

**APPLICATION FORM FOR INDIVIDUALS**  
**For Registration for Allotment of an Flat at EMBEE DELIGHT**

APPLICATION SERIAL NUMBER

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Please fill in relevant portions in full in **BLOCK** letters; strike out portions that are not applicable

To  
**SMART VANIJYA PVT. LTD.**  
 Embee Delight, BSF Kadamtala  
 Shivmandir, Siliguri : 734011

Sirs,  
 I/We:

- (a) Request that I/we be registered for allotment of a Residential Flat at EMBEE DELIGHT, to be developed on land located at Kadamtala, Durga Mandir, P. S. Matigara, Dist. Darjeeling – 734011, by **SMART VANIJYA PVT LTD.**
- (b) Agree to sign and execute the standard Agreement for Sale and ancillary documents.
- (c) Remit herewith a sum of Rs. \_\_\_\_\_/- Rupees ( \_\_\_\_\_ ) by Cheque/Draft No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in favour of **SMART VANIJYA PVT LTD** towards registration money for booking.

Authorized Signatory \_\_\_\_\_

**First Applicant**

- 1. Full name Mr/Mrs/Dr \_\_\_\_\_
- 2. Father/Husband's/Guardians name \_\_\_\_\_
- 3. Date of Birth                    
                   D D    M M    Y Y
- 4. Nationality \_\_\_\_\_
- 5. Aadhar No. \_\_\_\_\_ PAN No. \_\_\_\_\_
- 6. Occupation  Employed. Sector/Industry \_\_\_\_\_  
 Self-employed. Profession \_\_\_\_\_  
 Business. Sector/Industry \_\_\_\_\_  
 Housewife  Student  Others \_\_\_\_\_

**SMART VANIJYA.PVT. LTD.**  
*Vmeet Bansal*

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant.....

Director  
 (1)

7. Status  Resident  Non-Resident  Foreign National of Indian Origin

8. Permanent Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

9. Correspondence Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

10. Office Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

11. Contact Details: Mobile \_\_\_\_\_  
E-mail \_\_\_\_\_

### Second Applicant (if any)

12. Full name Mr/Mrs/Dr \_\_\_\_\_

13. Father/Husband's/Guardians name \_\_\_\_\_

14. Date of Birth                   Nationality \_\_\_\_\_  
                  D D M M Y Y

15. Aadhar No. \_\_\_\_\_ PAN No. \_\_\_\_\_

16. Occupation  Employed → Sector/Industry \_\_\_\_\_  
 Self-employed → Profession \_\_\_\_\_  
 Business → Sector/Industry \_\_\_\_\_  
 Housewife  Student  Others \_\_\_\_\_

17. Status  Resident  Non-Resident  Foreign National of Indian Origin

18. Permanent Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

19. Correspondence Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

20. Office Address \_\_\_\_\_  
\_\_\_\_\_ Pin \_\_\_\_\_

21. Contact Details: Office \_\_\_\_\_ Residence \_\_\_\_\_ Mobile \_\_\_\_\_  
Fax \_\_\_\_\_ E-mail \_\_\_\_\_

SMART VANIJYA-PVT. LTD.  
Vineet Bansal

Director

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant.....

(2)

## Flat Details

22. Flat No# \_\_\_\_\_ Floor \_\_\_\_\_ Block \_\_\_\_\_ WB HIRA CARPET Area \_\_\_\_\_ Sft.

23. Car parking choice  Covered Car Park  Nos. \_\_\_\_\_ ( \_\_\_\_\_ )

Open to Air Car Park  Nos. \_\_\_\_\_ ( \_\_\_\_\_ )

## FINAL ESTIMATE PAYABLE

SI No.	Particulars	Amount
<b>A</b>	<b><u>Basic Price</u></b>	
	WB HIRA Carpet Area	
	Rate Per Sqft	
	<b><u>Amount (Rupees)</u></b>	
<b>B</b>	<b><u>PLC Charges</u></b>	
	PLC (Garden Facing)	
	PLC (Mountain Facing)	
	PLC ( High Rise Charges)	
	<b><u>Amount (Rupees)</u></b>	
<b>C</b>	<b><u>Car Parking (Not Compulsory) (Only one parking per flat)</u></b>	
	Covered Parking	
	Open to air Parking	
	Multilevel / Mechanical	
	<b><u>Amount (Rupees)</u></b>	
<b>D</b>	<b><u>Extras</u></b>	
	Electricity + Generator + Water	
	Legal Expenses	
	Maintenance 18 Months	
	<b><u>Amount (Rupees)</u></b>	
<b>E</b>	<b><u>Collapsible Gate Or Balcony Full Grill (If you wish)</u></b>	
	Collapsible Gate	
	Balcony Full Grill	
	<b><u>Amount (Rupees)</u></b>	
<b>F</b>	<b>GST</b>	
<b>G</b>	<b>Total Flat Value (A+B+C+D+E+F) Amount (Rupees)</b>	

(\*\* Total flat value is inclusive of all taxes )

### TOTAL PAYABLE

SMART VANIJYA.PVT. LTD.

Vineet Bansal

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant..... Director

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**Special Clauses:**

- 1. **Agreement:** \_\_\_\_\_  
\_\_\_\_\_
- 2. **Any Other:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature of 1<sup>st</sup> Applicant**

**Signature of 2<sup>nd</sup> Applicant**

I/We, do hereby declare the above mentioned particulars given by me/us are true and correct and nothing has been concealed there from. I/We hereby confirm and undertake that I/we have read and understood all the Terms and Conditions for allotment.

I/We, declare that I/we want the Flat (applied for) for residential purpose only.

Documents (as applicable) to be submitted along with this Form:

- 1. PAN Card/Voter ID card
- 2. Address Proof
- 3. Aadhar Card

**Personal details**

Anniversary \_\_\_\_\_ Spouse's Birth Date \_\_\_\_\_ No. of Children \_\_\_\_\_

Name of Children and Birth Dates \_\_\_\_\_

**Note:** All Cheques/draft to be in favour of "SMART VANIJYA PVT. LTD." payable at Siliguri. RTGS / NEFT details are as hereunder:

**Name:** SMART VANIJYA PVT. LTD.    **Bank:** STATE BANK OF INDIA    **Branch:** SME SILIGURI  
**Account No. :** 37990874852    **IFSC Code:** SBIN0004126

All amount received from intending allottee (s) other than resident Indian shall be from NRE / Foreign currency account only.

Place \_\_\_\_\_

Date \_\_\_\_\_

SMART VANIJYA PVT. LTD.  
*Vmeet Bansal*

**Director**

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant..... (4)

# **EMBEE DELIGHT**

## **TERMS AND CONDITIONS FOR ALLOTMENT**

1. That, the Buyer is well aware and fully satisfied with the Title of our Ownership in respect of the Land upon which EMBEE DELIGHT (Name of the Residential Complex) in which the Said Flat and Appurtenances is built up.
2. That the Buyer shall be liable to pay the Total Flat Value as stated above/Below which includes taxes, that are in pursuance to the Carpet area of the Said Flat and Appurtenances, which includes the Flat, Parking Space and the Common Portions that will be specified in the Agreement that shall be entered between both the Buyer and the Developer in near future.
3. That the Total Flat Value shall be paid as per the Payment Schedule that is annexed hereto, within specified time. On completion of each and every event as stated in the Payment Schedule, a Demand Letter/Mail shall be sent to the buyer by the Developer, Within 15 (fifteen) days of the date of serving of Demand Notice. The Buyer shall pay the Developer the entire Demand raised without any default. Failing which, The Buyer shall be liable to pay interest @ 9% Per Annum to the Developer.
4. In the event of cancellation from the buyer side before the full booking amount is paid and the agreement is entered into simultaneously, any request of cancellation shall not be entertained, and the full advance amount of Rs 1,25,000/- shall be forfeited by the Developer.
5. That In the event the Buyer:
  - (i) Fail to make payment as per schedule.
  - (ii) neglect or fail to perform the Buyer's Covenants and/or the obligations on the part of the Buyer to be performed in terms of the Agreement,

The Agreement shall, at the option of the Developer, shall stand cancelled, upon which, the Developer shall refund to the Buyer all payments received till that date, without any interest, after deducting 15% (fifteen percent) from the Total Flat Value mentioned in the final estimate Plus the value of any Offers/ Gifts given by the developer to the buyer at the time of Booking or after. Any taxes shall also be forfeited.

6. Payments made by the Buyer towards meeting GST will not be refundable.

### **7. Completion Date:**

**Block Aura** : 30<sup>th</sup> July 2022

**Block Bliss** : 30<sup>th</sup> October 2022

**Block Carol** : 30<sup>th</sup> July 2022

**Block Delicia** (Club House)(approx. 20,000 sqft): 30<sup>th</sup> July 2022

**Block Euphoria and Frolic** : Booking and Construction not yet Started

**Full Project Completion Date** : 31<sup>st</sup> December 2025.

### **8. Developer Declarations.**

- a) If the Developer Hands over possession of the said flat to the buyer, beyond the completion date and the extended period of force majeure and reasonable delays, then the Developer shall be liable to pay the buyer, interest @9% per annum until the project is completed from the date.
- b) The Developer always believes in human first policy. The Developer declares that it does not discriminate any one on grounds of Caste, religion, race, sex or place of birth. Anyone who is either a citizen of India or a citizen of any other country in any capacity (either a company, individuals, group of individuals, or otherwise), who may lawfully be permitted to purchase any flats in the building is welcome to Purchase a flat in the Residential complex build by the Developer without any questions asked.

**SMART VANIJYA.PVT. LTD.**

*Vineet Bansal*

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant..... Director

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9. That the Developer shall further cooperate with the Buyer for getting any kind of Loan from Banks or Financial Institutions required for payment of the total Flat Value for the Said Flat. In this case the Financial Institution shall also cooperate with the buyer and pay the Total Flat value as per payment Schedule (After obtaining stipulated margin money from the buyer) but in case of any delay of payment by the Financial Institutions, the buyer shall personally be responsible for it.
10. That the buyers are barred from any interior or exterior construction/alteration/modification of the Said Flat or change/alter/modify the building or complex name.
11. The Said Parking Space
- (i) shall be allotted to the Buyer only after completion of construction of the Said Complex and if the Developer in its sole discretion finds it feasible, the developer may simultaneously deliver the possession of the Said space along with the flat.
  - (ii) There are three types of Parking the Developer is offering to the Buyer. They are Covered (Parking Below the Building), Open to Air (Parking not under the Building but with in the Residential Complex) and Multilevel / Mechanical Parking (Parking not under the Building but with in the Residential Complex may be of different levels etc..)
  - (iii) If covered for car, may be in the ground floor of any building in the Said Complex, if any in the Said Complex as be decided by the Developer in its sole discretion and if open to air parking or Multilevel/Mechanical parking for car, at any place in the ground level of the Said Property as be decided by the Developer in its sole discretion.
  - (iv) It is clarified that (a) the right to park in the Said Parking Space is not being agreed to be transferred on the basis of any fixed area, location, convenience or measurement and all decisions of the Developer in this regard shall be final and binding on the Buyer and can only be used for parking of a four wheeled passenger vehicle [Passenger cars are motor vehicles with at least four wheels, used for the transport of passengers, and comprising no more than eight seats in addition to the driver's seat but does not include any kind of commercial vehicle.], as the case may be, of the Buyer and not for any other purposes and (b) The Buyer will have the right to only park the car in the said parking Space and it shall not be used for any other purpose what so ever..
12. The Buyer will be entitled to nominate, assign and/or transfer the Buyer's right, title, interest and obligations under the Agreement on payment of 10% of the basic price (mentioned in the final estimate of the application form and agreement), as nomination charge to the Developer. The right to change the name will solely depend on the Developer. The Developer will have the right to cancel any request for name change/Nomination on which the developer will not entertain any queries on the issue of Name change. Subject to the approval and acceptance of the Developer and subject to the above conditions, the Buyer shall be entitled to nominate, assign and/or transfer the Buyer's right, title, interest and obligations under this event to parents, spouse and children without payment of the aforesaid nomination charge. The Developer will have the exclusive right to ask for any documents relating to establishment of Blood relation between the nominee and the Buyer. And the buyer agrees to not ask any question on the demands of paper's by the Developer for the said change. The developer will have exclusive right to allow or disallow the same.
13. Please be informed that, the current process is just an application with advance for booking of Flat. The Promoter shall not be bound in any way to confirm the booking of the flat in the said project, Until & Unless the full booking amount (Which is 10 % of the total flat value) is paid by the buyer and simultaneously the Agreement is entered into by the Buyer and Developer.

SMART VANIJYA.PVT. LTD.

Vineet Bansal

Director

Signature of 1<sup>st</sup> Applicant.....

Signature of 2<sup>nd</sup> Applicant.....

## PAYMENT SCHEDULE FOR EMBEE DELIGHT

Sl.No	Stages of Construction	% of Total Flat Value
1.	On Application - Advance	Rs. 1,25,000/-
2.	1 <sup>st</sup> Installment - Booking Amount within 15 Days and simultaneously entering into an agreement.	10% of Total Flat Value (Less Advance Amount).
3.	2 <sup>nd</sup> Installment (on Completion of Foundation Work.)	20% of Total Flat Value
4.	3 <sup>rd</sup> Installment (on Completion of 2 <sup>nd</sup> Floor Roof Casting.)	15% of Total Flat Value
5.	4 <sup>th</sup> Installment (on Completion of 6 <sup>th</sup> Floor Roof Casting)	15% of Total Flat Value
6.	5 <sup>th</sup> Installment (on Completion of 10 <sup>th</sup> Floor Roof Casting)	15% of Total Flat Value
7.	6 <sup>th</sup> Installment (on Completion of Tiling and Internal Plaster.)	20% of Total Flat Value
8.	7 <sup>th</sup> Installment (on Notice of Possession.)	5% of Total Flat Value

SMART VANIJYA.PVT. LTD.

*Vineet Bansal*

Director

Signature of 1<sup>st</sup> Applicant.....

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