



LARICA ESTATES LIMITED

LARICA GREEN HAMLET PROJECT

Head Office :

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Kolkata - 700001
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Fax No. : 091-033-2213 7607,
E-mail : laricaestates@yahoo.co.in
Website : www.laricagroup.com

PROJECT SITE : 068
NEPAL GUNJ ROAD,
AMGACHIA, PAILAN
KOLKATA - 700104.

1.07.2012

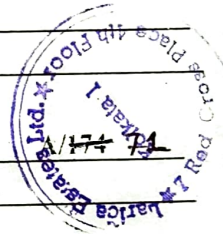
CERTIFICATE OF ALLOTMENT

D - 166

This is to certify that Land with Bungalow has been allotted to the under mentioned person at Larica GREEN HAMLET, Nepal Gunj Road, Amgachia, Pailan, Kolkata - 700104.

Terms of Conditions mentioned overleaf and details mentioned below :

Name (First) : MRS. NANDINI SRIVASTAVA
2nd Applicant's Name : (If any) MR. MANOJ KR. SRIVASTAVA
3rd Applicant's Name (If any) _____
Nominee : MR. ROHAN SRIVASTAVA
Address : 411, GAUR GALAXY, SEC - 5,
(ABOVE VRINDA DIAGNOSTICS),
VAISHALI, GHAZIABAD - 201010.



Registration No. : D - 166 Date _____
Type of Bungalow B3 - 1648 Sq.Ft. PLOT SIZE 2.5 COTTAH PLOT NO. _____
Total Price of Land 8,75,000/- Total Price of Bungalow 26,84,592/-
Club Membership Admission Charges _____ Other Facility _____

Service Tax extra @ 3.09 % on Bungalow Price.

PAYMENT TERMS

FOR PLOT OF LAND

✓ On Application Rs. 50,000/-, On Confirmation Rs. 50,000/-, Balance in 10 equal Monthly Installments.

FOR BUNGALOW



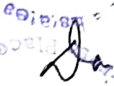
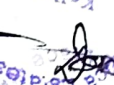


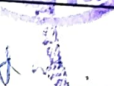
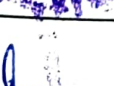
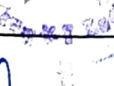




CONSTRUCTION LINKED PAYMENT PLAN

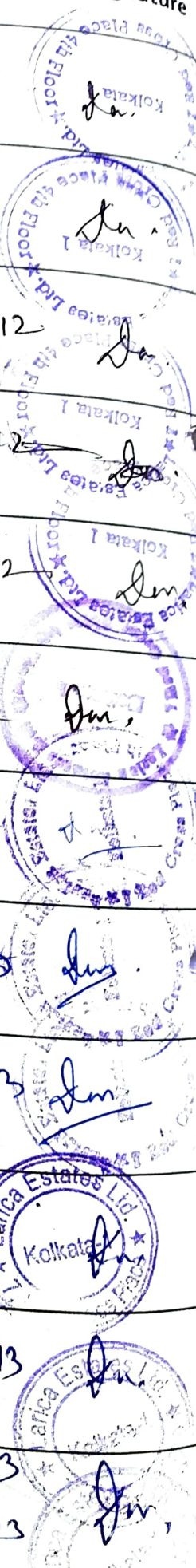
✓ On Booking	Rs. 50,000	✓ On Confirmation of Booking	Rs. 50,000	✓ Within 30 days of Confirmation	Rs. 50,000
BALANCE PAYMENT					
1. On Completion of Ground floor Plinth	10 % of Total price	2. On Completion of Ground floor Roof slab	10 % of Total price		
3. On Completion of 1 st floor Roof slab	10 % of Total price	4. On Roof & Boundary	10 % of Total price		
5. On Completion of Brick work of flat	10 % of Total price	6. On Completion of Internal Plaster	10 % of Total price		
7. On Completion of External Plaster	10 % of Total price	8. On Completion of Door / Window/ Grill fittings	10 % of Total price		
9. On Completion of Tile/Flooring/Electrical Wiring	10 % of Total price	10. On Completion and Intimation of Possession	Balance Payment		
11. On Registration		Stamp Duty, Registration charges and other Govt. Levies extra			

Manoj Srivastava
Signature of Allottee

LARICA ESTATES LTD
[Signature]
Director

PAYMENT DETAILS FOR PLOT OF LAND

Sl. No.	Month	Instalment Amount	Late Fee	Total Amount	Cheque No.	BANK	Receipt No.	Date	Signature
1	July 2012	50,000/-	NIL		10231	ICICI Bank Kard Bagh - N. Delhi	D-211	23.7.2012	
2	Aug 2012	50,000/-	"		309276	SBI Maharej pur Branch. Sahibabad.	D-300	23.8.2012	
3	Sept 2012	77,500/-	NIL	77500	309277	SBI	D-368	29.09.12	
4	For Sep 2012	50,000/-	NIL	50000	309278	SBI	367	29.09.12	
5	Oct 2012	77500	NIL	77500	309279	SBI Maharej pur Branch, Sahibabad	D-424	02.11.12	
6	Nov 2012	77500	NIL	77500	309282	SBI Maharej pur Branch, Sahibabad	D-462	28.11.12	
7	Dec 2012	77,500/-	NIL	77500	309284	SBI Maharej pur Branch Sahibabad	D-512	21.12.12	
8	Jan 2013	77,500/-	NIL	77,500	309287	SBI Maharej pur Branch.	D-557	18.01.13	
9	Feb 2013	77,500/-	NIL	77,500	309290	SBI Maharejpur Branch, Sahibabad.	D-615	19.02.13	
10	March 2013	77,500/-	NIL	77,500	309292	SBI Maharejpur Branch Sahibabad	D-733	22.3.	
11	April 2013	77,500/-	NIL	77,500	309295	SBI Maharejpur Branch Sahibabad.	D-70	17.04.13	
12	May 2013	77,500/-	NIL	77,500	309298	SBI Maharejpur Branch Sahibabad.	D-143	21.05.13	
	June 2013	77,500/-	NIL	77,500	309299	SBI Maharejpur Branch Sahibabad.	P-144	21.05.13	



PAYMENT DETAILS FOR BANGALOW

Sl. No.	Month	Instalment Amount	Late Fee	Total Amount	Cheque No.	BANK	Receipt No.	Date	Signature
1	July 2012	50,000/-	NIL		10231	ICICI Bank Kandl Bapn N. Delh.	D-202	23.7. 2012	
2	Aug 2012	50,000/-	"		309276	SBI Maharajpur Branch, Sahibabad	D-301	23.8. 2012	
3	Sep 2012	50,000/-	"	50,000	50,000 309278	SBI Maharajpur Branch	D-367	29.09.12	
4	May 2014	2,56,194/-	NIL	2,56,194	746917	SBI Maharajpur Branch	D-388	6.05. 2014	
5	June 2014	2,56,195/-	NIL	2,56,195	746922	SBI Maharajpur Branch Sahibabad.	D-73	28.6. 2014	
6	July 2014	2,56,195/-	NIL	2,56,195		SBI Maharajpur Branch Sahibabad.	D-81, 82.	28.7. 2014	
7	Oct-2014	2,56,195	NIL	2,56,195		SBI Maharajpur Branch Sahibabad.	158.	28.10. 2014	
8	March 2015	2,56,194	ST 7679 NIL	2,56,194	746932	SBI	244	20.3. 2015	
9	Jan 2016	2,57,214	NIL	2,57,214	Online NEFT	SBI	1695	18.01. 2016	
10	Feb 2016	2,57,214	NIL	2,57,214	740438	SBI	1703.	01.02. 2016	
11	April 2016	2,57,213 4635	NIL (Service tax)	2,57,213 4635	740440 740441	SBI	1735 & 28.	07.04. 2016 19.4. 2016	
12	July 2016	2,39,646 2,76,024	NIL NIL	2,39,646 2,76,024	305129 (Online) 859177	SBI SBI	D-90 D-91	08.7. 2016	

TRANSFER(S) DETAILS

Date	Transfer Number	Name & Address of TRANSFEREE (S)	Signature of Transferee (s)	Signature of Transferor (s)	Approved by Company

Terms and Conditions of Allotment

1. Any additional facility as may be provided by the company, shall be charged extra.
2. Variation in the final layout & floor plans can be effected without any claim from the allottee.
3. Timely payment of Installments is the essence of this application
4. It is understood that the allottee is having full knowledge of Laws, Notifications and Rules applicable in general.
5. Allottee will also be liable to pay Electrical Infrastructure Charges @ Rs.35/- Per Sq. Ft. before possession.
6. After handing over the possession of the House, allottee will be required to pay monthly maintenance charge as decided by the Company or Maintenance Body.
7. If the allotment of the Plot is obtained by misrepresentation of fraudulent means the allotment shall be liable to be cancelled and the allottee shall not be entitle to claim any compensation.
8. The intending allottee agrees that the allotment of the house is subject to the FORCE MAJURE clause.
9. The allottee under any plan can transfer his/her allotted house to other party before registration provided all dues are cleared and transfer fee of Rs. 25,000/- is paid.
10. Sale Deed of the House shall be executed and registered in favour of allottee or his nominee after Full payment is made & possession is handed over.
11. Delay in payments of installments from the respective due date over three months shall not be condoned. In case of such delay, the allotment may stand cancelled and company shall deduct 20% of the total price of the Plot & Bungalow. In case of such cancellation, the allottee shall have no right on the Land and Bungalow. Such payment will be refunded to the allottee without any interest and after deduction of said charges.
12. Regular installment should be paid within time. Late fee will be charged @ 18% per annum.
13. In case of cancellation by the applicant at any time before execution / registration of the deed, the Company shall have the right to deduct 20% of the total amount as service charges without providing any interest.
14. The Company shall handover the possession of the Plot within 12months & Bungalow within 18 months from the date of confirmation.

DECLARATION :


I/We declare that the information given in this application is TRUE & CORRECT. I/We agree that the allotment of the Plot & Bungalow is entirely at the discretion of the company and the company has right to reject my/our offer without stating any reason. The decision of the Company regarding allotment will be final and accepted to me.

I/We agree to abide by the terms & conditions of company for the Plot & Bungalow which has been read and understood by me/us including statement of area, price and other charges. I agree to pay the Infrastructural Development Charges & Electrical / Infrastructure Charges etc. as per rates.

I/We further agree to sign and execute the necessary documents as and when desired by Larica Estates Ltd.,

Accepted


LARICA ESTATES LTD.
 For LARICA ESTATES LIMITED


 Director,