

ALCOVE DEVELOPERS LLP

GANAPATI

68/2, Harish Mukherjee Road, Kolkata – 700025

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E-mail: sales@newkolkata.in

Application No: _____

“NEW KOLKATA - PRAYAG”

449/A/2, G.T. Road, Mouza-Mahesh, Serampore, Dist. – Hooghly, West Bengal – 712 202

APPLICATION FORM

For Individual customer please fill up applicable fields in CAPITAL letters.)

1. Name of the Sole / First Applicant:	_____
Father's / Husband's Name	: _____
Address	: _____

P.S.	_____ P.O. _____ PIN: _____
Occupation	: _____ Mobile No: _____
Date of Birth	: ____ / ____ / ____ E-mail - _____
Marital Status (Please select)	: Single / Married / Divorcee / Widow / Others
If Married, name of Spouse	: _____ Marriage Date: ____ / ____ / ____
I. T. PAN (Provide copy)	: _____
Aadhaar No. (Provide copy)	: _____
Nationality	: _____ Citizenship: _____
Residential Status (Please select)	: RI / NRI / POI/ Other National
GSTIN (if available)	: _____
2. Name of the Co-Applicant - 1	: _____
Father's / Husband's Name	: _____
Address	: _____

P.S.	_____ P.O. _____ PIN: _____
Occupation	: _____ Mobile No: _____
Date of Birth	: ____ / ____ / ____ E-mail - _____
Marital Status (Please select)	: Single / Married / Divorcee / Widow / Others
If Married, name of Spouse	: _____ Marriage Date: ____ / ____ / ____
I. T. PAN (Provide copy)	: _____
Aadhaar No. (Provide copy)	: _____
Nationality	: _____ Citizenship: _____
Residential Status (Please select)	: RI / NRI / POI/ Other National
GSTIN (if available)	: _____
3. Name of the Co-Applicant – 2	: _____
Father's / Husband's Name	: _____
Address	: _____

P.S.	_____ P.O. _____ PIN: _____
Occupation	: _____ Mobile No: _____
Date of Birth	: ____ / ____ / ____ E-mail - _____
Marital Status (Please select)	: Single / Married / Divorcee / Widow / Others
If Married, name of Spouse	: _____ Marriage Date: ____ / ____ / ____
I. T. PAN (Provide copy)	: _____
Aadhaar No. (Provide copy)	: _____
Nationality	: _____ Citizenship: _____
Residential Status (Please select)	: RI / NRI / POI/ Other National
GSTIN (if available)	: _____

- In case applicant is a Company / LLP / Partnership / Proprietorship / HUF, kindly go to Serial 5.
- In case applicant is a Non-Resident Indian / Person of Indian Origin, additional information to be provided as per Serial 6.

4. (a) Correspondence Address : _____
 _____ PIN _____
 Nearest landmark : _____
 (b) Phone Nos. (O) _____ (R) _____
 E-mail: _____

5. Name of the organization _____

Status (please ✓ one) () Proprietorship Firm () HUF () Company () LLP ()

Partnership Firm () Others (specify) _____

Date and Place of incorporation / registration _____

Registered Office address _____

City _____ State _____ Country _____ Pin _____

Post Office _____ Police Station _____

Correspondence Address: (This address & details shall be used for all future communications)

City _____ State _____ Country _____ Pin _____

Post Office _____ Police Station _____

IT PAN _____ CIN / LLPIN _____ GSTIN _____

Details of Authorized Signatory:

Mr. /Ms. /Mrs. _____ Designation _____

Address: _____

City _____ State _____ Country _____ Pin _____

Post Office _____ Police Station _____

IT PAN _____ Phone _____ Mobile _____

E-mail _____

Kindly furnish Board Resolution of the Company / LLP, Authority Letter of Firm, Constitution Documents, Copy of Pan Card (including of authorized signatory), Certificate of Incorporation / Registration.

6. In case any applicant is a Non-Resident Indian / Person of Indian Origin, following additional information to be provided:

Details	Sole/First Applicant	Co-Applicant-1	Co-Applicant-2
Passport (Please ✓ the appropriate one)	() Indian () Foreign	() Indian () Foreign	() Indian () Foreign
Country of Residence			
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			

Documents to be furnished:

1. Copy of Passport;
2. PIO / OCI Card;
3. PAN Card, if obtained;

Applicant declares that as a Person of Indian Origin or a Non-Resident Indian, the application is made in conformity with the regulations governing the transactions for the acquisition of immovable property by such persons under FEMA and allied rules and notifications and it shall be the applicant's responsibility to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions.

7. Identify the Apartment / Flat, parking etc. to be purchased:

- a) Tower No. : _____
- b) Apartment / Flat No. : _____
Carpet Area (Sq. Ft.) : _____ Built-Up Area (Sq. Ft.): _____ Super Built-Up Area (Sq. Ft.): _____
- c) Type : _____
- d) Floor : _____
- d) Car Parking Space (✓): (Gr. Level) _____ 1st / 2nd Level _____ No of parking: _____
- e) Two Wheeler Parking (✓): YES ____ / NO ____
- f) Exclusive right to open space as garden: _____ Sq. Ft.

8. Price:

(a) Basic price of the Flat : Rs. _____

(b) Optional:

- (i) PLC – Floor Rise : Rs. _____
- (ii) PLC - Ganges Facing (Premium / Partial) : Rs. _____
- (iii) PLC – South Facing : Rs. _____
- (iv) Right to Open Space for garden : Rs. _____
- (v) Car Parking Space : Rs. _____
- (vi) Two Wheeler Parking Space : Rs. _____

Consideration (a + b) : Rs. _____
(Including GST and discount)

9. Booking Amount (10% of Consideration) – payable within 15 days from the date hereof: Rs. _____. (Booking Amount includes Initial Token Amount of Rs. _____ paid by Cheque / DD No. _____ dt. _____ on _____ in favour of "**Alcove Developers LLP**", payable at Kolkata **OR** RTGS / NEFT Details _____.

10. (a) Source of Information – Newspaper / Hoarding / FM / Digital / Others _____
(b) Community _____ (c) Sector _____ (d) Office name & address _____
_____ (e) Locality _____ (f) Loan required–(YES / NO)
(g) Preferred Banker _____ (h) Reason for opting this property 1) First Home / Second Home / Investment (i) Favourite News Paper – ABP / TT / TOI / SANMARG / BARTAMAN / EI SAMAY / Others (j) Favourite FM Channel – Radio Mirchi / Red FM / Fever 104 / Friends FM / Aamar FM / Others.

Terms & Conditions

1. This application is only a request of the applicant/s for allotment of the Flat, parking etc. (in short "the Unit") and does not create any right whatsoever or howsoever in the applicant/s.
2. Promoter reserves the right not to accept the said application and also the right to allot / transfer the Unit to any other person without any objection / obstruction from the applicant or any other person claiming through him / her / it.
3. Promoter at its absolute discretion shall be entitled to reject the application without assigning any reason whatsoever or howsoever.
4. The applicant/s agree that in the event of non-acceptance / rejection of the application by the Promoter, the application amount will be refunded without interest within 45 days of non-acceptance / rejection.
5. In case the applicant/s desire to withdraw the application for purchase of the Unit any time before payment of the Booking Amount **or** in case of default by the applicant/s to pay the Booking Amount within 15 days of allotment, then the Promoter will be entitled to cancel the allotment and refund to the Applicant/s the Initial Token amount after deducting Rs. 25000 (Plus applicable GST) for Tower-1 and Rs. 50000 (Plus applicable GST) for Tower- 2,3,4,5&6 as Processing fees within 45 days thereafter, without any interest compensation damages or cost, and the applicant/s shall forfeit the right to be allotted the Unit and the applicant/s hereby consent to the same.
6. In case the applicant/s fails to execute and register the agreement for Sale (in short "the agreement") within 30 days of receipt of the same or the intimation thereof, then the Promoter shall serve a notice to the applicant/s for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the applicant/s, the application of the applicant/s shall be treated as cancelled and all sums deposited by the applicant/s in connection therewith, including the Initial Token amount / booking amount, as applicable, shall be returned to the applicant/s after deduction of Rs. 25000 (Plus applicable GST) for Tower-1 and Rs. 50000 (Plus applicable GST) for Tower- 2,3,4,5&6 as Processing fees within 45 days thereafter, without any interest compensation damages or cost, and the applicant/s shall forfeit the right to be allotted the Unit and the applicant/s hereby consent to the same.

In case of cancellation / withdrawal after payment of the Booking Amount but before entering into the Agreement, then the Promoter will refund to the applicant/s the Booking Amount after deduction of Rs. 25000 (Plus applicable GST) for Tower-1 and Rs. 50000 (Plus applicable GST) for Tower- 2,3,4,5&6 as Processing fees within 45 days thereafter, without any interest compensation damages or cost, and the applicant/s shall forfeit the right to be allotted the Unit and the applicant/s hereby consent to the same.

7. In case of cancellation / withdrawal after entering into the Agreement, then the Promoter will be entitled to deduct the Booking Amount (plus applicable GST) as well as the interest, compensation etc. and refund the balance (if any) to the applicant/s without any interest compensation damages or cost within 45 days thereafter and the applicant/s shall not have any right or interest of any nature whatsoever in the Unit.
8. Only one application per individual(s) shall be entertained. In case where a Unit is allotted to a person being an individual, no other flat / apartment shall be allotted to any of the following persons, namely:
 - (i) the individual or the spouse or the minor children of such individual,
 - (ii) the Hindu undivided family in which such individual is the karta,
 - (iii) any person representing such individual, the spouse or the minor children of such individual or the Hindu undivided family in which such individual is the karta.
9. The applicant/s undertake that the application is being submitted for a single flat and no other application has been or shall be presented by the applicant or his/her spouse or minor children with regard to any other flat in the project.
10. The application is non-transferable. After expiry of a period of 12 (twelve) months from the date of agreement ("Lock-in Period"), and the applicant/s not being in default of his obligations, the

applicant/s may, with the consent of the Promoter in writing, transfer the allotment / rights under the Agreement **Provided That** the applicant/s shall be liable for payment to the Promoter of a fee / charge of Rs.25,000/- (Rupees twenty-five thousand only) for 1 BHK Type Flats, Rs.50,000/- (Rupees fifty thousand only) for 2 BHK Type Flats and Rs.75,000/- (Rupees seventy-five thousand only) for 3 BHK Type Flats or such other fee / charge as may be decided and/or made applicable from time to time by the Promoter in its absolute discretion, plus applicable GST.

11. The applicant shall pay / deposit Interest Free Advance Maintenance Charges [Rs.13,200/= for 1 BHK, Rs. 21,000/= for 2 BHK and Rs.24,000/= for 3 BHK Flats] and Interest Free Refundable Security Deposit [Rs.13,200/= for 1 BHK, Rs. 21,000/= for 2 BHK and Rs.24,000/= for 3 BHK Flats], plus applicable GST, to the Association / Maintenance Company or to the Promoter (who shall be obliged to transfer the same to the Association / Maintenance Company upon formation) and Legal Documentation Charges of Rs.6,000/= payable at the time of Agreement and Rs.6,000/= payable on or before the Possession / Transfer Date to the Advocates, Saraogi & Co., plus applicable GST.
12. Supply of power to a limited extent i.e. for (1 BHK – 0.50 KVA, 2 BHK – 0.75 KVA, 3 BHK – 1 KVA) will be provided through generator during load shedding.
13. Some areas installations facilities and amenities may be on sharing basis with other nearby properties, details whereof will be provided in the agreement.
14. The applicant/s is aware of the fact that additional floor(s) are proposed to be sanctioned on the presently sanctioned towers for consuming the additional FAR (Floor Area Ratio) on account of "Mass Housing" and the applicant/s shall not raise or make any objection with regard thereto and the applicant/s hereby consents to the same.
15. Consideration shall be paid in installments as per **Annexure A** in case of Tower Nos.2, 3, 4, 5 and 6 and as per **Annexure B** in case of Tower No.1;
16. Unless an agreement is executed in writing, the applicant/s shall not be entitled to and hereby agree not to set up any oral agreement whatsoever or howsoever.

Signature of Sole / First Applicant

Signature of Co-Applicant-1

Signature of Co-Applicant-2

Date: _____

Place: _____

Annexure A:

Payment Schedule for Towers - 2, 3 & 5 (G+2P+22) and Towers – 4 & 6 (G+2P+23) – 2 & 3 BHK Flats

Initial Token Amount	Rs. 1,00,000/-
Booking Amount	10% of the Consideration (including Initial Token Amount)
On Agreement	20% of the Consideration (including Booking Amount)
On Completion of Piling	5% of the Consideration
On Completion of Foundation	5% of the Consideration
On Completion of 2 nd Floor Roof Casting	5% of the Consideration
On Completion of 5 th Floor Roof Casting	5% of the Consideration
On Completion of 8 th Floor Roof Casting	5% of the Consideration
On Completion of 11 th Floor Roof Casting	5% of the Consideration
On Completion of 14 th Floor Roof Casting	5% of the Consideration
On Completion of 17 th Floor Roof Casting	5% of the Consideration
On Completion of 20 th Floor Roof Casting	5% of the Consideration
On Completion of 22 nd Floor Roof Casting	5% of the Consideration
On Completion of Flooring of the Unit	10% of the Consideration
On Completion of the Unit except Bathroom Fittings	10% of the Consideration
On Possession of the Unit	10% of the Consideration

Annexure B:**PAYMENT SCHEDULE FOR TOWER- 1 (G+2P+17) – 1 BHK Flat**

Initial Token Amount	Rs. 50,000/-
Booking Amount	10% of the Consideration (including Initial Token Amount)
On Agreement	20% of the Consideration (including Booking Amount)
On Completion of Piling	5% of the Consideration
On Completion of Foundation	5% of the Consideration
On Completion of 2nd Floor Roof casting	5% of the Consideration
On Completion of 4th Floor Roof Casting	5% of the Consideration
On Completion of 6th Floor Roof Casting	5% of the Consideration
On Completion of 8th Floor Roof Casting	5% of the Consideration
On Completion of 10th Floor Roof Casting	5% of the Consideration
On Completion of 12th Floor Roof Casting	5% of the Consideration
On Completion of 14th Floor Roof Casting	5% of the Consideration
On Completion of 17th Floor Roof Casting	5% of the Consideration
On Completion of Flooring of the Unit	10% of the Consideration
On Completion of the Unit except Bathroom Fittings	10% of the Consideration
On Possession of the Unit	10% of the Consideration