

APPLICATION FORM No. - AMR 00 2221

FOR PROVISIONAL ALLOTMENT OF A FLAT

AT ASPIRANA MALABAR RESIDENCY



TO,
ASPIRANA INFRAVENTURE PVT. LTD.
RDB Boulevard Building, EP & GP Block, Sec-V,
Salt Lake City, 8th Floor, Kolkata - 91

Dear Sir,

I/We MRS. RUMA CHOWDHURY & PALLAVI CHOWDHURY

wish to apply for the provisional allotment of a Flats in ASPIRANA MALABAR RESIDENCY situated at **Banamalipur, P.o. - Jirangacha, P.s. - Kashipur, Dist. - South 24 Pgs. Kolkata - 135, Near Gaptala Bazar** as per tentative location plan.

I/We remit here with a sum of Rs. 25,000/-
(Rupees TWENTY FIVE THOUSAND only)

as application amount/Earnest Money Towards Provisional Allotment of the said premises of (ASPIRANA INFRAVENTURE PVT. LTD.). I/We accept and agree to abide by the Standard Terms and Conditions of Provisional Allotment.

Date: 30/4/17

Place: KOLKATA

Yours Faithfully

Reema Chowdhury
Full Signature(s) of Applicant (s)

GENERAL PARTICULARS

Please Note: Application Form must be completed in fill in BLOCK LETTERS in English language. Application Form which is not complete in every respect, as given herein below is liable to be rejected. Application Form with any cutting/overwriting not authenticated properly by the Applicant are liable for rejection.



1. SOLE/FIRST APPLICANT

Mr. / Mrs. / Ms. / Dr. / M/s. RUMA CHOWDHURY

S/WID PARTHA CHOWDHURY

Nationality INDIAN

Age 44 Years.

Occupation SELF-EMPLOYED Designation N/A

Residential Status: Resident / Non-Residential / Foreign National of Indian Origin.

Date of Birth 21-12-1973 PAN No. AQIPC0371G

Ward/Circle/Special range and place where assessed to Income Tax KOLKATA

Residence Address 46A. PAIKPARA ROW

KOLKATA :- 700037

Tel. No. _____ Fax No. _____ Mobile 7278084873

Office Name & Address _____

Tel. No. _____ Fax No. _____ Mobile _____

Email Address Pallavi.Chowdhury.2011.Pe@gmail.com

Preferred correspondence address : Residence Office

Ruma Chowdhury

Signature



Note: In case of more than two joint Applicants similar details of all the remaining Applicants to be attached.



1. SECOND APPLICANT

Mr. / Mrs. / Ms. / Dr. / M/s. PALLAVI CHOWDHURY

S/W/D PARTHA CHOWDHURY

Nationality INDIAN Age 23 Years

Occupation SELF-EMPLOYED Designation

Residential Status : Resident / Non-Residential / Foreign National of Indian Origin.

Date of Birth 13-09-1994 PAN No. AWEP02090C

Ward/Circle/Special range and place where assessed to Income Tax

Residence Address 46A, PAIKPARA ROW KOLKATA - 700057

Tel. No. Fax No. Mobile 7278084873

Office Name & Address

Tel. No. Fax No. Mobile

Email Address pallavi.chowdhury.2011.pc@gmail.com

Preferred correspondence address : Residence Office

Pallavi Chowdhury
Signature



Note: In case of more than two joint Applicants similar details of all the remaining Applicants to be attached.

1. DETAILS OF THE PREMISES APPLIED FOR :

Unit Applied For : Tower Name (38)
Floor Position (3A) (3RD FLOOR)
Total Area : 375 Sq. Ft. 1(B) BHK.

2. PAYMENT OF APPLICATION AMOUNT

The following are the details of the Payment of the Application Amount 25,000/-
Demand Draft / Cheque No. 674765 Dated 30/4/17
Bank SBT Amount 25,000/-

3. CONSIDERATION

with a discount of 10%

- (a) Basic Sale Price (BSP) : Rs. 8,43,750/- @ Rs. / Per Sq. Ft.
- (b) Preferential Location Charges (PLC)
- (i) South : Rs. @ Rs. Per Sq. Ft.
 - (ii) Corner : Rs. @ Rs. Per Sq. Ft.
 - (iii) Road Facing : Rs. @ Rs. Per Sq. Ft.
- (c) External Development Charges : Rs. @ Rs. Per Sq. Ft.
- (d) Covered Car Parking : Rs. @ Rs. Per Sq. Ft.
- (e) Open Car Parking : Rs. @ Rs. Per Sq. Ft.
- (f) Electric External Charges : Rs. @ Rs. Per Sq. Ft.
- (g) Fire Fighting Charges : Rs. @ Rs. Per Sq. Ft.



4. MAINTENANCE DEPOSIT :

(The interest free Maintenance Deposit is payable by the Applicant before the occupation of the said Premises) Total amount payable at a time towards Maintenance Deposit [Flat area x Rate x 24months] =
Rs. @ Rs. per sq. Ft. / per month.

Money Receipt

Aspirana Infraventure Pvt. Ltd.

RDB Boulevard, 8th Floor, plot - K1, Sector - V, EP&GP, Salt Lake City, Kolkata-700091
Coontact : 033-65010830, E-mail : aspiranainfra.pvtltd@gmail.com

/ VALID FOR 3 MONTHS ONLY

2017
Y Y Y Y

OR BEARER

No. 717

Date 10/05 2017

Application No- AMR 002221

50/-

Received with thanks from Mr./Mrs./Ms. Ruma Choudhury & Pallavi Choudhury

Address 46A, Paikpara Row, Kolkata-700037

Choudhury
A CHAUDHURY

On A/c of Installment No. Pre-lounging Application Amount

By Cash / Cheque. Draft No. SBI/674767 & Allahabad Bank/065579
Date - 10/05/2017 Rs. 40,000/- & Rs. 10,937/-



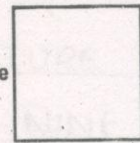
Rupees Fifty Thousands Nine Hundreds Thirty Seven Only

2017
Y Y Y Y

रक को Or Bearer

Rs. 50,937/-

Receiver's Signature



For Aspirana Infraventure Pvt. Ltd.

7/-



भारतीय स्टेट बैंक
State Bank Of India

(01895) - NORTHERN AV (DUM DUM), KOLKATA
18B, DUM DUM ROAD, KOLKATA
WEST BENGAL 700030
Tel: 2556-8456 Fax: 25288406 IFS Code : SBIN0001895

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
1 0 0 5 2 0 1 7
D D M M Y Y Y Y

PAY ASPIRANA INFRAVENTURE PVT. LTD.
रुपये RUPEES forty Thousand rupees only.

या धारक को OR BEARER

अदा करें ₹ 40,000/-

खा. सं.
A/c No. 10161144819

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT

PREFIX:
0523700148

Partha Chaudhury

PARTHA CHAUDHURY

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

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इलाहाबाद बैंक **ALLAHABAD BANK**

पाइकपाडा, कोलकाता - 700037
PAIKPARA, KOLKATA - 700037
IFSC : ALLA0210709

1 0 0 5 2 0 1 7
D D M M Y Y Y Y

PAY ASPIRANA INFRAVENTURE PVT. LTD.

या धारक को Or Bearer

रुपये Rupees TEN THOUSAND NINE HUNDRED

THIRTY SEVEN RUPEES ONLY.

अदा करें। ₹ 10,937/-

भारता सं.
A/c No. 50153134947

A070910001

⑈ 0 6 5 5 7 9 ⑈ 7 0 0 0 1 0 0 4 7 ⑈

10

Partha Chaudhury

Pls. Sign above this line



7. MARKETING PARTNER DETAILS (is no Marketing Partner, mark please mention "Direct")

Marketing Partner's Name :

Marketing Partner's Code :

Marketing Partner's Contact No. :



(Signature of the Marketing Partner with stamp)

Note: Payment to be made only through A/c Payee Local Cheque (S) or DD (S) issued in favour of
ASPIRANA INFRAVENTURE PVT. LTD.

Your's Faithfully

Date: 30/04/2017

Place: Kolkala

Reema Choudhury

Signature (s) of Applicant (s)

Pallavi Choudhury

8. Remarks :

Checked & Verified by :

Marketing Dept.

Account Dept.

Management

1. The applicant(s) (intending purchaser has applied for allotment of a flat in the captioned Multistoried and block Complex with full knowledge of all laws, regulation and applicable to the area and to the complex which also has been explained in details by the developer representative & understood by the applicant(s).
2. The applicant(s) is fully aware of the rights & interest of the developer in the project and the project land and its limitations and obligations.
3. The applicant(s) has /have fully verified and is/are satisfied about the genuineness, validity and marketability of the title of the land over which the above Complex is proposed to be built and accordingly no further objections, investigations or questions will be raised by the applicant(s) in this respect at any time in future.
4. The Applicant(s) has/have inspected & satisfied with the site, tentative drawings & design for the said complex, its tentative location plan, the competency and eligibility, all limitations and obligations of the company in respect thereof & accordingly no further investigations objections will be raised by the applicant(s) in this respect at any time in future.
5. The Applicant(s) has fully understood that the Basic Sale Price (B.S.P.) per sq. ft does not include parking charges, Administration Charges, Interest Free maintenance security, Registration Charges, Stamp Duty for flat registration, Electrical Charges, Applicable Taxes and levies, legal documentation, administrative charges and any other incidental expenses are to be paid as & when demanded in addition to the Basic sale Price (B.S.P.).
6. In case of Applicant(s) being a NRI/PIO, his/her/their application(s) should be made in conformity with the regulations governing with the regulation of immovable property by such person(so and it shall be his/her/their responsibility to ascertain and fulfil all regulatory requirements including those governing foreign exchange transactions.
7. Payment will become due on achievement of stage of construction irrespective of its sequence as and when demanded by the developer. Decision of the developer shall be conclusive, final and binding.
8. During the course of construction, it may become necessary to modify/alter the drawings/designs/specifications etc which may result into increase or decreases in the super Built- up Area and the cost of the flat will be recalculated at the original rate at which it was booked. The applicant(s) shall not raise any objection for such alternations/modification/changes/and accept the recalculated cost. However the applicant(s) shall be informed of such charges of any whenever required.
9. As the present project is contemplated to have several blocks, construction will be carried out in phases and as soon as any block is completed, possession of the flats thereof shall be handed over to the applicant(s) pending completion of the common facilities and service will be developed gradually. Concerning the totality of the project and all other factors thereof, the applicant(s) realizing and understanding all these at the time of booking the flat hence no grievance or objection what so ever shall be raised by the applicant(s) on account of all these any time in future.
10. The developer will make full endeavor to provide possession by 40 months from the date of execution of the agreement subject to force major.

Reema Chowdhury
(Signature of the 1st Applicant)

Pallavi Chowdhury
(Signature of the 2nd Applicant)

11. The Applicant(s) shall be liable to pay prorata share of any Value Added Tax , General Service Tax or any other statutory taxes, duties, charges, cess, levies or any other fresh incidents of tax as may be levied by the Government as may be found applicable.
12. The Applicant(s) shall further make payment to registration charges, stamp duty & other incidental expenses as & when demanded by the developer to enable it to convey the said apartment in favour of the applicant(s).
13. In the event of cancellation or withdrawal of application(s) by the Purchaser(s) before the execution of the sale agreement the Purchaser(s) will be liable to pay charge @ 30% of the amount received by the Developer.
14. In the event of cancellation or withdrawal of application(s) by the Purchaser(s) after the execution of the sale agreement the Purchaser(s) will be liable to pay charge @ 15% of the amount received by the Developer.
15. In case the Applicant(s) decides to cancel the allotment execution of sale agreement, then forfeiture shall be @ 10% of the total consideration long with interest of 18% per annum on the due amount of instalments for delay in payments. The balance amount shall be paid to the purchaser within 4 months from the date of cancellation by the purchaser.
16. Lock in period 12 month from execution of sale agreement. However after 12 months transfer may be allowed at the sole discretion of the developer. Approximate transfer charges would be Rs. 50 per sq. feet plus applicable service taxes. (if any)
17. Any change in an agreement after execution of agreement for sale will attract service charge of Rs 5000 (Rs. Five thousand only)
18. ASPIRANA INFRAVENTURE PVT. LTD. will not entertain any request for modification in the internal layouts of the apartments and external facades of the towers.
19. In case the developer decides to construct additional floors/flats/shops and/or additional blocks no objection shall be raised by the applicant(s) for such construction.
20. In event of the developer acquiring adjacent land and undertakes to construct additional blocks no objection shall be raised by the applicant(s) for such construction.
21. In the event of the developer acquiring adjacent land and undertakes to construct additional building that shall be deemed to be an extension of the present project and the common amenities & facilities provided for the present complex shall be equally used and enjoyed by the owners of the blocks / apartments that may be constructed in future and the applicant(s) shall not raise any objections whatsoever in this regard.
22. The intending purchaser (s) shall get his/her complete address registered with the development the time of booking and it shall be his/her responsibility to inform the developer by registered A/D letter about all subsequent changes, if any to have been received by him/her at the time when these should ordinary reach such address and the intending purchasers shall be responsible for any default in payment and other consequences that might occur there from.
23. The purchaser as per WBSEDCL rules and regulations shall arrange electrical service connection and installation of individual meter.
24. The Application(s) shall execute necessary documents before possession of flat to form Apartment Owner's Welfare Society/ Association.
25. In the event of delay in completion, or in the delivery for possession of the said unit, by reason of non availability of labour, steel, cement, water etc. or by reason of war, civil commotion etc. or due to any act of God.

Rama Choudhary
(Signature of the 1st applicant)

Sallan Choudhary
(Signature of the 2nd applicant)

- force due to any difficulty or impossibility arising from any Govt. Ordinances, Legislation or Notification or Order by the Govt. or Local Authority etc. the Developer will not be held responsible in any manner.
26. In terms of West Bengal Ownership Apartment Act and Rules framed there under every owner is bound to become a member of the Association / Society of such owners and they shall be bound by the Rules & Regulations, By -Laws framed by such Association / Society including payment of monthly fee/ charges etc. as decided by the society/ association which will maintain/ administer the common areas and facilities in the complex.
 27. The applicant (s) shall execute a memorandum evidencing taking possessing, no claim certificate, declaration at the time of handing over the flats as per the Performa to be supplied by the developer.
 28. The construction specification as given in the brochure relating to the project are indicative only and are liable to be changed / amended by the developer from time to time.
 29. The booking shall be confirmed subject to execution of Apartment Buyers Agreement/sale deed in Standard Format etc of the developer.
 30. Any type of dispute among the parties herein shall be resolved as per the Law if Arbitration which may be in force and applicable and such arbitration proceedings shall be held at Kolkata, West Bengal and award thereof shall be binding on both the parties.
 31. As the present is contemplated to have several towers, construction will be carried out in phases and as soon as any block is completed, possession of the flats thereof might be handed over to the Intending Allottee(s) as per the decision of the Developer. The Intending Allottee(s) shall not raise any objections on account of the pending completion of the common facilities like roads, street lighting, club house etc. Since all the common facilities and service will be developed gradually considering the totality of the project and all other factors thereof, the Intending Allottee(s) realizing and understanding all these is booking the flat, hence no grievance or objection what so ever shall be raised by the Intending Allottee(s) on account of all these any time in future.
 32. The Developer expects to deliver possession of the flats within 40 months from the date of agreement and if any delay occurs due to reasons beyor.d its control, the Intending Allottee(s) shall not claim any damages or compensation.
 33. In case if the Applicant(s) fail(s) to execute the Agreement for Sale and Construction Agreement within the prescribed period as specified in clause 8 herein above or if the delay/default in payment continues for a period of 3 months, then the company shall at its option be entitled to cancel the booking/agreement and forfeit/recover 1% of the total sale value and the interest for the delayed period in making the payment calculated at 18% per annum compounded monthly.
In such an event, the company is also entitled to re-allot and re-sell the apartment/unit and the undivided share in land to any other person and on such terms and conditions as the company deems fit and repay the balance amount, if any, within 12 weeks from the date of resale.
I / We, the undersigned applicant (Sole/first and Co/Second applicant) have fully read & understood the above Terms & Condition & agree to abide by the same. I/We understood that the Terms & Condition given above are indicative with a view to acquaint me/ us with the Terms & Condition as are comprehensively set out in the agreement for sale which shall supersede the Terms & Condition set out in this application or any other communication.

Kuma Chowdhury
(Signature of the 1st Applicant)

Pallavi Chowdhury
(Signature of the 2nd Applicant)

ASPIRANA MALABAR RESDENCY

LIST OF CHARGES

Car Parking (Cover)	Rs. 300000/-
Car Parking (Open)	Rs. 200000/-
Bike Parking	Rs. 60000/-

AMENITIES CHARGES			
Wi-Fi Installation Charges	Rs. 5000/-	Fire Fighting	Rs. 25000/-
Power Backup	Rs. 30000/-	External Development	Rs. 25000/-
Additional Development	Rs. 50000/-	External Electrification	Rs. 15000/-

LEGAL CHARGES	
Society Formation of Each Flat	Rs. 2000/- Extra
Legal Charges at the time of Sale Agreement	Rs. 1000/- Extra
Legal Charges at the time of Final Deed of Registration	Rs. 1000/- Extra
Legal Charges for Registration	1.5% of the Total Govt. Valuation

VIEW PLC APPLICABLE	
Corner Facing	Rs. 15/- Per Sq. Ft.
Road Facing	Rs. 15/- Per Sq. Ft.
South Facing	Rs. 20/- Per Sq. Ft.

Note: 1.5% will be applicable at the time of possession or Registration whichever is earlier.

Terms & Conditions :

- Government Charges i.e. Stamp Duty, Service Tax or any other Government levied charges will be extra.
- Interest Free Maintenance deposit @ Rs. 1 per sq. ft. will be charged at the time of possession at a time for next 2 years.
- Mandatory Document Required for Booking.
- Prices can be revised without notice at the company's discretion.
- Cheque's to be issued in favour of "ASPIRANA INFRAVENTURE PVT. LTD."
- Duration for Flat Possession 40 months.
- Service Tax Extra.



PAYMENT PLAN FOR BUNGALOW

PLAN A : DOWN PAYMENT PLAN

At the time of Booking	20% of Total Price
At the time of Registration	80% of Total Price

PLAN B : FLEXI PAYMENT PLAN

At the time Booking	10% of Total Price
Within 45 days	10% of Total Price
On Casting of Raft	14% of Total Price
On Casting of 1st Floor Slab	14% of Total Price
On Casting of 2nd Floor Slab	14% of Total Price
On Completion of Electrification	14% of Total Price
On Completion of Marble, Door & Window	14% of Total Price
At the time of Registration	10% of Total Price

PAYMENT PLAN FOR FLAT

DOWN PAYMENT PLAN

Token Amount at the time of booking	10% of Total Price
Within 45 Days from the date of booking	10% of Total Price
At the time of the foundation	10% of Total Price
On Casting of 1st Floor Slab	10% of Total Price
On Casting of 2nd Floor Slab	10% of Total Price
On Casting of 3rd Floor Slab	15% of Total Price
On Casting of 4th Floor Slab	15% of Total Price
At the time of brick works, plaster & other internal works	10% of Total Price
At the time of possession and/or registration of the Deed of Conveyance whichever is earlier	10% of Total Price

Lottery Amount of ₹15,000/- is refundable.