

General Terms & Conditions :

- 1. Application:** This application constitutes an offer to acquire residential premises as mentioned in the Application, on the terms and conditions of allotment and sale agreement thereof as made and laid down by the company. The Application does not confer any right of allotment and the Company reserves the right to accept or reject any Application at its sole discretion and without assigning any reason for the same.
- 2. Acceptance of offer:** The Company will communicate its decision to the Applicant/s within 10 (ten) days from the date of receipt of Application. If the Application is accepted by the Company, the Applicant/s will be sent a communication to that effect by way of an intimation letter or email. If the Application is not accepted by the Company, the Application Money shall be returned without interest.
- 3. Enforceable contract:** The Application form together with these terms and conditions are one document ("Application Form") and shall be binding as a whole on the Applicant. Once the Applicant has completed and signed the Application Form, he may not withdraw his offer to purchase the said residential premise(s) and the Application Form will constitute an enforceable contract between the Applicant and the Company.
- 4. Application Money:** This Application shall be accompanied by a Cheque / Demand Draft / Pay Order payable at Kolkata, drawn in favour of "Infinity Constructions" towards the amount of the Application Money payable. On acceptance of the Application by the Company, the Application Money shall be treated as booking amount, which will be adjusted against the total consideration. If the application is rejected by the Company on account of inability to provide the residence as per the choice made by the applicant in the application form, the application money will be refunded without interest deducting Rs. 3000/- if cancelation made within 15 days from the date of application.
- 5. Cancelation Charges:** If the applicant want to cancel his / her booking after issuance of allotment letter or after 15 days to application then the cancelation charges will be deducted from the booking money, details of the cancelation charges as mentioned below
 - ✓ Before execution of Sale agreement 2% of the property value.
 - ✓ Post execution of Sale agreement 3% of the property value or any amount decided by Developer time to time.
- 6. Allotment Letter:** If Application is accepted by the Company, the Applicant will be sent an intimation letter. On payment of appropriate installments, Agreement for Sale of allotted premises will be executed between the Company and the Applicant/s. Full terms and conditions of the Agreement shall be drawn up by the Company under the applicable provisions of law and the Applicant/s agrees to execute and register the same.
- 7. Schedule of payments:** The Applicant/s shall be required to make payments in accordance with the Schedule of Payments stated in the Allotment Letter and/or the said Agreement (when executed). All over-due payments shall attract interest at 18% per annum from the dates they fall due till the date of actual payment. Payment schedule of the property as mentioned in annexure I of the Application form as attached.
(The schedule of payment has to maintain even applicant or co applicant obtain / avail loan from bank or any financial institution or from his own contributions)
- 8. Lock-in:** The Applicant shall not transfer, assign or part with its interest or benefit under allotment/agreement or part with the possession of the premises for a period of 09 months from the date of allotment or till the date of possession, whichever is earlier. Such transfer subsequently will be subject to appropriate transfer charges of Rs. 50 per sq ft and written NOC from the Company.
- 9. Disclaimer:** The Company doesn't take responsibility of loan approval/eligibility of the applicant pertaining to the flat being purchased.
- 10. Documents:** Upon the submission of the booking application for the preferred apartment & post realization of the instrument submitted along with booking application, related legal documents of the property will be made available to the applicant / co applicant. All documents will be in photo copy only and original documents can be made available to bank / financial institute for verification upon request from applicant / co applicant.

I/ we the above named Applicant / Co applicant, hereby agree to be bound by the terms and conditions in this Applications Form. I/ We hereby confirm that the details provided by me in this Application Form are true and accurate.

Souma Mitra

Signature of the Applicant

Salil Ranjan Mitra

Signature of Co applicant

_____ Date

INFINITY Constructions

A. Bhishu Roy
Proprietor

RATE & OTHER CHARGES

❖ BSP: INR 2325/- per sqft

Preferential Location Charges: (Tick on the Box)

- South Facing INR _____ Per sqft
 South & Pond Facing: INR _____ per sqft
 Pond Facing INR 25/- Per sqft

Car Paring: (Tick on the Box)

- Ground floor covered parking INR _____/- each
 Two Wheeler parking Open: INR _____/- each

Amenities Charges:

- Club & Gym charges: INR 40/- per sqft
- Maintenance deposit for 6 months: INR 12 per sqft
- Legal charges*: INR 3,500/- for sale agreement.
- Transformer Charges: INR 15 per sqft
- Limited power backup: INR 25 per sqft
- Maintenance Corpus Deposit: INR 15 per sqft
- Co-operative formation charges: INR 4500/- each member or flat

Other Miss. Charges:

- Nomination charges: INR 25/- per sqft
- Transfer Agreement Charges: INR 50/- sqft
- Cancelation Charges – Before Sale Agreement – 2% of the property value.
- Cancelation charges – Post Sale Agreement – 3% of the property value.

* This doesn't include charges for registration of sale agreement or deed of conveyance.

I/we do agreed that, all above charges has been disclosed to me and same is been accepted by me/us.

Seema Mishra

Signature of Sole / First Applicant

Salil Ranjan Mishra

Signature of Co / Second Applicant

For Office Use:

Serial Number: _____ Date of Acceptance of Application: _____

Signature of Executive: _____

PAYMENT SCHEDULE

[Consideration amount = Flat cost + PLC + Car / Two Wheeler Parking]

- ❖ INR 1,00,001/- at the time of booking.
 - ❖ 20% of the consideration amount less booking money within 25 days from the day of booking.
 - ❖ 10 % of the consideration amount at the time of foundation and Ground floor roof casting.
 - ❖ 10 % of the consideration amount at the time of 1st floor roof casting.
 - ❖ 10 % of the consideration amount at the time of 2nd floor roof casting.
 - ❖ 10% of the consideration amount at the time of 3rd floor roof casting.
 - ❖ 15% of the consideration amount at the time of 4th floor roof casting along with 50% of the extra charges.
 - ❖ 10% of the consideration amount at the time of Brick work of the said unit.
 - ❖ 10% of the consideration amount at the time of flooring of the said unit.
 - ❖ 5% of the consideration amount at the time of the possession of the building along with 50% of the extra charges and corpus deposit.
- * Service Tax Applicable as per Government of India norms.

I/we do agreed that, above schedule of payment has been disclosed to me and same is been accepted by me/us.

Sauma Mishra

Signature of Sole / First Applicant

Signature of Co / Second Applicant

2,00,000/- paid within
17.03.2014

INFINITY Constructions

Abhishek Roy
Proprietor

EXTRA WORKS

(ADDITIONAL SPECIFICATION AT EXTRA COST WITH PRIOR INTIMATION AND CONSENT OF THE PURCHASER/S)

- Collapsible gate in the front of Main door. INR 8000/-
- Balcony Cover Grill & Box Grill in all windows. Per kg @ INR 90/-
- Electrical Infrastructure as per requirement of applicant.
- Modification of Toilet:
 - ✓ Premium: All walls with Somany or NITCO tails with Paryware fittings. [Extra INR 20,000/- each toilet].
 - ✓ Super Premium: All walls with 10"X13" Kajaria Tails with Jaqure fittings. [Extra charge INR 40,000/- with telephone shower].
 - ✓ Ultra-Premium: All walls with 12"X18" combination of Kajaria and Imported tails, Premium Jaguar [Vintage series] fittings, Granite basin top with towel rack and other fittings. [Extra INR 75,000/- each toilet]
- Primer finishing in all rooms and balcony.
 - ✓ 2BHK flats INR 10,000/-
 - ✓ 3BHK flats INR 20,000/-
 - ✓ Wall Putty @ INR 10/- per sqft.
- Extra Electrical Points:
 - ✓ AC points: INR 5,000/- each point. [2.5 mm copper wiring with single phase motor starter].
 - ✓ Each electrical point: INR 350/- each point. [1.0 mm copper wiring with 6AM switches]
 - ✓ INR 1,000/- for each 16 AM electrical point with 1.5 mm copper wiring.
 - ✓ For Modular switches INR 200 each 10 AM switch and INR 250 for each plug point.
- Extra plumbing Point:
 - ✓ Each plumbing point INR 1500/- along with cost of fittings [tap, bib cork, ext.].
- Extra Kitchen fittings:
 - ✓ INR 350/- per sqft for granite top and INR 75 per running foot for skirting.

Terms & Conditions of extra work

- All information for extra work to be given to developer before Brick work of the allotted unit / Flat.
- All request for extra work / Modification shall be reported with proper application and no verbal request shall not be accepted.
- At the time extra work application / request, purchaser/ purchasers has be enclose a payment of INR 15,000/- [Rupees: Fifteen Thousand only].

I/we do agreed that, above charges has been clarified to us as part of extra work and charges for the same has been informed to us. If we feel interested to do any of the above extra work shall inform developer before execution of Brick work of the Unit / Apartment allotted to us.

Soerma Mitra.

Signature of Sole / First Applicant

Satish Ranjan Mitra

Signature of Co / Second Applicant

3 MANDATORY DOCUMENT WITH EACH APPLICATION FOR ALLOTMENT

INFINITY Constructions

Ablishek Roy
Proprietor

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

दिनांक / Date 28. 02. 2014

PAY *Infinity Constructions*

को या उनके आदेश पर OR ORDER

RUPEES *one lakh only.*

₹ 1,00,000/-

अदा करें

11723177828

VALID FOR Rs. 200,000 & UNDER

भारतीय स्टेट बैंक
State Bank of India

IFS Code: SBIN007410

Salil Ranjan Mitra
SALIL RANJAN MITRA

(07410)-J.K.NAGAR
PO : BIDHAN BAG
1003 DIST: BURDWAN, WEST BENGAL 713337

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