

To
SUSANTA CHATTERJEE
101, Baguiati First Lane,
Rudrabina Apartment, Gr. Floor,
Kolkata – 700028,

1ST APPLICANT

2ND APPLICANT

**APPLICATION FOR ALLOTMENT OF RESIDENTIAL FLAT/S
at POROSPATHOR REGENCY” BLOCK “D” project at (Doltala) Madhyamgram**

Dear Sir,

I/We request that I/We may be allotted Residential flat/flats in your above project.

I/We agree to sign and execute as and when desired by the company, the flat buyer's agreement on the Company's standard format.

*I/We remit herewith some of Rs(Rupees
.....) Only by **Cash/Cheque/Demand Draft No***

Dated.....Drawn on..... Branch

being the Booking Money for allotment of the Flat/Unit as mentioned below.

1. FIRST APPLICANT

SON/DAUGHTER/WIFE OF

ADDRESS.....*Pin*.....

P.S......*Village**Dist*.....*PO*.....

PAN*Religion**Nationality*.....*Occupation*.....

Marital Status *E – mail ID*

Mobile No/*Landline(R)*.....(*O*).....

2. SECOND APPLICANT.....

SON/DAUGHTER/WIFE OF.....*Relationship*.....

ADDRESS*Pin*.....

P.S......*Village**Dist*.....*PO*.....

PAN*Religion*.....*Nationality*.....*Occupation*.....

Marital Status*Email-ID*.....*Mob*.....

Contd. P/2.....

3. **COMPANY NAME**

DESIGNATION..... *Pan*.....

(In case of Co. booking)

Registered Address Of the Company

Pin.*P.S* *Pan**Email ID*

Mob no.....*Fax*.....*Landline*

4.

CHOICE OF FLAT/UNITS WITH DETAILS

FLAT NO. **BHK** **FLOOR** **BLOCK** **FACING**

TOTAL FLAT areaSft. M/L. (.....)

(**CARPET area**Sft. M/L. + **BALCONY Area** Sft. M/L.,

= **COVERED** Sft. M/L. + **COMM PROPORIONATE area**.....Sft. M/L.,

= **BUILT UP / SALABLE area** (.....Sft. M/L,) **Consisting**

BED ROOM**STUDY ROOM** **KITCHE/N2.(OPEN)** **DINING/LIVING**

TOILET **BALCONY** **TOTAL FLAT VALUE Rs.**

CAR PARKING (LMV) Covered @ Rs. **LAKH MOTOR CYCLE PARKING covered @ Rs.**

TOTAL UNIT VALUE RS. (Rupees.....)

5. **Date of Booking**

6. **Date of Agreement** **Day**.....**Time**.....

Signature of 1st Applicant

Signature of 2nd Applicant.....

Contd. P/2.....

Mutually Agreed Schedule Of Payment

| Sl. | Payment Schedule | Amount |
|-----|-----------------------------------|--|
| 1 | On Application | Rs.1,01,000/- |
| 2. | Allotment of Said Apartment | 10 % of total consideration +Applicable Tax (inclusive of Application Money) |
| 3. | On execution of Agreement | 10 % of total consideration +Applicable Tax |
| 4. | On completion of foundation | 10 % of total consideration +Applicable Tax |
| 5. | On Ground floor roof casting | 10 % of total consideration +Applicable Tax |
| 6. | On First floor roof casting | 10 % of total consideration +Applicable Tax |
| 7. | On Second floor roof casting | 10 % of total consideration +Applicable Tax |
| 8. | On Third floor roof casting | 10 % of total consideration +Applicable Tax |
| 9. | On Fourth floor roof casting | 10 % of total consideration +Applicable Tax |
| 10. | On completion of brick work & POP | 10 % of total consideration +Applicable Tax |
| 11. | On offer of possession | 10 % of total consideration +Applicable Tax |

Terms and condition :

- 1) *Car Parking space Rs. + GST and Two Wheeler Parking space Rs. + GST*
- 2) *Extra charges Rs..... (.....) only against each FLAT to be paid by the flat buyer/s at the time agreement for sale for Lift, Generator, Intercom, Water Arrangements, Transformer & other common facilities.*
- 3) *Goods & Service Tax (GST) is applicable as per the Government Rules.*
- 4) *It will be the responsibility of the flat owners to have their own electric Meter connected from the WBSEDCL at their own cost.*
- 5) *BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD. is entitled to cancel the booking as a whole and forfeit the "Booking Money" paid in case of failure to comply with payment terms agreed by the Applicant/s.*
- 6) *The price of flat is calculated on Salable Area basis i. e. Carpet Area + Balcony Area + covered area + Prop. of Common areas with services and common external areas.*
- 7) *In addition to the value as above, a flat buyer has to pay proportionate amount of all taxes, fees, and expenses for any betterment and / or Development fees payable to any statutory authority at actual.*
- 8) *The Stamp Duty, Registration Charge, Legal and processing expenses involved in execution of Conveyance Deed is to be paid by the flat buyer before registration of the Flat / Unit.*

NB. :

- *Failure to comply with mutually agreed payment schedule stated above will attract interest @ 2% per month and decision for cancellation of the booking, in such case, will be at the sole discretion of the Builder/Developer.*
- *Cheques and Drafts are to be made only in favour of :*

BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.

Date : *Signature of 1st Applicant*

Place : *Signature of 2nd Applicant*