

To
Prantik Co-Operative Housing Society Limited
157 Vinoba Bhava Road
Kolkata-700038
West Bengal

SUB: Application for provisional booking of unit in the project **NAV PRANTIK** being developed by you at 157, Vinoba Bhava Road, Ward No. 119, Kolkata-700038, West Bengal, India. With **HIRA Registration no.....**

Unit No: **Floor:** **No of Car Parking:** Basement: Ground: Mechanical:

Dear Sir,

I/We am/are desirous of acquiring the aforesaid Unit at your project NAV PRANTIK which is under construction and being developed by you (the Land Owners). I/We have been provided a copy of (a) the Annexure II containing description, area, payment plans and Terms and Conditions for allotment, (b) formats of proposed Agreement and Sale Deed for transfer and after having carefully studied, read and understood the same and on being agreeable thereto, I/We wish to make an application for allotment of the Designated Apartment in the said project.

I/We shall not be entitled to and hereby agree not to set up any oral agreement or any contract whatsoever or howsoever on the basis of this application or allotment in pursuance thereof or otherwise.

I/We enclose herewith Cheque No..... dateddrawn on
.....for Rsin favour PRANTIK CO-OPERATIVE
HOUSING SOCIETY LIMITED ESCROW A/C towards portion of the total booking amount of Rs
..... Payable by me.

I/We would be pleased if our application results in a successful allotment in our favor.

In case my/our application or the proposed Agreement for sale is not successful/cancelled, as the case may be, the money paid by me may be refunded to me at the bank account as per details provided by me as part of Part-IIIA in annexure II.

Place:

Date:

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

APPLICATION DETAILS

ANNEXURE-I: Page 1 of 2 Sheets

FORM FOR INDIVIDUALS/NRI

(Please fill in block letters and strike out The options that are not applicable. Put a Tick mark where options are given).

Please affix a
Recent passport
Size photograph
1st Applicant

Please affix a
Recent passport
Size photograph
2nd Applicant

	SOLE / PRIMARY APPLICANT S NAME	2ND / CO-APPLICANT'S NAME
1	Mr./Mrs./Ms	
2	Father's/Husband's/ Guardian's	
3	Nationality <input type="checkbox"/> Indian <input type="checkbox"/> Person of Indian Origin. <input type="checkbox"/> NRI <input type="checkbox"/> Other	<input type="checkbox"/> Indian <input type="checkbox"/> Person of Indian Origin. <input type="checkbox"/> NRI <input type="checkbox"/> Other
4	Address (Correspondence)	
5	P.S	
6	P.O	
7	City/State	
8	Pin Code	
9	Address (Permanent)	
10	P.S/P.O	
11	City/State	
12	Pin Code	
13	Aadhaar no.	
14	PAN no	
15	Occupation	
16	Contact Details (M)	
17	E-mail ID	
18	Date of Birth	
19	Date of Anniversary	

Note: 1. In case of Guardian, the exact relationship and
2. In case there are more than two applicants, prior consent OF PRANTIK CO-OPERATIVE HOUSING SOCIETY LIMITED is necessary and subject to consent, all the details of the third applicant above may be submitted separately.

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

DOCUMENT REQUIRED**ANNEXURE-I: Page 2 of 2 Sheets****1. In case of an individual**

- | | | |
|----------------------------------|------------------|------------------------------|
| a) 2 nos. of Passport size Photo | c) PAN Card copy | e) Photocopy of the Passport |
| b) Aadhaar Card copy | d) Address Proof | |

2. In case of NRI individual

- | | |
|---------------------|-----------------------|
| a. NRO Account no. | Name of Bank & Branch |
| b. NRE Account no. | Name of Bank & Branch |
| c. FCNR Account no. | Name of Bank & Branch |
| d. OCI/ PIO details | Issuing Authority |
| e. Copy of Passport | |
| f. Address Proof | |

PART – I**ANNEXER – II Page 1 of 6 Sheet****1. Designated Apartment (Area in sq.ft.)**

Tower/Block		Carpet Area (Excl. Balcony)		Proportionate Common Area	
Floor		Balcony Area		Cam Area (without O.T)*	
Unit Type		Carpet Area (Incl. Balcony)		Cam Area (with O.T)**	
Unit Configuration		Built up Area			

* CAM AREA — Area for the purpose of Computation of Monthly Maintenance Charges

* O.T. - Open Terrace- available with 1st floor units only (except Flat F in Tower 2). 40% of O.T. area Shall be added to computation of maintenance charges wherever applicable.

PART – II**2. Parking Details (Please Tick)**

Car park Basement	
Car park Ground Covered	
Car Park Mechanical	
Two Wheeler Basement	

.....
Sole/Primary Applicant's Signature.....
2nd / Co-Applicant's Signature

PRICE FOR THE DESIGNATED APARTMENT payable by the Applicant: Rs (In words)
Rsand Taxes of Rs

Details	Details
Flat Price	
Car Parking	
Two Wheeler Parking	
Other Charges*	
Floor Rise Charges	
Club Membership	
Advance Maintenance Deposit	
Generator/DG Charges	
CESC Charges	
Membership Application Charges	
TOTAL PRICE	
GST (As applicable)	
Total Consolidated Price*	

- Charges & Taxes - Not included above
- Legal Charges – Rs
- Proportionate share of costs, charges and expenses in respect of additional safety measures if required to be undertaking due to any subsequent legislation / government order or directives or guidelines or if deemed necessary by the Developer beyond the present provision of providing electric wiring in each apartment and firefighting equipment in the common areas only as prescribed in the existing firefighting code/ regulations, if any shall be paid on possession.
- Transformer/HT/LT/Meter/any other Statutory Taxes & charges levied by the Govt. from time to time is extra as applicable and shall be paid on possession.
- Stamp Duty & Registry Charges Extra as applicable.
- Cheque to be drawn in favour of **PRANTIK CO-OPERATIVE HOUSING SOCIETY LIMITED ESCROW A/C**

PART - III A

Details for refund of money in case of unsuccessful application/cancellation of proposed Agreement for sale.

In favour of Mr./ Mrs./ Ms. (Sole/Primary Applicant name only)	Name of the Bank	Branch Address with PIN Code	IFSC CODE	Type of Account with Account Number

.....
Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signature

CONSTRUCTION LINKED PAYMENT SCHEDULE (CLP)

Installation Stage	Payment Details (%)
On Application	Rs.+ GST
On Agreement	(10% of Total Consideration - Application Money)+ 50% of Legal Charges + GST
On Completion of Piling	10% of Total Consideration + GST
On Casting of Basement	10% of Total Consideration + GST
On Casting of 1st Floor Roof	8% of Total Consideration + GST
On Casting of 3rd Floor Roof	8% of Total Consideration + GST
On Casting of 5th Floor Roof	8% of Total Consideration + GST
On Casting of Ultimate Roof	8% of Total Consideration + GST
On completion of Brickwork of the entire building	10% of Total Consideration + GST
On Completion of Outside Plaster of the entire building	10% of Total Consideration + GST
On beginning of installation of the amenities as mentioned in the agreement	8% of Total Consideration + GST
On Possession	10% of Total Consideration + 50% of Legal Charges + Extra Charges + Deposits + GST

Note: Each Demand is payable by the allottee within 15 days from the issuance of Demand

DOWN PAYMENT SCHEDULE

At the time of Booking	10% of TC+EDC+GST
Within 30 days of Booking/On Agreement of Sale	80% of TC+EDC+GST
On Possession	10% of TC+EDC+GST+HT/LT etc

Note: In case of Down Payment Plan opted within 6 months of the launch — 10% discount on Unit, & Car Parking Price would be given subject to 90% upfront payment of Total Consideration & Rest 10 % on Possession as per terms & condition of the Company.

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 Sole/Primary Applicant's Signature

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 2nd / Co-Applicant's Signature

The terms and conditions given below shall apply only till execution of the Agreement whereupon such Agreement shall supersede all the terms and conditions mentioned hereinafter.

1. The application is only a request by the applicant for allotment of the Designated Apartment and does not create any right whatsoever or howsoever in favor of the Applicant. The allotment of any Flat / Unit to any eligible applicant shall be at the sole discretion of the Owner cum Developer, Prantik Co-operative Housing Society Limited (hereinafter referred to as "PCHSL") and PCHSL may accept and reject any application without any reason therefore. The Applicant agrees that in the event of the non-acceptance / rejection of the Application by PCHSL, the portion of the booking amount paid by the Applicant will be refunded without any interest, cost, damage etc., and without any other liability or obligation upon PCHSL.
2. An individual i.e. a person of the age majority or a minor represented by the legal or natural guardian, whether an Indian Citizen or a person of Indian Origin resident in India or abroad can apply.
3. Application from intending Applicant (s) other than Indian citizens or entities domiciled/ incorporated in India Shall be accepted only subject to and after fulfillment of all necessary formalities in this regard as per the applicable laws and rules of The Reserve Bank of India and other concerned. The applicant (s) shall be solely responsible to comply with provisions of the Foreign Exchange Management Act 1999 (FEMA) and the Foreign Exchange Management (application and Transfer of Immoveable Property in India) Regulations, 2000 and all/ or other statutory provisions as laid down and notified by the Government, Reserve Bank of India or concerned Statutory Authorities from time to time. Any refund to them shall be made in Indian Rupees and in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactment or amendments thereof and the rules and regulations of the Reserve Bank of India or any applicable law.
4. The duly completed Application and Application Money has to be submitted at the registered office of PCHSL at 157 Vinoba Bhave Road, Kolkata-700038, West Bengal or any other place may be hereafter intimated by PCHSL.
5. Any Application shall automatically stand withdrawn/ cancelled by the Applicant in case of non-execution of Agreement for sale within 30days from the date of submission of the Application form. However, PCHSL may extend the validity of the by such period and on such terms and conditions as it may, at its sole direction, decide.
6. In case there is joint applicant, all communications and correspondence shall be made to the primary/ first applicant and the address given by the primary/ first applicant and no separate communication shall be necessary to the other named who shall be deemed to have full knowledge thereof. Any change of the address will have to be notified in writing to the registered office at 157 Vinoba Bhave Road, Kolkata-700038, West Bengal

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Sole/Primary Applicant's Signature

.....
2nd / Co-Applicant's Signatur

7. The applications and any provisional allotment shall be strictly non-transferable by any Applicant to any other person.

8. Before making the application, the Applicant has seen the Site, the building plans (including the modified plans under section), drawings and specifications in respect of the Designated Apartment and the Project and has been provided a copy of (a) the Annexure II of which this Terms and Conditions is part of, (b) formats of proposed Agreement and Sale Deed for transfer and only after having carefully studied, read and understood the same and on being agreeable thereto, the applicant shall be deemed to have made the application for allotment of the Designated Apartment in the said project.

9. The personal details as per the particulars which are morefully mentioned in Annexure I above are true to the best of the knowledge of the applicant and it shall be presumed that nothing relevant has been concealed or suppressed. The applicant is aware and agree that any information provided by the applicant may be utilized by PCHSL, without any claim or objection by the Applicant.

10. That in the event RBLLP decides to allot Designated Apartment in the project such allotment shall be provisional and subject to these Terms and Conditions the Applicant shall be bound to (a) pay the price or the other applicable amounts as per the payment plans and installment forming part of this Annexure II hereto and/ or as may be worked out hereafter by PCHSL which, if different from such Annexure II, shall be verified and satisfied by the Applicant before the signing of agreement for sale and (b) observe, fulfil and perform of all requirements, conditions and these Terms and Conditions contained in the manner and within the time stipulated thereof; which all be of essence for execution of the agreement for sale. In case of any failure of any compliances by the Allottee, the same will automatically result in cancellation of this provisional allotment. Moreover, until execution of the agreement for sale, the provisional allotment if made in favour of the Applicant may be cancelled by PCHSL, in its discretion, without being required to assign any reason whatsoever or howsoever thereof. In the event of before allotment, the portion of booking amount paid by the Applicant will be refunded to the Applicant without any interest, cost, damage etc. , and without any other liability obligation upon PCHSL.

11. Once the agreement is signed, the same shall supersede this application and its annexures and all terms and conditions thereof. The portion of the booking amount being tendered by the Applicant with all application shall, in case of many applications resulting in allotment of Designated Apartment to the Applicant, form part of the total booking amount payable by the Applicant at the time of agreement.

12. Before execution of the agreement the Applicant shall independently inspect all documents and enquire, investigate and verify the title of the land owners and development and related rights of RBLLP and shall enter upon the agreement only upon the being fully satisfied thereabout.

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Sole/Primary Applicant's Signature

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2nd / Co-Applicant's Signature

13. Receipts for any amount paid by the Applicant shall be subject to encashment of cheque. In case of non-encashment of cheque due to any reason, the same shall ipso facto result in cancellation of the Application and will attract a charge of ₹ 500 /- per cheque dishonour.

14. The parking facility shall be granted only to those applicant(s) who opt the same. If any applicant at the time of making application does not opt for the facility, he/ she shall thereby loose and cease to have any right to park anywhere at the project area.

15. The terms and conditions applicable to the proposed transfer shall be as per the format agreement for sale and format sale deed both of which have been provided to the Applicant together with any modifications thereof made by PCHSL with the consent of the applicant.

16. All taxes, levies, imposition, stamp duties, registration fees, goods and service tax, and expenses, etc. on the entire transaction including on the application and all agreements, sale deed or deeds and other documents to be executed and/or registered in pursuance of a confirmed allotment shall be borne and paid by the Applicant(s).

17. That all notices to be served on the Allottee and the Owner as contemplated by this Application shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post and/or by email transmission, provided that receipt of such email is formally confirmed by the recipient, at their respective addresses specified below :

Name of Allottee

Allottee Address

Email id of Allottee

Owner Name: Prantik Co-Operative Housing Society Limited

Owner Address: 157 Vinoba Bhave Road, Kolkata-700038, West Bengal

Email id of Authorised person with Attention to Mr.....

18. It shall be the duty of the Allottee and the Owner to inform each other of any change in address and/or email id subsequent to the execution of this Application in the above address by Registered Post failing which all communications and letters posted at the above address and/or emailed at the aforesaid email id, shall be deemed to have been received by the Owner or the Allottee, as the case may be.

19. Courts having territorial jurisdiction alone shall have jurisdiction to entertain or try any dispute arising out of this application.

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Sole/Primary Applicant's Signature

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2nd / Co-Applicant's Signature

1. Booking:- Direct / Through Marketing Agent.....
2. Marketing Agent's Name & Address, Stamp with Signature.....
3. Application Registration No.....
4. Application received by.....
5. Application accepted / rejected.....
6. Registration money received vide Receipt No.....
Datedfor Rs.
7. Check-list for Receiving Officer:
 - a) Booking Amount -Cheques / Drafts
 - b) Customer's Signature on all pages of the Application Form
 - c) PAN No. & Copy of PAN Card / Undertaking
 - d) Copy of Aadhaar Card
 - e) Address Proof of the Applicant(s)
 - f) For Foreign Nationals of Indian Origin: Passport Photocopy / funds from NRE /FCNR A/c and Copy of OCI/ PIO card
 - g) For NRI: Copy of Passport Photocopy / Foreign inward remittance from the accounts of allottee's / NRE / NRO A/c of Alottee's.
 - h) Offer Letter (if applicable)
8. Remarks.....
.....
9. Checked by

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Sole/Primary Applicant's Signature

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2nd / Co-Applicant's Signature

PRANVIK CO-OPERATIVE HOUSING SOCIETY LIMITED