

ideal Greens

Block No. Gardenia

Flat No. 10C

Developed by

IDIAL
pillars of

Ideal Real Estates Pvt. Ltd.

50, Jawahar Lal Nehru Road, 11th Floor, Kolkata 700 071
+91 33 4002 4002 | sales@ideal.in | www.ideal.in



Application for allotment of apartment in Ideal Greens

50 Jawahar Lal Nehru Road, 11th Floor, Kolkata 700 071 | Ph. 2282 1548/0513/5410, Fax. 2282 1564

FIRST / SOLE APPLICANT

Mr. / Ms. / Mrs. / Mast. / M/s. MANISH KHAITAN
S/o., D/o., W/o., C/o. SRI GOPI KRISHNA KHAITAN
Occupation [X] Salaried [] Business Nationality / Country INDIAN I.T. PAN No. AFCPK7701F
Bank A/c Details (only For NRIs & Foreigners) Passport No.

CONTACT DETAILS

Phone Nos. (Resi.) 26663286 (Off.) 22523009 (Mob.) 9831242474
(Fax) 22521495 (Email) manish.khaitan@kahm.co (Website)

RESIDENTIAL Address: C/o 59 SAILO KUMAR Mukherjee Road, 2nd Floor Rose Margy Bus Stop
City/State/Pin Before Howrah AC Market, Howrah - 71101, WB

OFFICE Address: C/o
City/State/Pin

Mailing Address: [X] Residential [] Office (or)
Permanent Address: [X] Residential [] Office (or)

SECOND / JOINT APPLICANT

Mr. / Ms. / Mrs. / Mast. / M/s. SHIVANI KHAITAN
S/o., D/o., W/o., C/o. MANISH KHAITAN
Occupation [] Salaried [] Business Nationality / Country INDIAN I.T. PAN No. AXDPK 6513G
Bank A/c Details (only For NRIs & Foreigners) Passport No.

FLAT CHOICE

Block Name GARDENIA
Flat No. (in alphabet) 10C
Floor No. (numeric) TENTH

FINANCIALS

Super built area (Sq.ft) 2150 Rates psft 4100/
Car Park type 1+1 Covered + open Car Park ID
Garden area NIL Garden area
Total (Rs.)
Service Tax Extra As Applicable

APPLICATION PAYMENT DETAIL

Payment option: Installment [X] Down payment []
I / We enclose herewith Cash / DD / Cheque No. 582018 Drawn On INDUSIND BANK LTD.
KOLKATA MAIN Branch Dated 01/07/2014 for Rs. 3,09,270/-
Rupees (Three Lakh Nine Thousand Two Hundred Seventy only) in favour of "IDEAL REAL ESTATES PVT. LTD."

SIGNATURE / S

Sole / 1st Applicant / Authorised Signatory [Signature]
Joint / 2nd Applicant / Authorised Signatory ON BEHALF OF SHIVANI KHAITAN [Signature]
Date: 10/07/2014 Place: HOWRAH

FOR OFFICE USE ONLY (Not to be filled by the applicant)

Signature of Authorised IDEAL signatory (if req.)

APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL APARTMENT IN IDEAL GREENS

Reference no: _____

Application Form No _____

To
IDEAL REAL ESTATES PVT. LTD.
50, Jawahar Lal Nehru Road
Kolkata – 700071

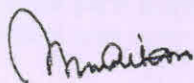
Dear Sir,

Please provisionally enroll me./ us as an applicant for allotting the residential Apartment No. 10C in Block Gardens having proposed super-built up area of 2150 sq.ft. and ~~00~~ nos. Car Parking Space(s) in your complex to be known as "IDEAL GREENS" proposed to be constructed at/being constructed at 591A, Motilal Gupta Road, Kolkata – 700008.

My/our pay account payee pay order/demand draft/cheque bearing no. 582018
dated 01/07/2014 payable at INDUSIND BANK LTD
Bank, KOLKATA MAIN Branch, Kolkata
for Rs. 309270 /- (Rupees Three lakhs Nine thousand Two Hundred
.....) only drawn in your favor towards the Application Money is enclosed. Seventy c

I/We confirm that I/we have read and understood the meaning and purport of the Application Guidelines for making this application which are as follows :

1. This Application Form is being submitted by me /us to you at your registered office/project site along with the payment by demand draft/pay order/cheque mentioned above which is Rs. 309270 being an advance towards the total price payable for the apartment sought to be allotted to me/us.
2. The allotment, if made, will be based on a "first come first allotted" basis. The process of which, for all intents, will be fair, transparent and equitable. You shall, however, be entitled to reject my/our application and refund the application money received, without interest, without assigning me / us any reason whatsoever.
3. I/we am are aware that if I/we/any of us is/are the holder of a Person of Indian Origin (PIO Card) or is a Non-Resident Indian (NRI), my/our application(s) should be made in conformity with the regulations governing the transactions for the acquisition of immovable property by such persons and it shall be me/our responsibility to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions and to ensure compliance with the same.
4. I/We may withdraw my/our application money, at any time before you provisionally allot an Apartment against my/our application. In all such cases, however, I/we shall be entitled to refund of the application money already paid, without interest, and after deduction of 1% (one percent) of the total price which you will be entitled to by way of service charges.
5. If I/we fail to pay the due amounts to as per the demand letters by any means of communication through letter/email of any sums due to you I/we will become liable to pay interest at the rate of 1% per month to you on the amount payable from its due date of payment till the date it is paid in its entirety, together with the interest is paid by me/us and you shall at your discretion, become entitled to cancel the application and refund all amounts paid till then, after deducting service charges of 10% (ten percent) of the total price of the apartment and other charges payable till registration by way of administrative charges.



6. Upon provisional allotment of an apartment/unit to me/us, you will issue to me/us an Allotment Letter I/we shall be required to sign the duplicate of the provisional allotment letter and return it to you in confirmation of my/our acceptance of the provisional allotment.
7. Upon issuance of the Allotment Letter to me and subsequent to my signing the duplicate of the same, a Flat Sale Agreement (FSA) containing the terms agreed between you and me/us will be issued to me/us, and I/we shall be required to sign and return the same within 7 days of issuance of such Flat Sale Agreement to me/us.
8. I/we agree that I/we shall be entitled to receive possession of the said Flat only upon prior payment of all my/our dues including the total price the Additional Payments and Deposits and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on my/our part in pursuance of this Application. The obligation to make over possession of the said Flat shall arise only thereafter.
9. You will also be entitled to reject applications containing information that is incorrect or misleading even after you have made the provisional allotment. In such cases, you will refund me / us without any interest all amounts received till that date after deducting 10% (ten percent) of the total price of the apartment.
10. The layout plans as shown in the Master Plan are all tentative and subject to change at your discretion and/or for obtaining the approval of the concerned authorities.
11. The layout plan, as may be amended and approved from time to time, shall supersede the proposed tentative layout plan that has now been made available now and the plan as amended shall automatically form a part of the Allotment Letter and the FSA without any further reference. Brochures are indicative only and details contained herein are subject to change.
12. Any changes/directions/conditions imposed by any competent authority at any stage while approving the proposed layout plans shall be binding on me/us as well as all the other Applicants who have signed this application form, without the requirement of any formal approval or consent from me/any of us for making any changes. If an application for provisional allotment of any Apartment is required to be cancelled for such change of plans, you will refund all amounts paid by me/us. However, no interest would be payable in such amount/ amounts.
13. I/We may not transfer our allotment for 12 calendar months (lock in period) following the date of the allotment. After this "lock-in" period, I/we may transfer the allotment subject to your approval and upon payment to you a transfer fee of Rs.35/- per square foot on built up area + Service Tax payable until registration for the allotted apartment.
14. I/we will be free to withdraw my/our application and cancel the booking at any time after you issue the provisional allotment letter but before the possession of Apartment is made over. In such a case, you will refund the entire amount paid by me/us to you till the time of such withdrawal/ cancellation without any interest but after deduction of 10% (ten percent) of the total price and other charges payable till registration.

I / We hereby also declare and confirm that:

1. I/We accept and agree to abide by the Application Guidelines mentioned above and the 'Price and Payment Schedule' to be prescribed by you.
2. I/we have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any apartment even after you acknowledge the receipt of the Application Money and/or issue the allotment letter for an Apartment.
3. I/We further confirm that this application will be effective only after I/we accept, sign and return the Allotment Letter and the Flat Sale Agreement on the standard format as may be provided by you and that such signing will not constitute an agreement for sale and that the allotment shall become final only upon my/our fulfillment of all the conditions set out in the Allotment Letter, the

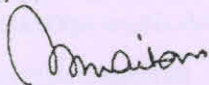
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Flat Sale Agreement and the Standard By-laws of the Complex and upon making the full and final payment as per the Payment Schedule contained in the Flat Sale Agreement.

4. I/We further agree to sign and execute necessary documents as and when required by you.
5. If, however, I/we fail to execute and return the Allotment Letter and FSA within the period prescribed therefore, the allotment may be treated as cancelled at your sole discretion and the entire Application Money will stand forfeited to you.
6. In the event I/we am/are allotted an Apartment, I/we unconditionally agree to pay all sums due in terms of the Price and Payment Schedule within the due dates of their payments as set out in the Allotment Letter and/or the FSA and not dispute the cancellation, if cancelled at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Allotment or the FSA.
7. I/We hereby give my/our irrevocable consent to become a member of the body of the owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by you.
8. I/We solemnly declare and undertake to use the Apartment to be allotted to me/us for residential purposes only.
9. I/We solemnly declare and undertake that I/we shall nominate one or more persons (the "Nominees") to be named in the Conveyance Deed or at any time after the Allotment Letter is issued but prior to registration of the Conveyance Deed. In the event of the demise of a single Allottee or of all the joint Allottees, the Nominee, shall be deemed to be the Allottee for all purpose and will become liable for all the obligations and entitled to all the rights of the deceased Allottee. The Nominee shall without limitation, become liable to make all the payments that the deceased Allottee was obliged to have made, and only after making all the payments would the Said Nominee become entitled to have the Apartment transferred in his/her favour, and be entitled to the payments the deceased Allottee would have received in case of cancellation of the Allotment, for whatsoever reasons.
10. 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.
11. I/We have signed the Application Form after having read and understood its meaning and purport and hereby confirm and accept that all previous application Form/papers signed/delivered by me to you for the Apartment, if any, shall stand void and cancelled after signing & delivering this Application Form to you.

Thanking You,

Yours faithfully,



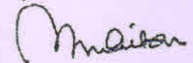
Signature of Sole/First Applicant

Name: MANISH KHAITAN

Place: HOWRAH

Date: 10/07/2014

On behalf of Shivani Khaitan



Signature of Joint Applicant

Name: SHIVANI KHAITAN

Place: HOWRAH

Date: 10/07/2014

IDEAL GREENS
591/AMotilal Gupta Road Kolkata-700008

Land Area: - 705 Cottah

No. of Flats: - 852

No. of Towers: - 10 towers. (A,E,F,G,H-G+18), (D & I-G+16), (B-G+15), (C & J-G+14)

Booking Open for Four Blocks - G, H, I & J

Baserate- Rs.4250/-per sq.ft.

AC charges- Rs.150/-per sq.ft.

PLC - 0-300(Details as under)

Block G	PL C	Block H	PL C	Block I	PL C	Block J	PL C
A	300	A	50	A	150	A	300
B	300	B	100	B	300	B	300
C	150	C	300	C	300	C	300
D	100	D	300	D	300	D	300
		E	300	E	300	E	300
		F	200	F	300	F	300

HE - Rs.35/-per floor per sq.ft.

EXTRAS - Payable at the time of Possession

- a. Legal charges Rs.21,000/-
- b. Misc. Expenses for registration Rs.10,000/-
- c. Association formation charges Rs.5,000/-
- d. Maintenance charges @ Rs.3/-per sq.ft. for one year
- e. Maintenance Deposit @ Rs.25/-per sq.ft.
- f. Nomination Charges @ Rs 25/-per Sqft.

Cheques in the Favour of **IDEAL REAL ESTATES PVT. LTD.**

Super Built-up 27%

Payment Plan:

Booking amount Rs.3,00,000/+ Service Tax of (Rs.9270/-) Totaling Rs.3,09,270/-
Booking+30 days: 10% 300000 (plus applicable Service Tax)
Booking+60 days: 10%
After every 110 days gap: 7% (10 installments)
At Possession: last 10%

Open Car Parking: 3,50,000
Basement Car Parking: 3,75,000
Covered Car Parking: 5,00,000

Possession: 31.03.2018+(12 Months Grace Period)

Cancellation charges will be 1% of total consideration, if cancelled within 15 days from the booking. After 15 days of booking the cancellation charges will be 10% of the total Consideration.

One year locking period from Booking date.