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APPLICATION FORM

WBHIRA Registration No.

HIRA/P/NOR/2018/000065

HIRA URL : https://hira.wb.gov.in/project_details.php?procode=1814700000000



To,

M/s. RISHINOX BUILDWELL LLP. (Developer)

DLF Galleria, Unit 306-308, 3rd Floor
Premises 02-0124, AA- 1B
New Town
Kolkata-700156

Sub: Application for provisional booking of Unit in the project “RISHI Ventoso” being developed by you at Municipal Holding No. 31 Jessore Road (North), Pin-700129 Madhyamgram, North 24 - Parganas, West Bengal, India.

Unit No.: Floor: Block:

Car Park: Yes / No Two wheeler Parking: Yes / No

Dear Sirs,

I/We am/are desirous of acquiring the aforesaid Unit at your project 'Rishi Ventoso' which is under construction and being developed by you as Developer having been appointed as such by Rishi Tradecom Private Limited & Ors.(the Land Owners). I/We have been provided a copy of (a) the Annexure II containing description, area, payment plans and Terms and Conditions for allotment, (b) formats of proposed Agreement and Sale Deed for transfer and after having carefully studied, read and understood the same and on being agreeable thereto, I/We wish to make an application for allotment of the Designated Apartment in the said project.

I/We shall not be entitled to and hereby agree not to set up any oral agreement or any contract whatsoever or howsoever on the basis of this application or allotment in pursuance thereof or otherwise.

I/We enclose herewith Cheque No. _____ dated _____ drawn on _____
_____ for Rs. _____ in favour of **Rishinox Buildwell LLP - BHFL**
Collection Account – 259007016009 towards portion of the total booking amount of Rs. _____
payable by me.

I/We would be pleased if our application results in a successful allotment in our favour.

In case my/our application or the proposed Agreement for sale is not successful/cancelled, as the case may be, the money paid by me may be refunded to me at the bank account as per details provided by me as part of Part-III A in annexure II.

Place

Date

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

APPLICATION DETAILS

FORM FOR INDIVIDUALS

(Please fill in block letters and strike out the options that are not applicable. Put a tick mark where options are given by indication of the mark '☐').

Please affix a recent passport size photograph
1st Applicant

Please affix a recent passport size photograph
2nd Applicant

Sole / Primary Applicant's Name

2nd / Co-Applicant's Name

1. Mr./Mrs./Ms	.....	.....
2. Father's/Husband's/ Guardian's Name	.....	.....
3. Nationality	☐ Indian ☐ Person of Indian Origin ☐ NRI ☐ Others	☐ Indian ☐ Person of Indian Origin ☐ NRI ☐ Others
4. Address (Correspondence)	.....	.....
5. P.S	.....	.....
6. P.O	.....	.....
6. City	.....	.....
7. State	.....	.....
8. Pin Code	.....	.....
9. Address (Permanent)	..... P. O. ....	..... P. O.
10. P. S.	..... State .....	..... State
11. City	.....	.....
12. Pin Code	.....	.....
13. Aadhaar no.	.....	.....
14. PAN no	.....	.....
15. Occupation	..... Office .....	..... Office
16. Contact Details (M)	.....	.....
17. E-mail ID	.....	.....
18. Date of Birth	.....	.....
19. Date of Anniversary	.....	.....

- Note:**
- In case of Guardian, the exact relationship and supporting evidence may kindly be furnished.
 - In case there are more than two applicants, prior consent of RISHINOX BUILDWELL LLP is necessary and subject to consent, all the details of the third applicant above may be submitted separately.

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

FORM FOR OTHER ENTITIES

(Please fill in block letters and strike out the options that are not applicable. Put a tick mark where options are given by indication of the mark '☐').

Space for
photograph
of Director/
Partner/
Karta/Trustee

Space for
photograph
of Director/
Partner/
Karta/Trustee

Sole / Primary Applicant's Name

2nd / Co-Applicant's Name

1.	Full Name – Mr/M/s.		
2.	Name of Director/ Partners/Karta/Trustees		
3.	Status	<input type="checkbox"/> Private Limited Company <input type="checkbox"/> LLP <input type="checkbox"/> HUF <input type="checkbox"/> Limited Company <input type="checkbox"/> Trust <input type="checkbox"/> Partnership <input type="checkbox"/> Others	<input type="checkbox"/> Private Limited Company <input type="checkbox"/> LLP <input type="checkbox"/> HUF <input type="checkbox"/> Limited Company <input type="checkbox"/> Trust <input type="checkbox"/> Partnership <input type="checkbox"/> Others
4.	Date of Incorporation		
5.	Registered Office/ Head Office address		
		Pin Code	Pin Code
6.	Address for correspondence		
		Pin Code	Pin Code
7.	Phones		
8.	Fax		
9.	Email		
10.	PAN/GIR Number Photograph		

Note:

1. Certified True Copy of the Memorandum and Articles of Association/Partnership Deed/Trust Deed/ Constitution Deed/Board Resolution may kindly be annexed.
2. In case there are more than two applicants, prior consent of RISHINOX BUILDWELL LLP is necessary and subject to such consent, all the details of the third applicant as above may be submitted separately along with supporting documents.

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

DOCUMENTS REQUIRED

ANNEXURE – I : Page 3 of 3 sheets

1. In case of an individual

- a) 2 nos. of Passport size Photo b) Aadhaar Card copy c) PAN Card copy
d) Address Proof e) Photocopy of the Passport

2. In case of NRI individual

- a) NRO Account no. Name of Bank & Branch
b) NRE Account no. Name of Bank & Branch
c) FCNR Account no. Name of Bank & Branch
d) OCI/ PIO details Issuing Authority

3. In case of HUF

- a) Copy of Acknowledgment of Income Tax Return b) Copy of the details of the Karta & members of HUF
c) Address Proof of Karta d) Copy of Pan Card of HUF
e) Photograph of the Karta

4. In case of Company/Partnership/LLP/Trust

- a) Copy of Pan Card of Company/Partnership/LLP/Trust
b) Copy of Pan Card of Director/Partner/Designated Partner/Trustee
c) Photograph of the Director/Partner/Designated Partner/Trustee
d) Certified True Copy of the Memorandum and Articles of Association/Partnership Deed/Trust Deed/Constitution Deed
e) Board Resolution/minutes in favour of the Director/Partner/Designated Partner/Trustee.

PART - I

ANNEXURE – II : Page 1 of 6 sheets

1. Designated Apartment (Area in sq.ft.)

Tower/Block		Carpet Area (Excl. Balcony)		Proportionate Common Area	
Floor		Balcony Area		Cam Area (without O.T)*	
Unit Type		Carpet Area (Incl. Balcony)		Cam Area (with O.T)**	
Unit Configuration		Builtup Area			

* CAM AREA – Area for the purpose of Computation of Monthly Maintenance Charges

** O.T. - Open Terrace- available with 2nd floor units only. 50% of O.T. area shall be added to computation of maintenance charges wherever applicable.

PART - II

2. Parking Details (Please tick ✓)

Two Wheeler - Open		Car Park - Open	
Two Wheeler - Covered		Car Park - Open Dependent	
Two Wheeler - Podium Covered		Car Park - Ground Floor - Covered	
Two Wheeler - Basement		Car Park - Ground Floor - Covered Dependent	
Car Park - Podium - Covered		Car Park - Basement	
Car Park - Podium - Covered Dependent		Car Park - Basement Dependent	

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

PART - III

PRICE FOR THE DESIGNATED APARTMENT payable by the Applicant: Rs. _____
_____ (In Words) Rupees _____ and Taxes of Rs. _____

Details	Amount (Rs.)
Flat Price	
Car Parking	
Two Wheeler Parking	
Other Charges*	
Club Membership	
Advance Maintenance	
Generator/DG Charges	
Association Formation Charges	
Maintenance Corpus Deposit	
Total Price	
GST (As applicable)	
Total Consolidated Price*	

* Charges & Taxes - Not included above

- Legal Charges (Payable in favour of “DSP Law Associates”) - Rs.
- Proportionate share of costs, charges and expenses in respect of additional safety measures if required to be undertaken due to any subsequent legislation / government order or directives or guidelines or if deemed necessary by the Developer beyond the present provision of providing electric wiring in each apartment and firefighting equipment in the common areas only as prescribed in the existing fire fighting code/ regulations, if any shall be paid on possession.
- Transformer/HT/LT/Meter/any other Statutory Taxes & charges levied by the Govt. from time to time is extra as applicable and shall be paid on possession.
- Stamp Duty & Registry Charges Extra as applicable.
- Cheque to be drawn in favour of **Rishinox Buildwell LLP - BHFL Collection Account – 259007016009**.

PART - III A

Details for refund of money in case of unsuccessful application/cancellation of proposed Agreement for sale

In favour of Mr./ Mrs./ Ms. (Sole/Primary Applicant name only)	Name of the Bank	Branch Address with PIN Code	IFSC Code	Type of Account with Account Number

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applcant's Signature

Payment Schedule for the Price

Installation Stage	Payment Details
Booking Amount (Rs.)	10% of TC+EDC+GST
On Execution of Agreement (within 30 Days from the date of booking)	10% of TC+EDC+GST
On completion of Foundation of Designated Block	10% of TC+EDC+ GST
On completion of Gr. Floor casting of Designated Block	7.5% of TC+EDC+GST
On completion of 3rd floor slab casting of Designated Block	7.5% of TC+EDC+GST
On completion of 6th floor slab casting of Designated Block	7.5% of TC+EDC+GST
On completion of 9th floor slab casting of Designated Block	7.5% of TC+EDC+GST
On completion of roof's floor slab casting of Designated Block	7.5% of TC+EDC+GST
On completion of Brickwork of Designated Unit	7.5% of TC+EDC+GST
On completion of External Plaster of Designated Unit	7.5% of TC+EDC+GST
On completion of Flooring of Designated Unit	7.5% of TC+EDC+GST
On Possession of Designated Unit	10% of TC+EDC+GST+ HT/LT etc.

Note: Each Demand is payable by the allottee within 15 days from the issuance of Demand Letter.

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Sole/Primary Applicant's Signature.....
2nd / Co-Applicant's Signature

The terms and conditions given below shall apply only till execution of the Agreement whereupon such Agreement shall supersede all the terms and conditions mentioned hereinafter.

1. The application is only a request by the applicant for allotment of the Designated Apartment and does not create any right whatsoever or howsoever in favour of the Applicant. The allotment of any Flat / Unit to any eligible applicant shall be at the sole discretion of the Developer, Rishinox Buildwell LLP, (hereinafter referred to as "RBLLP") and RBLLP may accept or reject any application without assigning any reason therefor. The Applicant agrees that in the event of non-acceptance/ rejection of the Application by RBLLP, the portion of booking amount paid by the Applicant will be refunded without any interest, cost, damage etc., and without any other liability or obligation upon RBLLP.
2. An individual i.e. a person of the age of majority or a minor represented by legal or natural guardian, whether an Indian Citizen or a person of Indian Origin resident in India or abroad can apply. Also any entity i.e. body corporate incorporated in India or partnership or LLP or HUF or any other association of person recognized as a legal entity in India can apply.
3. Applications from intending applicant (s) other than Indian citizens or entities domiciled/incorporated in India shall be accepted only subject to and after fulfillment of all necessary formalities in this regard as per the applicable laws and rules of The Reserve Bank of India and others concerned. The applicant(s) shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (application and Transfer of Immoveable Property in India) Regulations, 2000 and all/or other statutory provisions as laid down and notified by the Government, Reserve Bank of India or concerned Statutory Authorities from time to time. Any refund to them shall be made in Indian Rupees and in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law.
4. The duly completed Application and Application Money has to be submitted at the Registered office of RBLLP at DLF Galleria, Unit 306, 3rd Floor, Premises 02-0124, AA- 1B, New Town Kolkata-700156 or at any other place as may be hereafter intimated by RBLLP.
5. Any Application shall automatically stand withdrawn/ cancelled by the Applicant in case of non-execution of Agreement for sale within 30 days from the date of submission of the Application form. However RBLLP may extend the validity of the application by such period and on such terms and conditions as it may, at its sole discretion, decide.
6. In case there is joint applicant, all communications and correspondence shall be made to the primary/first applicant and at the address given by the Primary/First applicant and no separate communication shall be necessary to the other named who shall be deemed to have full knowledge thereof. Any change of address will have to be notified in writing to the Registered office at DLF Galleria, Unit 306, 3rd Floor, Premises 02-0124, AA- 1B, New Town Kolkata-700156.
7. The applications and any provisional allotment shall be strictly non transferable by any Applicant to any other person.
8. Before making the application, the Applicant has seen the Site, the building plans (including the modified plans under sanction), drawings and specifications in respect of the Designated Apartment and the Project and has been provided a copy of (a) the Annexure II of which this Terms and Conditions is part of, (b) formats of proposed Agreement and Sale Deed for transfer and only after having carefully studied, read and understood the same and on being agreeable thereto, the applicant shall be deemed to have made the application for allotment of the Designated Apartment in the said project.
9. The personal details as per particulars which are morefully mentioned in Annexure I above are true to the best of the knowledge of the applicant and it shall be presumed that nothing relevant has been concealed or suppressed. The applicant is aware and agree that any information provided by the applicant may be utilized by RBLLP, without any claim or objection by the Applicant.
10. That in the event RBLLP decides to allot Designated Apartment in the project such allotment shall be provisional and subject to these Terms and Conditions the Applicant shall be bound to (a) pay the price and other applicable amounts as per the payment plans and installments forming part of this Annexure II hereto and/or as may be worked out hereafter by RBLLP which, if different from such

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Sole/Primary Applicant's Signature

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2nd / Co-Applicant's Signature

GENERAL TERMS AND CONDITIONS

Annexure II, shall be verified and satisfied by the Applicant before the signing of agreement for sale and (b) observe, fulfil and perform of all requirements, conditions and these Terms and Conditions contained in the manner and within the time stipulated thereof; which all be of essence for execution of the agreement for sale. In case of any failure of any compliances by the Allottee, the same will automatically result in cancellation of this provisional allotment. Moreover, until execution of the agreement for sale, the provisional allotment if made in favour of the Applicant may be cancelled by RBLLP, in its discretion, without being required to assign any reason whatsoever or howsoever therefor. In the event of before allotment, the portion of booking amount paid by the Applicant will be refunded to the Applicant without any interest, cost, damage etc., and without any other liability or obligation upon RBLLP.

11. Once the agreement is signed, the same shall supercede this application and its annexures and all terms and conditions hereof. The portion of the booking amount being tendered by the Applicant with the application shall, in case of my application resulting in allotment of Designated Apartment to the Applicant, form part of the total booking amount payable by the Applicant at the time of agreement.
12. Before execution of the agreement the Applicant shall independently inspect all documents and enquire, investigate and verify the title of the land owners and development and related rights of RBLLP and shall enter upon the agreement only upon being fully satisfied thereabout.
13. Receipt for any amount paid by the Applicant shall be subject to encashment of cheque. In case of non encashment of cheque due to any reason, the same shall ipso facto result in cancellation of the Application and will attract a charge of Rs.500/- per cheque dishonor.
14. The facility of parking shall be granted only to those applicant(s) who opt the same. If any applicant at the time of making application does not opt for the facility, he/ she shall thereby loose and cease to have any right to park anywhere at the Project area. Any Parking Facility shall under no circumstances be separately transferable.
15. The terms and conditions applicable to the proposed transfer shall be as per the format agreement for sale and format sale deed both of which have been provided to the Applicant together with any modifications thereof made by RBLLP with the consent of the applicant.
16. All taxes, levies, imposition, stamp duties, registration fees, goods and service tax, and expenses, etc. on the entire transaction including on the application and all agreements, sale deed or deeds and other documents to be executed and/or registered in pursuance of a confirmed allotment shall be borne and paid by the Applicant(s).
17. That all notices to be served on the Allottee and the Developer as contemplated by this Application shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post and/or by email transmission, provided that receipt of such email is formally confirmed by the recipient, at their respective addresses specified below :

Name of Allottee

Allottee Address

email id of Allottee

Developer Name: RISHINOX BUILDWELL LLP

Developer Address : 306, DLF Galleria, New Town, Rajarhat, Kolkata-700156

email id of Promoter with Attention to Mr.

- 17.1 It shall be the duty of the Allottee and the Developer to inform each other of any change in address and/or email id subsequent to the execution of this Application in the above address by Registered Post failing which all communications and letters posted at the above address and/or emailed at the aforesaid email id, shall be deemed to have been received by the Developer or the Allottee, as the case may be.
18. Courts having territorial jurisdiction alone shall have jurisdiction to entertain or try any dispute arising out of this application.

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

- 1) Booking:- Direct / Through Marketing Agent
- 2) Marketing Agent's Name & Address, Stamp with Signature
- 3) Application Registration No.
- 4) Application received by
- 5) Application accepted / rejected
- 6) Registration money received vide Receipt No. dated.....
for Rs.
- 7) Check-list for Receiving Officer:
 - (a) Booking Amount -Cheques / Drafts
 - (b) Customer's Signature on all pages of the Application Form
 - (c) PAN No. & Copy of PAN Card / Undertaking
 - (d) Copy of Aadhaar Card
 - (e) Address Proof of the Applicant(s)
 - (f) For Companies: Memorandum & Articles of Association and certified copy of Board Resolution
 - (g) For Foreign Nationals of Indian Origin: Passport Photocopy / funds from NRE /FCNR A/c / Copy of OCI/ PIO card
 - (h) For NRI: Copy of Passport Photocopy / Foreign inward remittance from the accounts of allottee's / NRE / NRO A/c of Alottee's.
 - (i) Offer Letter (if applicable)
- 8) Remarks
- 9) Cleared by Stock on
- 10) Updated in ERP by
- 11) Checked by

.....
RBL Stamp with Date

.....
Authorised Signatory of the Company



DLF Galleria, Unit No: 306
Premises No: 02-0124
Action Area 1B, Major Arterial Road
New Town, Kolkata - 700156

t : +91 33 4006 5051
e : sales@rishi.net.in
w : www.rishi.net.in



Site Address:
31 Jessore Road (N), Madhyamgram
Kolkata - 700129, West Bengal, India