%
On 9th Floor Casting	5%
On 12th Floor Casting	5%
On Roof Casting	5%
On Brickwork	5%
On Flooring	5%
On Possession	10%

**CHARGES FOR INFRASTRUCTURE AND AMENITIES**

Charges for Infrastructure and Amenities	
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\*GST as applicable

**INTEREST-FREE DEPOSITS**

PARTICULARS	AMOUNT
Interest free Maintenance Deposit	
Deposit for Municipal rates & taxes	
Deposit for Mutation expenses	
Deposit for sinking fund	On demand
Deposit for electricity connection & meter	On Actuals

**LEGAL CHARGES**

PARTICULARS	AMOUNT
Documentation Charges (50% on agreement & 50% at the time of possession or nomination, whichever is earlier)	Rs.15,000/- per flat
Miscellaneous expenses for registration (On possession or registration , whichever is earlier)	Rs.10,000/- per flat

<b>I have understood and agreed on the above payment schedule and charges and deposits</b>
<b>Taxes as applicable with all payments</b>

Signature of Sole/First Applicant

Signature of Joint Applicant

Authorised Signatory

**APPLICATION FORM FOR ALLOTMENT / AGREEMENT OF A RESIDENTIAL APARTMENT**

Application Form No.....

To

Sales Department  
Unimark Mirania Projects LLP  
204, A J C Bose Road. Kolkata-700017

Dear Sir,

I/We am/are interested of getting myself / ourselves enrolled as applicant for allotment of a residential apartment in Block no.....being Apartment no.....on Floor..... no.....which is likely to have a carpet area of.....sq.ft., Balcony area of .....sq.ft. and Terrace area of .....sq.ft. and right to use .....open/covered/ basement car parking space at Lakewood Estate situated at Patuli, Kolkata.

I/We am/are enclosing herewith a pay order/demand draft/account payee cheque

No./Neft.....Dated.....payable at.....

Bank,.....Branch,Kolkata .....

for...../- only drawn in favour of **"UNIMARKMIRANIA PROJECTS LLP MC ESCROW P2"** 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 to you.

Yours faithfully,

.....For Office Use.....

Customer Code.....