

APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF
A FLAT AT ECO NEST

TO

EVANIE INFRASTRUCTURE PVT. LTD.

81, Golaghata.VIP Road, Jamuna Apartment,

1st Floor, Behind Shree Venkatesh Banquet, Kolkata - 700048.

Dear Sir/Madam,

I/We... LINESHI KUMAR SHARMAwish to apply for the provisional allotment of Flat (s) / Bungalow(s) / Commercial areas in Eco Nest Situated at Malda Hudarait, Post Office- Akandakeshori, Police Station- Rajarhat, Kolkata-700135, Dist- North 24 Parganas as per the tentative location plan.

I/We remit herewith a sum of Rs. 3,57,000 / (Rupeesonly)as application amount/earnest money towards

provisional allotment of the said premises. I/We accept and agree to abide by the standard terms and conditions of provisional allotment and/or as amended time to time by the developer.

Date: 27/8/17

Place: Kolkata

Yours faithfully,

✓

Umesh Kumar Sharma

Full Signature(s) of Applicant(s)

BOOKING APPLICATION FORM

INFRASTRUCTURE PVT. LTD.

Chhatra, VIP Road, Jamuna Apartment,
1st Floor, Kolkata- 700 048.

Project Name : ECO NEST

DATE : 27/08/2017

Date of Booking: 27/08/2017 Application No. 1696

PERSONAL INFORMATION (to be filled in block letters with blue ink)

NAME OF THE SOLE/FIRST APPLICANT : Mr./Mrs./Ms. : UMESH KUMAR SHARMA

Son/Daughter/Husband/Wife of : LAXMI DEVI

Permanent Account No(PAN) : CBKPS6421C D.O.B : 01/12/1982

AADHAR CARD NO : 863901063720 Religion KOLKATA

EMAIL ID : (in caps) UMESH2.SHARMA@GMAIL.COM

Mobile No : 9163012460 Landline No :

Alternative No :



Present Address : 19/A CHETLA HAT ROAD Landmark
KMPA BUILDING BLOCK-2 ROOM-28 Pin: 700027

Permanent Address : do Landmark
Pin:

NAME OF THE SECOND APPLICANT : Mr./Mrs./Ms. : Nilam Sharma

Son/Daughter/husband/Wife of : UMESH KUMAR SHARMA

Permanent Account No(PAN) : Fill up mandatory D.O.B : 06/02/1994

AADHAR CARD NO : 7896 6756 7796 Religion Nalanda Bihar

EMAIL ID : (in caps) NILAMSHARMA2411@GMAIL.COM

Mobile No : 704424816 Landline No :

Alternative No :

Present Address : Fill up mandatory Landmark
Pin:

Permanent Address : 19/A CHETLA HAT ROAD Landmark
KMPA Building Block-2 Room-28 Pin:

NAME OF THE THIRD APPLICANT : Mr./Mrs./Ms. :

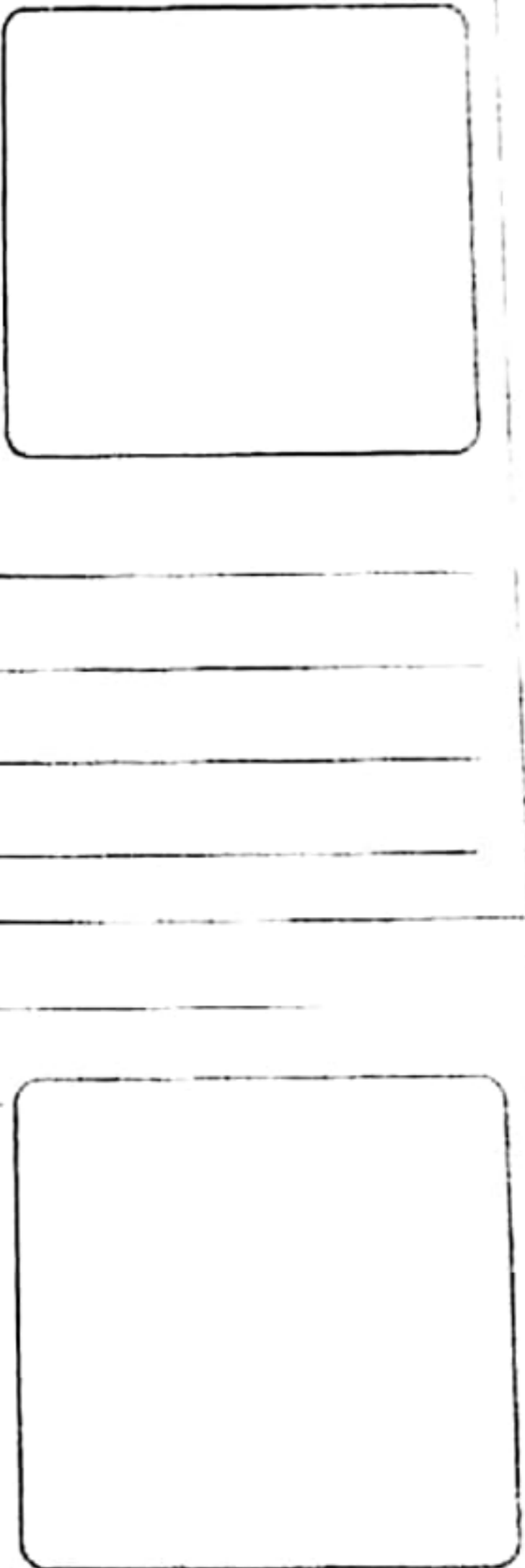
Son/Daughter/husband/Wife of :

Permanent Account No(PAN) : Fill up mandatory D.O.B :

EMAIL ID : (in caps)

Mobile No : Fill up mandatory

Address : Fill up mandatory



PROFESSIONAL DETAILS:

Industry:

- IT
- Financial Services
- Travel/Transport
- ITES/BPO/KPO
- Hospitality Services
- Media/Entertainment
- Manufacturing
- Medical/Pharmaceuticals
- Government Service
- Retail Services
- Retired

Production

Business/Self Employed

Sales & Marketing
 Legal

HR/ Administration
 Operation
 Others, Please specify

Finance

Corresponding Address : Present Permanent Email Others
Route and Other from our office to Corresponding Address

Annual Income (INR)

Less than 5 lakh 5-15 lakh 15-25 lakh 25-50 lakh 50 lakh and above

Office Address : Vaitech Infospace IT/ITES SEZ Action
Logizent Action Area I, Newten Kolkata 700156

Phone No (Residence)

Phone No (Mobile)

Phone No (office)

Emergency No :

How did you come to know about this Project? Advertisement Company Website
 Referral Agent Walk In Magazine Newspaper ABP Eisamay
 TOI TEL Bartaman Metro Hoarding Electricity Bill Radio TVC
 Banner of Social Media Other, Please specify

Existing Usashi Customer?

Yes No If yes, specify name of projet you own in : _____

UNIT DETAILS

Unit Allotted : 2 BHK Area (Sq.Ft.) 857 Sq.ft.

Base Rate Per Sq.Ft. (Rs) <u>2180</u> In word _____	Car Park (Rs) <u>7</u> In word _____	Floor Rise Charges (Rs) If Applicable _____ In word _____
Amenities Charges (Rs.) <u>2 Lac</u> In word _____	Preferred Location Charges (Rs.) if Applicable <u>7</u> In word _____	Total Sale Value (A+B+C+D+E) (Rs.) _____ In word _____

SOURCE OF BOOKING

Direct <input type="checkbox"/> Executive Name & Designation	Referral <input type="checkbox"/> Existing Customer Name & unit Number	Agent <input type="checkbox"/> Agent Name and Seal
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Would you be interested in other projects by Evanie Infrastructure Pvt. Ltd. ? Yes No
If Yes.

Nature of Booking: Residential Commercial All

Location:

1 DETAILS OF THE PREMISES APPLIED FOR

Unit Applied For: _____ Tower Name LENI
 Floor Position 3rd BHK 3BHK E Co. _____
 Sq. Ft. Own Cover _____ Common Cover _____ Total Area _____
 Sq. Ft. Own Carpet Area _____
 Parking : Open Cover Other No of Parking Nil

2. PAYMENT OF APPLICATION AMOUNT

The following are the details of the Payment of the Application Amount
 DD/Cheque/RTGS/NEFT No 000014 Dated 28/12/14
 Bank HDFC Amount 357,500

3 CONSIDERATION

(a) Basic Sale Price (BSP)	<u>857</u> Sqft @ Rs. <u>2420/-</u> per Sq Ft
(b) Preferential Location Charges (PLC) Sqft @ Rs. per Sq Ft
(i) South Sqft @ Rs. per Sq Ft
(ii) Corner Sqft @ Rs. per Sq Ft
(iii) Road Facing Sqft @ Rs. per Sq Ft
(c) External Development Charges Sqft @ Rs. per Sq Ft
(d) Covered Car Parking Sqft @ Rs. per Sq Ft
(e) Open Car Parking Sqft @ Rs. per Sq Ft
(f) Electric External Charges Sqft @ Rs. per Sq Ft
(g) Fire Fighting Charges Sqft @ Rs. per Sq Ft

TOTAL=

Umesh K...
Signature of Applicant

Mode of Payment/Source : Own fund Home Loan Personal loan

Purpose of Purchase : Own use Investment Others, Please specify

Property type of Purpose : Residential Commercial

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 24 months] = Rs. @ Rs. per sq. Ft. /per month.

Umesh K...

ECO NEST PAYMENT SCHEDULE

INSTALLMENT SCHEDULE	FLEXI PAYMENT PLAN	FLAT		ROW HOUSE
		G+4	G+8	
1st Installment	Token Amount at the time of booking	15%of Total Price	15%of Total Price	
2nd Installment	Within 45 Days from the date of booking	10%of Total Price	10%of Total Price	N.A
3rd Installment	At the time of the foundation	10%of Total Price	10%of Total Price	20% of Total Price
4th Installment	On Casting of 1st Floor Slab / For Row House Ground Floor	10%of Total Price	10%of Total Price	
5th Installment	On Casting of 2nd Floor Slab 1st	15%of Total Price	10%of Total Price	20% of Total Price
6th Installment	On Casting of 3rd Floor Slab	10%of Total Price	10%of Total Price	15%of Total Price
7th Installment	On Casting of 4th Floor Slab	10%of Total Price	5%of Total Price	N.A
8th Installment	On Casting of 5th Floor Slab	N.A	5%of Total Price	N.A
9th Installment	On Casting of 6th Floor Slab	N.A	5%of Total Price	N.A
10th Installment	On Casting of 7th Floor Slab	N.A	5%of Total Price	N.A
11th Installment	On Casting of 8th Floor Slab	N.A	5%of Total Price	
12th Installment	At the time of brick works, plaster & other internal works	10%of Total Price	5%of Total Price	N.A
13th Installment	At the time of possession and/or registration of the Deed of Conveyance whichever is earlier	10%of Total Price	5%of Total Price	5% of Total Price

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Signature of Applicant(s)

Definitions, Terms and Conditions:-

1. The applicant(s) / intending purchaser has applied for allotment of a flat/unit in the Housing Project consisting of several multi-storied buildings built in blocks within the Housing Complex with full knowledge of all laws of regulation applicable to the area where the proposed Housing Complex is and the same has been explained in details by the developer's representative & fully understood by the applicant(s)
2. The booking shall be confirmed subject to execution of Sale Agreement in standard format set forth by the Developer.
3. The Applicant(s) has/have inspected & is completely satisfied with the location of the site, tentative drawings & design for the said complex, its tentative building plan, the competency and eligibility of the Land Developer, all limitations and obligations of the company in respect thereof & accordingly no further investigations / objections shall be raised by the applicant(s) in this respect at any time in future.
4. The Developer has already obtained land for the Housing Project and is under the process of acquiring further lands within and adjacent / vicinity of the proposed site for the Housing Project. The Housing Project shall be constructed phase wise on the land obtained and available for construction.
5. In the event of the Developer acquiring / purchasing 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 and shall be equally used and enjoyed by the owners of the blocks which may be constructed in future and the applicant(s) shall not raise any objections whatsoever in this regard.
6. In event of the Developer acquires / purchases any adjacent land and undertakes to construct additional blocks, no objection shall be raised by the applicant(s) for such construction.
7. In case the Developer decides to construct additional floors / flats / shops and / or additional blocks, the applicant(s) / Allotee / Purchaser shall not raise any objection in any form or manner for such construction or modification.
8. The Basic Sale Price (B.S.P.) shall mean the consideration sum to be paid by the Purchaser for the designated Flat / Unit. The Basic Sale Price (B.S.P.) shall be calculated @ Rs. _____ per sq. ft. of the Area of the designated Flat / Unit. The Area of Flat / Unit shall mean & include covered areas & common areas for the said Flat / Unit. The Basic Sale Price (B.S.P.) shall remain fixed subject to final measurement of the designated Flat / Unit Area at the time of Possession. If there is any increment or decrement in the area of the designated Flat / Unit, the Basic Sale Price (B.S.P.) shall accordingly be increased or decreased as the case maybe. However the applicant(s) shall be informed of such changes if any, as & when required.
9. During the course of construction, it may become necessary to modify / alter the drawings / designs / specifications etc. which may result in increase or decrease of the Covered Area, Layout, Design etc. The Applicant(s) shall not raise any objection for such alternations / modification / changes, and accept the the same.
10. If due to any forthcoming Government Legislation, Ordinances, Acts or Orders and other unavoidable circumstances, the Consideration sum of the Designated Unit is required to be re-calculated on the Carpet Area of the Designated Flat / Unit; the Basic Sale Price (B.S.P.) agreed herein upon shall remain fixed but the rate / price for the carpet area shall be proportionately increased keeping the Basic Sale Price (B.S.P.) intact. Thereafter all calculations shall be made on Carpet Area & the rate / price applicable thereon.
11. The Applicant(s) has fully understood the Basic Sale Price (B.S.P.) & that it does not include Parking Administration Charges, interest free maintenance, security, Registration, Amenities Charges, Registration Fee, Advocate's fee for flat registration & legal documentation, Electrical Charges, Advertisements and levies, administrative charges and any other incidental expenses are to be paid as & when due in addition to the Basic Sale Price (B.S.P.).
12. In case of Applicant(s) being a NRI / PIO, his / her / their application(s) should be made in conformity with the rules & regulations governing the purchase of immovable property by such person and it shall be responsibility of the applicant/ proposed purchaser to ascertain and fulfill all regulatory, statutory and all procedural requirements including those governing foreign exchange transactions.

- _____ Payment shall become due on / or initiation / completion of the stage of construction irrespective of its scheduled date as and when demanded by the Developer. Decision of the Developer shall be conclusive, final and binding.
 - == The Developer shall strive to provide possession by 40 months from the date of execution of the Agreement for Sale, subject to force majeure.
 - 5. Applicant has discussed the queries and other aspect of the project with the relationship executive and found the same as conclusive and satisfactory.
 - 6. The Applicant(s) shall be liable to pay Goods and Service Tax and at such rates as proposed by the Government and other subsequent tax related amendments, time to time.
 - 7. The Applicant(s) shall liable to pay registration charges, stamp duty & other incidental charges & expenses as and when demanded by the Developer in order to enable it to convey the said apartment in favor of the Applicant(s).
 - 8. In the event of cancellation or withdrawal of application(s) by the Purchaser(s) / Allottee(s) then he / she / they shall be liable to pay to the Developer @ 4% of the Total Sale Value (which shall mean and include of the Base Sale Price (B.S.P.) for the Flat / Unit, amenities charges, other charges & parking applied for if any) from the amount in actuals paid to the Developer; till then; towards all taxes (including G.S.T.) and charges, levies, imposition.
 - 9. In case, if the Applicant(s) fails / neglects or delay to execute the Agreement for Sale and Construction Agreement within the prescribed period herein and if any such delay / default in payment continues for a period in excess of 3 months, then the Developer shall at its option be entitled to cancel the booking / agreement and he / she / they shall be entitled to forfeit / recover 4 % of the Total Sale Value (which shall mean and include of the Base Sale Price (B.S.P.) for the Flat / Unit, amenities charges, other charges & parking applied for if any) along with the amount in actuals by the Developer; till then; towards all taxes (including G.S.T.) and charges, levies, imposition and the interest for the delayed period in making the payment, being calculated @ 18% per annum compounded monthly on the amount due and recover the same from the amount already paid to the Developer. The Developer shall deduct the same from the amount refundable to the Allottee / Purchaser before refunding the same. In such an event, the Developer shall be entitled to re-allot and re-sell the apartment / unit and the undivided share therein to any other person and on such terms and conditions as the Developer deems fit and repay the balance amount, if any, within 12 weeks from the date of resale.
 - 10. In the event of cancellation or withdrawal of Allotment by the Developer due to its inability, the Developer will be liable to pay @ 2% (S.I.) of the total amount received till date, calculated from the date of its deposit.
- If any issued cheque of the Allottee / Purchaser is dishonored due to insufficient fund or any of the given reason by the Bank and on or after being informed by the Developer about the same, the Allottee / Purchaser fails to pay the said amount through DD / NEFT / RTGS or any other approved mode of payment, the Developer shall have sole discretion to cancel the booking / agreement, as the case may be. The Developer shall impose a penalty for cancellation as set out in Paragraph No. 18.
- The Developer shall have the absolute power to cancel any booking / Agreement under any circumstances for any reason as deemed fit and proper, with a notice of 15 days save & except as set out in Paragraph No. 20.
- Locking period shall be for 12 month from date of execution of Sale Agreement. However on or after expiry of the 12 months the Allottee / Purchaser under this agreement, may be allowed, at the sole discretion of the Developer to nominate his / her/ its/ theirs nominee. Approximate charges for such transfer would be Rs. 100 per sq. ft. plus applicable Goods and service taxes (if any).
- For any change in the Agreement for Sale after its execution of will attract service charge of Rs. 5000/- (Rs. Five thousand only) and same to be paid by the by purchaser. However any proposed change in the Agreement shall be subjected to the sole discretion of the Developer.
- Evanie Infrastructure Pvt. Ltd. will not entertain any request for modification in the internal layouts of the apartments and external facades of the towers.
- The intending Purchaser(s) shall get his / her / its / their complete address and contact details registered with the

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Developer at the time of booking and it shall be his / her / its / their responsibility to inform the intending purchasers by a registered A/D letter about all subsequent changes, if any, and to have it received by the Developer at the last registered address.

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- 27. The purchaser as per WBSEDCL or other power distribution company, as applicable, rules and regulations shall arrange electrical service connection and installation of individual meter.
- 28. The Applicant(s) / Allottee shall, if so required, execute necessary documents before possession and formation of the Apartment Owner's Association.
- 29. In the event of delay in completion, or in the delivery for possession of the said unit, by reason of strike, shortage of labour, steel, cement, water etc. or by reason of war, civil commotion etc. or due to any other cause of majeure and due to any impositions, protocol, embargo arising from any Govt. Ordinances, Legislative Notification or Order, decision by the Govt. or Local Authority etc. the Developer shall not be held responsible for such delay in any form or manner and the time limit for completion and possession shall not be enhanced.
- 30. That the Agreement for Sale shall be executed on or after payment of 2nd installment and before the 3rd installment as set out in the Schedule of Payment. Copies of the documents relating to the flat shall be provided at the time of execution of the Sale Agreement.
- 31. The common covered area for all designated Flats / Units shall mean and include passage and pathways, stairs for ingress and egress to the tower where the designated Flat / Unit is located / situated together with lobby / lift area, meter room, stair head room / mummy room, lift cover at the roof, overhead tank etc.
- 32. Every Flat / Unit owner shall become a member of the Apartment Ownership Association to be formed in terms of West Bengal Ownership Apartment Act and Rules and all Flat / Unit owners shall be bound by the bye-laws, Regulations, By - Laws framed by such Association / Society including payment of monthly maintenance charges as decided by the society / association which will maintain / administer the common areas and facilities in the complex.
- 33. The Applicant(s) shall execute a memorandum evidencing the taking of Possession of the Flat, No. Declaration Certificate and Declaration at the time of handing over the flats as per the Performa to be supplied by the Developer.
- 34. The construction specifications as given in the brochure relating to the project are indicative and may be changed / amended by the Developer from time to time.
- 35. The applicant(s) is fully aware and conversant of the rights & interest of the Developer in the project and that intended for the proposed housing project along with its limitations and obligations.
- 36. Any type of dispute among the parties herein shall be resolved as per the Law of 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.
- 37. As present it's contemplated to have several towers, and construction will be carried out in phases and as soon as any block is completed, possession of flats thereof might be handed over to the Intending Allottees as per decision of the Developer. The Intending Allottee(s) shall not raise any objections on account of the delay in 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, 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.

I / We, the undersigned applicant(s) (Sole/first and Co/Second applicant) have fully read & understood the above Terms & Conditions & agree to abide by the same. I/We understood that the Terms & Conditions set out in the brochure are indicative with a view to acquaint me/ us with the Terms & Conditions comprehensively set out in the agreement for sale which shall supersede the Terms & Conditions set out in this application or any other communication.

Omish Kumar Sharma

ECO NEST

LIST OF CHARGES

Car Parking (Cover) Rs. 4,00,000/-

Car Parking (Open) Rs. 2,50,000/-

Bike Parking Rs. 75,000/-

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/-
Road Development	Rs. 50000/-	Club Membership	Rs. 20000/-

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. 75/- per sq. ft.	Road Facing Rs. 100/- per sq. ft.
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Note : As per given clauses mentioned in the Terms and Condition

Terms & Conditions :

- i) Government Charges i.e. Stamp Duty, Service Tax or any other Government levied charges will be extra and as per point no 11 in T & C.
- ii) Interest Free Maintenance deposit @ Rs. 1 per sq. ft. will be charged at the time of possession at a time for next 2 years.
- iii) Mandatory Document Required for Booking as per as per company policy.
- iv) Prices can be revised without notice at the company's discretion.
- v) Cheque's to be issued in favour of Evanie Infrastructure Pvt. Ltd.
- vi) Flat Possession shall preferably happen within 40 months from the date of Agreement.
- vii) Goods & Service Tax as applicable will be charged Extra.
- viii) Road utilization cost will be charged extra for Row Houses.
- ix) Application Money is completely refundable. If in case the applicant does not qualify in the lot for the project.

Hereby Understand & Accept the aforesaid clauses

V. Umesh Kumar Sharma

Signature of Applicant(s)

Remark :

Signature of Marketing Head

ASSOCIATE DETAILS / EMPLOYEE DETAILS

Associate's Name:

Associate's Code:

Associate's Contact No.:

(Signature of the Associate with Stamp)

Note: Payment to be made only through A/c Payee Local Cheque (S) or DD (S) issued in favour of Evanie Infrastructure Pvt. Ltd. Payable at Kolkata.

Your's faithfully.

Date:

Place:

Signature(s) of Applicant

8. Remarks :

8A) Changes (if any), Recommended by: Name..... Signature.

Checklist of Documents : DD Adhar card Pan Card Voter Card Driving licence Flat Cheque Photo Passport

Checked & Verified by: [Signature] 27/8/17
(Authorised Signatory from Operations)

Manager Marketing

Manager Accounts

Head Marketing/Representation

Remarks Deduct - Rs - 360/- (from grand total of amount)

[Signature]
27/8/17

Approved by:

Authorised Signatory of Management



EVANIE INFRASTRUCTURE PVT. LTD.

86 Gholaghata, VIP Road, Ganga Apartment, 2nd Floor, Kol-700048, W.B. Phone: 033-6555-5050. GSTIN: 19AAECE5886B1ZH. Email: info@evanieinfra.in Website: www.evanieinfra.com

Cheque drawn
[Signature]
9/9/17

Receipt Voucher

Voucher No:	308	Details of Receiver	
Application No:	EEN001696 ✓	Name:	UMESH KUMAR SHARMA ✓
Voucher Date:	27 Aug 17	Address:	19/A, CHETLA HAT ROAD, KMDA BUILDING, BLOCK - 2, KOLKATA - 700027
Supply Address:	RAJARHAT		

Reverse Charge(Y/N)		PAN/GSTIN:	CBKPS6421C	HSN Code	995411
State:	Code:	State:	West Bengal	Code:	700027

Description Of Product/Service	Parking Amount	Total Amount with Parking	Discount (%)	Taxable Amount	CGST [6%]	SGST [6%]
EVANIE ECO NEST-3BHK	0.00	318750.00			19125	19125

Total Advance Received 357000.00 ✓

Payment Mode:	CHEQUE	Cheque/DD/Others	000014 ✓	Date:	28 Aug 17
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Bank Name: HDFC BANK

Total Amount Before Tax	318750.00 ✓
After Discount Value	
Add:CGST	19125 ✓
Add:SGST	19125 ✓
Total Tax Amount(GST)	38250
Total Amount After Tax	357000.00 ✓
GST On Reverse Charge	

Amount (In Words): RUPEES THREE LAKHS FIFTY-SEVEN THOUSAND ONLY

Executive Name: ROHIT BISWAS ✓

Certified that the particular given above are true and correct
.....
For Evanie Infrastructure Pvt. Ltd



.....
Customer Signature

.....
Authorized signature