

APPLICATION FORM



Developers : PRUDENT INFRA REALTY PVT. LTD.

H.O. : 10 A, Rawdon Street, Rawdon Enclave, Kolkata - 700017

Site : 272, Shripur Bagharghol A, Kolkata - 700 103

FIRST / SOLE APPLICANT

Mr. / Ms. / Mrs. / Mast. / M/s. _____
 S/o., D/o., W/o., C/o. _____
 Nationality / Country : _____ D.OB _____ I.T. PAN : _____

SECOND / JOINT APPLICANT

Mr. / Ms. / Mrs. / Mast. / M/s. _____
 S/o., D/o., W/o., C/o. _____
 Nationality / Country : _____ D.OB _____ I.T. PAN : _____

CONTACT DETAILS

Phone Nos. (Resi.) _____ (Off.) _____ (Mob.) _____
 (Fax:) _____ (Email:) _____ (Website:) _____

RESIDENTIAL Address: C/o _____

 City / State / Pin: _____

OFFICE Address: C/o _____

 City / State / Pin: _____

Mailing Address : Residential Office (or) _____
 Premanent Address: Residential Office (or) _____

FLAT CHOICE

Block No. _____ Flat No. _____ Floor No. _____ BHK. _____

PARTICULARS

Total Price (Rs.)

Flat Area (Super Built Sqft) _____
 Medium Covered Stack Nos>> _____ Medium Open Independent Nos>> _____
 Small Covered Stack Nos>> _____ Medium Open Stack Nos>> _____
 Rs. _____

Extras / Utility / Additional Charges _____ : As per general terms & conditions

APPLICATION PAYMENT DETAILS : in favour of " PRUDENT INFRA REALTY PVT. LTD. . "

SI	Cheque / DD / Credit Card No.	Dated	Drawn on Bank	Amount (Rs.)

Signature of Sole / First Applicant	Signature of Joint / Second Applicant
Date :	Date :
Place :	Place :

FOR OFFICE USE ONLY (Not to be filled by the applicant)

Signature of Authorised PPML Sales executive _____ Exe. Name _____
 Authorised Developer's signatory (if req.) Signatory 1. _____ Signatory 2. _____
 Recorded on Recorded by _____ Booking ID No. _____
 Remarks : _____

TERMS AND CONDITIONS

The following stipulations should be read carefully and understood before filling up the application form for allotment of apartment at **PRUDENT PRANA** an eco-friendly residential project development program, being carried out at 272, Shripur Bagharghol A, Boral, Kolkata - 700 103

PRUDENT INFREAREALTY PVT. LTD. (herein referred as the DEVELOPER), having their office at 10A, Rawdon Street, Rawdon Enclave, Kolkata - 700017, are the owners / DEVELOPER of the project and have appointed / empowered M/s Pioneer Property Management Ltd. (hereinafter referred as PIONEER) having its office at 10 A, Rawdon Street, 'Rawdon Enclave', Kolkata - 700017, as EXCLUSIVE / SOLE MARKETING AGENT to market and sell the units constructed / to be constructed thereon.

I. APPLICATION

- (A) The applicant/s shall apply to the DEVELOPERS through PIONEER for allotment of apartment and parking space in the prescribed form duly filled in giving all particulars required therein in duplicate. The applicant/s shall pay the Application money as mentioned herein below by means of cheque / pay Order drawn in favour of " **PRUDENT INFREAREALTY PVT. LTD.** " payable at Kolkata. Service Tax Cheque to be drawn in favour of " **PRUDENT INFREAREALTY PVT. LTD. A/c PRUDENT PRANA** "
- (B) Applications from persons other than Indian citizens domiciled in India shall be accepted after fulfillment of all necessary formalities in this regard as per The Reserve Bank of India and intimated by the Company's Bankers.
- (C) The applicant shall bear full responsibility of the consequences arises in case the particulars given / declared by the applicant overleaf are incorrect. The applicant shall however in future intimate the Developers as well as Pioneer whenever there are any change in the particulars as mentioned overleaf.

II. ALLOTMENT

- (A) The choice and allotment of a residential unit to the eligible applicants shall be normally done on a first-come-first serve basis and subject to availability of the said residential unit on the date of allotment.
- (B) If on scrutiny, even after application, it is found from the documents submitted or obtained subsequently that the applicant is not eligible for allotment of Residential unit for any reason, it may be decided to cancel the selection and / or allotment without prejudice to any other conditions herein.
- (C) If the allotment of any residential unit is obtained by misrepresentation or fraud, the allotment shall be liable to be cancelled and the allottee shall not be entitled to claim any compensation.
- (D) The DEVELOPERS reserves the right of allotment / sale of any Residential unit and / or rejection of any application without assigning any reason whatsoever.
- (E) In case the applicant / allottee withdraws or cancels its application within 15 days of its application, the management shall refund the advance amount paid by the applicant after deducting min 1% of the total sale value after 30 days of such cancellations.
- (F) In case the applicant / allottee fails in executing the agreement for sale or defaults in making all or any dues payment within 15 days of due date the management shall reserve the right to charge interest @15% per annum and if further delayed beyond 30 days of due date, the management shall reserve the right to cancel the said booking / application / allotment and refund the advance after deducting min 3% of the total sale value. The said refund shall be made only after 30 days of such cancellations.
- (G) Nomination / Assignment of ones booking would be allowed only after prior permission / confirmation from the management and after twelve months of the Sale Agreement as well as payment of nomination fees 3% of the total sale value

III. GENERAL CONDITIONS

- (A) It should be clearly understood that the allotment of a residential unit on the basis of this application will be at the sole discretion of the DEVELOPERS and merely by making an application, an individual applicant is not entitled to allotment of a residential unit although the applicant may have received from the DEVELOPERSs or their Banker a receipt/ acknowledgement of the application money.
- (B) No complaint regarding design, layout, accommodation, specification, etc., regarding amenities provided in the residential unit or in the project shall be entertained after the execution of conveyance and / or taking possession from the DEVELOPERS, whichever is earlier.
- (C) All rates & taxes payable to local authorities or other taxes, if any, in respect of the property shall become payable by the applicant with effect from the date of notification of possession or date of execution of the deed of conveyance or from the date of occupancy certificate as received from the governing bodies / authorities , whichever is earlier.
- (D) The applicant shall not use the residential unit and other subservient areas for business or trade or professional use.
- (E) The enclosed brochure is not a legal offering but only an informative material. The DEVELOPERS reserve the rights to modify / change the facilities, layout , elevation and specifications without any prior notice. The square feet area may vary.
- (F) In addition to the consideration payable by the purchaser as stated herein above, the purchaser shall also pay to the vendor the following :
 - #1 Charges on account of installation of Generator, Electric transformer / LT / HT line / Electrical sub - stations in common to the project and other related infrastructures which shall serve for common utilities of the project and connection inside the flat.
 - #2 All other levies/ taxes/ duties and statutory liabilities that may be charged on the premises or the said unit or on its transfer or construction in terms hereof partially or wholly. The purchaser shall also pay separately to electricity supply co. for their own & common meter.
 - #3 Maintenance deposit to be deposited with the promoter before the possession of the Unit.
 - #4 All stamp duties, registration fees, and allied expenses on execution of sale agreement and conveyance / registration of the sale deed or deeds and other documents to be executed and / or registered in pursuance hereof.
 - #5 Documentation Charges / Legal Fees shall be payable separately

IV. JURISDICAL CLAUSE

Mere filling up of the application forms is no way related to execution of any agreement. It is a unilateral document only. Any disputes regarding this is subject to the laws applicable at the Sovereign Republic of India and adjudicable in appropriate Judiciary at Kolkata.

V. LIMITATION CLAUSE

DEVELOPERS shall not be liable for any failure to perform or for delay in performance of any of the duties or obligations of the terms / provisions of this agreement if and to the extent such inability or delay is caused by or is attributable to an act of God, public enemy, fire, explosion, perils of the sea, drought, war, riot, sabotage, revolution, insurrection, civil commotions, hostilities or accident embargo.

Read , understood and accepted :

Signature:

Date :

Place: