

Application Form No -

Application Form



CORP. OFFICE :
Kenduadihi , Bankura

REGD. OFFICE

Lokepur, Bankura

Call us - 1800 - 1030 - 057 (TollFree)

Write us - raghunathjee@rchomes.in

Website : www.rchomes.in

1. Please use block letters while filling this Application form . 2. Kindly ensure that the Application Form is complete and duly signed by the applicant(s). 3. Please ensure that the Pay - in-Slip and the Bank Draft or Cheque are submitted together with this Application form.

A. Application for the Project of.....

B, Particulars of Applicants :

1. SOLE /FIRST APPLICANT

i) Mr./Mrs./Ms./Master.....

S/W/D of.....

ii) Authorized Singnatory / Guardion's Name (for other entities / Minors).....

iii) Nationality..... iv) Rasidential status : Resident / NRI / PIO

v) Date of Birth..... vi) Date of Marriage.....

vii) Occupation [Please (y)]: Service/Profesional/Business/Student/House Wife/Other.

(Please specify).....

viii) Mailing Address.....

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

ix) Permanent Address.....

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

x) Office Address.....

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

xi) Contact No.....

Fax..... E-mail.....

xii) PAN.....

xiii) Nominee Name..... Relation..... Age.....

Please affix a recent
passport size photo-
graph .



2. SECOND APPLICANT

Please affix a recent
passport size photo-
graph

- i) Mr./Mrs./Ms./Master.....
S/W/D of.....
- ii) Authorized Singnatory / Guardion's Name & Address.....
.....
- iii) Nationality..... iv) Rasidential status : Resident / NRI / PIO
- v) Date of Birth vi) Date of Marriage
- vii) Occupation [Please (y)]: Service/Profesional/Business/Student/House Wife/Other.
(Please specify).....
- viii)Mailing Address.....
.....
City..... Pin..... Country.....
- ix) Permanent Address.....
City..... Pin..... Country.....
- x) Office Address.....
.....
City..... Pin..... Country.....
- xi) Contact No.....
.....
Office..... Resident..... Mobile.....
Fax..... E-mail.....
- xii) PAN.....
- xiii)Nominee Name..... Relation..... Age.....



C. Additional Information : (Persons of Indian Origin Applicants only.)

i) Organizational Structure [Please tick ()]: Firm / Turst / Society / HUF / Others

(Please specify).....

ii) Date of Creation /Incorporation.....

iii) Office Address.....

.....

iv) Name & Designation of Authorized Representative.....

v) Contact No.: Phone.....Mobile.....

vi) Mailing Address [if other address in (iv) above].....

E - MAIL

vii) PAN.....

III. DETAILS OF UNIT APPLIED FOR :

i) Block..... (ii) Unit No.....

iii) Type.....(iv) Floor No.....

v) Area (sq.ft).....

IV. CAR PARKING DETAILS [Please (✓)] :

A. Covered Car Parking ()
Number of Car Parking slots required.....

V. PAYMENT PLAN OPTED [Please (✓)] :

A. Down Payment Plan () B. Installment ()

VI. DETAILS OF PAYMENT OF APPLICATION MONEY

i) Cheque / Demand Draft / Pay Order / No

(ii) Date..... iii) Drawn On.....

iv) Offer Details.....

[Note : Payment to be made by cheque /Demand Draft / Pay Order in favour of RAGUNATHJEE CONSTRUCTION Payable at BANKURA.

VII. DETAILS OF AMOUNTS PAYABLE

A. Base Price : Rs.....@Rs. Per sq. ft.

B. Car Parking Charges (if any) : Rs.



DECLARATION / CONFIRMATION

We hereby declare and confirm that :

1. I / We accept and agree to abide by the application guidelines mentioned and agree to pay all sums due in terms of Price list & payment schedule prescribed by you.
2. I / We have understood that the Firm reserves the right to accept or reject the application without assigning any reason and I / We shall have no right to challenge the decision.
3. I / We further confirm that this application shall be binding upon the Firm and the Allocation shall become final only upon my / our executing the Agreement within the time specified by the Firm along with fulfillment of all the conditions set out in the Agreement, Application Form and GTC and the full and final payment there under.
4. I / We shall use the Unit only for residential purposes.
5. I / We acknowledge that the Firm has readily provided all the informations as were requisitioned by me / us and that none of them have been influenced by any architect's plans, sales brochures, advertisements, representations, warranties, statements or estimate of any nature whatsoever written and / or oral made on behalf of the Firm, its selling agents / brokers or otherwise and that I / We have relied solely on my / Our own judgement and investigation in deciding to acquire the Unit and not by any oral or written representations or statements.
6. I / We confirm to have full knowledge for all relevant laws, rules, regulations, notifications etc, applicable to such projects in general and / or RAGHUNATHJEE CONSTRUCTION in particular.
7. 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.

Signature of sale / First Applicant

Signature of Joint Applicant

Authorised Signatory (Other than individual)

Date :

Place :

Note : Please affix Seal in case the applicant is a Firm



NOMINATION FORM

DETAILS OF SOLE / FRIST APPLICATNT'S NOMINEE

(in the event , there is more than one nominee for each Applicant , the Applicant may provide details of the other nominee (s) in a photocopy of this form , such photocopy shall be submitted along with the nomination form)

Mr./Mrs./Ms./M/S.....

Son /Daughter / Wife / Husband of.....

Authorized Singnatory / Guardion's Name (if Minor).....

Nationality.....

Address

Date of Birth

Phone.....

Mobile.....

E-mail.....

Whether related to Applicant : Yes () No ()

If yes, please specify details :

Residential Status (Please circle) : Resident / Non - Resident / Person of Origin / Others

(if others, please specify).....

I / We hereby agree to be the nominee of the Applicant. In the event of demise of the Applicant, I /We shall thereafter be deemed to be the Applicant for the said plot and shall comply with the provisions of the General Terms and Conditions issued by RAGHUNATHJEE CONSTRUCTION without prejudice to the afotesaid, I / We further agree that in event RAGHUNATHJEE CONSTRUCTION so requires, I /We shall execute ail such documents as may be required by RAGHUNATHJEE CONSTRUCTION in relation to the above.

.....
(Signature of the Frist Applicant's Nominee)

DETAILS OF SECOND APPLICATNT'S NOMINEE

Mr./Mrs./Ms./M/S.....

Son /Daughter / Wife / Husband of.....

Authorized Singnatory / Guardion's Name (if Minor).....

Nationality.....

Address

Date of Birth

Phone.....

Mobile.....

E-mail.....

Whether related to Applicant : Yes() No ()

If yes, please specify details :

Residential Status (Please circle) : Resident / Non - Resident / Person of Origin / Others

(if others, please specify).....

I / We hereby agree to be the nominee of the Applicant. In the event of demise of the Applicant, I /We shall thereafter be deemed to be the Applicant for the said plot and shall comply with the provisions of the General Terms and Conditions issued by RAGHUNATHJEE CONSTRUCTION without prejudice to the afotesaid, I / We further agree that in event RAGHUNATHJEE CONSTRUCTION so requires, I /We shall execute ail such documents as may be required by RAGHUNATHJEE CONSTRUCTION in relation to the above.

.....
(Signature of the Second Applicant's Nominee)

Please affix a recent passport

Please affix a recent passport

General Terms & Conditions

1. Who can apply ?

- A. An individual , i.e.a person of the age of majority or a minor through legal or natural guardian,whether an Indian citizen or a foreign citizen of Indian origin * resident or abroad (in case of minor, age proof and name of natural guardian is required).
Joint application by up to two persons only is permitted. Applicants should be members of the same family, which includes spouse, parents and children.
(*Foreign citizen shall be deemed to be Indian original if he / she held an Indian Passport at any time or he / her farher or grandfather was an Indian citizen by virtue of the Constitution of India or Indian Citizenship Act , 1955. Citizens of Pakistan, Bangladesh, Afghanistan, Bhutan, Nepal, and Sri Lanka shall be deemed to be not of Indian origin.)
- B. Other Entity (ies) is a Body Corporate incorporated in India or Partnership firm or HUF or any other Association of Persons (AOP) recognized as a legal entity any under any law in India (Copy of certoficate of Incorporation or copy of Registration Certificate required)
- C. The applicants qualifying for Agreement may be required to furnish such documentry evidence as deemed appropriate to satisfy Ragunathjee Construction. (Herein after referred to as Reghunathjee Construction of the applicants ability to arrange and/or pay for the price of the said apartments. This however will be re quired only at the time of Agreement.
- D. Reghunathjee Construction however, at its discretion can relex any of the conditions as mentioned herein above without assigning any reason.

2. Application Procedure

A person intending to acquire an apartment will have to apply in the prescribed applica tion from contained in the brochure. It is important that care is taken to go through and understand the terms and conditions, before filling in the Application Form.

3. Agreement Process

Reghunathjee Construction is committed to fair, transparent and equitable method for Agreement of the apartments.

4. Scrutiny, Rejection and Refunds.

Applications remaining incomplete or deficient in any respect and/or not accompanied by the relevant/required remittance will be liable to be rejected even if so detected duuing detailed scrutiny.



Applications containing information known to be false are liable to be summarily rejected and booking cancelled (even if Agreement has been made) whenever so detected. However, upon such cancellation, the installments paid till the date, will be refunded after deduction of applicable service charges of 10% of the sale value of the total apartments and car parking spaces, if any.

If the application money has been paid out of Non-Resident Ordinary (NRO) Account of applicant, refund of the application money will be made only to that account. If the application money has been paid by the applicant out of Non-Resident External (NRE) Account of the applicant, the refund will be made only to the NRE Account, provided Banker's certificate for payment of application money out of the said NRE account is furnished.

5. Withdrawal of Application/Cancellation of Booking

A. Before Agreement

Applicants may withdraw application money at any time before the issue of Agreement, which shall not be later than 15 days from the date of application and may get refund of the application money without any interest.

B. After Agreement

Applicants are free to withdraw their applications and cancel their booking at any time even after issue of agreement but before the possession of their apartment are made. Total deposit or installments paid by the allottee will be refunded without an interest and after deduction of a service charge of 10% of the total sale price of the apartments and the car parking space, if any, All such refunds to Non-Resident Indians (NRI)/ Foreign citizens of Indian origin shall however be made in Indian rupees.

6. Price

A. Under Down Payment Plan.

Price indicated in the Payment Schedule under Down Payment Plan is firm and non-escalable. The plan required 100% Payment of the price within 45 days of the Agreement.

B. Under Installment Payment Plan.

Under this plan, the price indicated in the Payment Schedule under Installment Payment Plan is firm and non-escalable. This plan requires payment of Agreement money and respective installments as indicated in the said schedule.

C. Escalation

The prices indicated in the Payment Schedule under both Payment Plan types are firm. No Escalation to be charged during the period of constr



7. Delay in payment of Installments and/or Other Dues

It shall be incumbent on the allottee(s) to comply with the terms of payment under GENERAL TERMS & CONDITIONS.

Payment of Agreement money is required to be made within 20 days for installment & 30 days for down payment scheme from the date of payment of the application /booking money. No extension of time will be allowed for payment of agreement money.

payment of installments and all Other dues shall have to be made within 15 (fifteen) days from the date of issue of the letter to the allottee(s) for the outstanding amounts. In case payment is delayed the allottee(s) shall have to pay interest on the amount due @18% per annum for upto two month of delay from the respective due dates. Delay in payment of installments and all other dues beyond 2 (two) month from the respective due date shall not be condoned. In case of such delay the agreement may stand cancelled and Raghunathjee Construction shall deduct service charge of 10% of the total sale price of the apartments. In case of such cancellation, the allottees shall have no right and/or lien on the apartments. Total deposit or installments paid by the allottee will be refunded without any interest and after deduction of the said service charge.

All payments are to be made in the name of Raghunathjee Construction.

8. Possession

Raghunathjee Construction shall endeavor to give possession of the apartments to the allottee(s) within 24 (Twenty Four) months with a grace of 6 (six) months from the date of agreement. The next phases would be delivered subsequently. However, if Raghunathjee Construction fails to deliver (except due to force majeure) within the said months from the above date. The allottee will be paid compensation subject to force majeure clauses.

Force majeure shall, inter-alia, include non-availability or irregularity of availability of essential inputs, strike by contractor/construction agencies employed / to be employed, litigation, acts of God or such other reasons beyond the control of Raghunathjee Construction.

9. Compensation for Delay in Possession

A. if Raghunathjee Construction fails to deliver possession of the apartments to the allottee(s) within the stipulated time (subject to force majeure as stated herein above), then it shall pay compensation to the allottee for each apartment effective from the scheduled date of completion at the rate of Rs. 2000/- and Rs. 3000/- per month for 2BR and 3BR apartments each, till the actual handing over of the apartments.



B. The allottee(s) shall be deemed to have taken possession of their respective apartments on the 15th (fifteenth) day of service of notice calling upon the allottees to take possession and such fifteenth day shall be deemed to be the date of possession, irrespective of the date when the allottee takes physical possession of their respective apartments. The allottee(s) shall be required to take possession of their respective apartments on or before the deemed date of possession after fulfilling all the terms and conditions failing which the allottee(s) shall be liable to pay guarding charge @ Rs.2,000 pm for the period between the deemed date of possession of the apartments and the date of taking over physical possession of the apartments by the allottee(s), over & above any other charges which may be payable.

10. Transfer of apartment

The allottee(s) opting for payment under installment payment plan shall not be normally eligible to alienate and/or transfer their interests in the allotted apartments in full or in part until full payment of all installments and interest thereon, if any, is made to Raghunathjee Construction except in deserving cases, solely at the discretion of Raghunathjee Construction. However, transfer/alienation would be permitted in case full payment has been made by the allottee.

11. Transfer Fee

No transfer or alienation of interest shall be permitted and recognized by Raghunathjee Construction for conveyance except upon payment of a transfer fee @ 4% of the original final price of the apartment and the car parking space
Transfer made after Raghunathjee Construction has conveyed the apartments in favour of the all allottee shall not be governed by these provisions.

12. Registration and Conveyance

The Transfer/Conveyance Deed of the apartments along with the car parking spaces, if any shall be executed and registered in favour of the allottee(s) after the apartments have been constructed, entire consideration together with all other dues and deposits, etc, received possession handed over to the allottee(s) and after handing over of the maintenance responsibility to an appropriate body to be formed for maintenance of the common areas and facilities. The deed of Transfer will be drafted by solicitors/advocates of Raghunathjee Construction and shall be in such form and contain such particulars as may be approved by. The allottee will be required to pay stamp duty, registration charges and other related charges like service tax or any other tax, as may be levied by the Government from time to time, before and registration of the deed of transfer of their



apartments and the car parking spaces, if any. Each allottee will also be required to pay to the assigned lawyer of Ragunathjee Construction. documentation and legal charges@1% and the applicable service tax of total sale price of the apartments and the car parking space, if any.

13. Extra Charges

Additional expenses on account of formation of association, electricity connection & installation, legal charges, generator charges, corpus, maintenance charges, advance maintenance charges for 12 month at the rate of Rs. 2.1/sqft of super built up area of the apartment and any additional facility would be charged extra as per actual on a later date. However corpus maintenance charges at the rate of Rs. 600/- per sq. ft of the super built up area of the apartment have to be paid by the allottee / purchaser proportionately with other payments, as lumpsum amounts with specific payments or before the possession of the apartment as demanded by Raghunathjee Construction.

14. Common Areas and Facilities

Associations will be created to take over the common areas and facilities of the respective towers and the maintenance and management thereof and all allottee hall have to become members of such association. The formation of association and handing over should not take more than 12 months from the completion of the project and the purchaser has to pay an amount of Rs. 3.1/- per sqft for maintenance cost of this period, at the time possession of the apartment.

15. General

A. It is understood that the applicant has applied for Agreement of a residential apartment with full knowledge and subject to all the laws/ notifications and rules applicable to this general, and group housing project in particular, which have been understood by him/her. It is further understood that the applicant has fully satisfied himself/herself about the interest, the title and the status of Ragunathjee Construction in the said Land on which the apartments will be/are being constructed.

B. Raghunathjee Construction. will not entertain any requests for modification in the internal layouts of the apartments and external facades of the tower.

C. The layout plans and building plans, specifications of the building (s) / complex and the apartments are tentative and are subject to variation. Ragunathjee Construction. may effect such variation, additions, alterations, deletions and / or modifications therein it may as at its sole discretion, deem appropriate and fit or as may be directed by any competent authority. No complaint regarding design, layout and accommodation shall be entertained.



- D.** The expression Agreement wherever used herein shall always mean provisional agreement and will remain so till such time the agreement or any formal deed of transfer is executed and registered by Raghunathjee Construction in favour of the allottees for their respective apartments.
- E.** After the date possession of the apartment the allottee shall be liable to pay Raghunathjee Construction on demand all rates, taxes, levies, deposits including security deposits or assessments pertaining to the apartment and common areas proportionately.
- F.** Complaints, if any regarding specifications, fittings and fixtures, etc. provided in the apartments will be required to be brought to the notice of Raghunathjee Construction. within 15 days of taken over possession of the apartments. Raghunathjee Construction. will not be responsible for any damage caused to the apartments on account of delay in taken over possession and in such event, at the allottees will have to take possession of the apartments on 'as is where is' basis.
- G.** Water supply : Local Government Authority / Deep tubewell.
- H.** Arrangement for Disposal of the Sanitary, Sewerage and Storm water :- Local Government Authority / Soaking Pit.
- I.** Internal wiring for Electrification will be provided for each apartments. However, the allottee(s) will have to apply to WBSEDC LTD. individually for obtaining supply of power and the meter for their respective. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to WBSED.
- J.** The allottee(s) may be required to execute, if necessary, a formal agreement for sale in such form as may be prescribed by Raghunathjee Construction. within 15 days of being required in writing to do so by Raghunathjee Construction. Under the existing laws the stamp duty at the applicable rate is leviable on such agreement for sale. Such stamp duty shall be payable wholly and exclusively by the allottee(s).
- K.** Application in the Prescribed form as contained in the brochure is subject to the information and the terms and conditions stated herein and also in other parts of the brochure including all the documents/inserts, which are contained in and form part of the brochure.
- L.** The applicants must quote the application number as printed in the acknowledged pay-in-slip and/or on Agreement, their apartment's number as indicated in the Agreement letter, in all future correspondence.
- M.** The applicant shall not be entitled to get the name of his/her nominee(s) substituted in his/her place.



N. All correspondence will be made with applicants at the address for correspondence on RAGHUNATHJEE CONSTRUCTION. record initially indicated in the Application Form unless changed. Any change of address will have to be notified in writing RAGHUNATHJEE CONSTRUCTION at its Registered Office, Corporate Office or any other of RAGHUNATHJEE CONSTRUCTION. and acknowledgment obtained for such change. In case there are joint allottees, all communication shall be sent by RSPL to the allottee whose name appears first and which shall for all purposes be considered as served on both allottees.

O. The allottee of an apartment agrees to sign and execute all documents and agreement in the standard form as may be provided by RAGHUNATHJEE CONSTRUCTION.

P. Dispute (s), if any, shall be subject to the jurisdiction of courts of law at Kolkata only.

Q. RAGHUNATHJEE CONSTRUCTION. however may, at its sole discretion, relax any of the conditions. It also reserves the right to reject any application without assigning any reason whatsoever.

Disclaimer

RAGHUNATHJEE CONSTRUCTION. and / or its affiliates, officers, directors, employees, agents, members servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of RAGHUNATHJEE CONSTRUCTION and the applicant agrees to keep RAGHUNATHJEE CONSTRUCTION and / or its affiliates, officers, directors, employees, agents, members, servants, saved, harmless and indemnified with regard thereto.

Signature of sale / First Applicant

Signature of Joint Applicant

Date :

Place :



PAYMENT SCHEDULE

G +7

ITEM	AMOUNT (%)
On Applicant	10
On Agreement	10
On Foundation	10
On Ground Floor Casting	10
On 2 nd Floor Casting	10
On 4 th Floor Casting	10
On 6 th Floor Casting	10
On 7 th Floor Casting	10
On Brick Work	10
On Possession	10

All Payments are to be made in the name of RAGHUNATHJEE CONSTRUCTION . The Payments for car parking space is to be made proportionately with all payments.

The Payments for all extra schedule are to be made before possession of the apartments.

Note :- All statutory taxes / levies like VAT.MAT.GST, Service Tax are payable extra, if applicable.

I / We agree to the above mode and terms of payment towards the purchase of the apprtment and car parking space.

First / Sole Applicant

Second Applicant

Date :

Place :



PAYMENT SCHEDULE

G +5

ITEM	AMOUNT (%)
On Applicant	10
On Agreement	10
On Foundation	10
On Ground Floor Casting	10
On 1 st Floor Casting	10
On 2 nd Floor Casting	10
On 3 rd Floor Casting	10
On 4 th Floor Casting	10
On 5 th Floor Casting	10
On Possession	10

All Payments are to be made in the name of RAGHUNATHJEE CONSTRUCTION . The Payments for car parking space is to be made proportionately with all payments.

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Note :- All statutory taxes / levies like VAT.MAT.GST, Service Tax are payable extra, if applicable.

I / We agree to the above mode and terms of payment towards the purchase of the apprtment and car parking space.

First / Sole Applicant

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Date :

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