

MAHAMANI PROPERTIES PVT. LTD.Corporate office: AB- 9, SALT LAKE, SEC-1, KOL – 64
Phone: 2334-8782, 2358-6037, Fax 2337-6037**MEENA PARADISE**GOPALPUR HOUSE, RAJARHAT,
KOLKATA - 136**BOOKING APPLICATION FORM****Office Copy**

Sl. No. _____

Sole / First Applicant

Joint / Second Applicant



Affix
Self Signed
PhotographAffix
Self Signed
Photograph

Please fill in block letters

1. Full Name Mr./Ms _____ Mr./Ms. _____
2. Relation to the First Applicant (only for joint Application) _____
3. Father / Husband's Name/ Guardian Name _____
Full Name Mr./Ms _____ Mr./Ms. _____
4. Date of birth _____ Date of birth _____
5. Occupation Employed Self-Employed Housewife Student Others _____
Occupation Employed Self-Employed Housewife Student Others _____
6. Profession/ Nature of business _____ Profession/ Nature of business _____
7. IT Pan (if any) _____ IT Pan (if any) _____
8. Permanent address _____ Permanent address _____
P.O: _____, P.S: _____ P.O: _____, P.S: _____
9. Correspondence address (for Sole/First Applicant) _____
_____ City _____ State _____ Pin _____
10. Phone with STD code (Home) _____ (work) _____
Mobile _____ Fax _____ Email _____

Flat Details: -

1	Name of the Project :	MEENA PARADISE	BLOCK:	Floor :	Flat No.
2	Super Built Up Area	Sq. Ft. Approx:	2 3 BHK	Rate (P/Sft.)	Rs.
Car Parking Space :-		Parking No. -			
Single Parking	<input type="checkbox"/>	Open Single parking	<input type="checkbox"/>		
Double Parking	<input type="checkbox"/>	Open Double Parking	<input type="checkbox"/>		
3	Category :	Construction of Res. Complex & Parking	Taxes. :		
4	Mandatory Extra Cost	Incl. Taxes. :	Rs.		
				Total :	Rs.

Note:  Covered Double Car Parking (front/back) space depends on developer's option.
 Open to Sky Double Car Parking (front/back) space depends on developer's option.

Marketed by _____

Full Signature Of Sole/First Applicant _____

Full Signature Of Second Applicant _____

Full Signature _____

Date _____

Date _____

TERMS & CONDITIONS FOR BOOKING OF FLAT**Office Copy**

Customer Name

Block Flat No.....

A. MODE OF PAYMENT

1. At the time of booking	10 % of the total price + GST
2. Within 20 – 30 days of booking	10 % of the total price + GST
3. Within 30 – 60 days of booking	10 % of the total price + GST
4. On Completion of Piling Works	10 % of the total price + GST
5. On Completion of Ground Floor Roof Casting	10 % of the total price + GST
6. On Completion of 1st Floor Roof Casting	10 % of the total price + GST
7. On Completion of 2nd Floor Roof Casting	10 % of the total price + GST
8. On Completion of 3rd Floor Roof Casting	10 % of the total price + GST
9. On Completion of 4th Floor Roof Casting	05 % of the total price+ GST
10. On Completion of 5th Floor Roof Casting	05 % of the total price+ GST
11. On Completion of 6th Floor Roof Casting	05 % of the total price + GST
12. On and Before Possession of Flat	05 % of the total price+ GST

That the aforesaid payment schedule should be strictly observed by the Purchaser failing which the Developer shall have every liberty to cancel and/or rescind the booking flat with a prior Seven (7) days notice to the Purchaser. In the above circumstances the booking would stand cancelled and the Developer shall have every liberty to forfeit 5% of the total Consideration Money of the Flat and refund the money within 90 (ninety) days without any interest thereof and the Developer further shall be fully entitle to enter into a fresh booking with any intending Buyer/Purchaser after serving such notice of cancellation to the Applicant.

Mandatory Extra Cost : Payable by the applicant before taken over the possession of Flat – purchaser to the Developer (Other than flat price including GST & Cess):

- a. Installation of main meter or transformer/electrical equipments costs, deposits and others : Rs.-/- non refundable.
- b. Power Backup Charges:
For (2 Bed rooms – 400 Watts) Rs.-/-
For (3 Bed rooms – 600 Watts) Rs.-/-
- c. Legal Charges (Agreement for Sale) Rs.-/- at the time of agreement.
- d. Intercom connection (with Telephone) Rs.-/-
- e. Club Membership Charges Rs.-/- one time
- f. Maintenance Charges (Excl. GST & Cess)
 - i) Rs.-/- as Annual Membership Fees for Club per member.
 - ii) Advance for Six months of the Common Maintenance Cost per month for per square feet Rs. ..-/- from the date of possession and Rs.-/- as security deposit for common maintenance.
- g.
 - i) Prior to obtain possession, pay and deposit a sum of Rs.-/- only to the Developer as a Security Deposit towards temporary consumption of electricity for his/her/their own flat from the Main Service connection.
 - ii) The actual amount of Security Deposit charged by the WBSEB Authority is payable by the purchaser.
 - iii) Security deposit will be refunded after hand over the project by developer to building association.

SPECIFICATIONS.**1. DOOR & WINDOW:**

All doorframes (size 4"x 2 1/2") would be made of Sal wood, doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate), all doors thickness 32 mm fitted with Round locks. Main door would be fitted with Godrej or similar brand night latch lock. All windows would be made of natural colour aluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI)

2. KITCHEN:

Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.

3. FLOORING:

All Bed Rooms, Dinning-cum-Living, and Balcony would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathroom would finish with white glazed tiles in 72" height. Roof would be finished with roof tiles.

4. SANITARY & PLUMBING:

Standard Toilet would be provided with C.P. Shower, one commodes /Indian type pan (Parryware or similar brand) with P.V.C. cistern (Reliance Co.) and in W. C. there would be only one tap. (All taps & C.P. fittings of Essco or similar brand. (base model). There would be concealed line and geyser line in all bathrooms. There would be two basins (18"x12" Parryware or similar brand) in each flat.

5. ELECTRICAL WORKS:

- a. Concealed wiring in all flats (Copper electrical wire, Finolex or similar brand.)
- b. Each flat will be provided with the following electrical points:
(All switches modular type (Mylinc print of legrand or similar brand. of the same rate)
 - i) Bed room (each)
 - 2 Light points
 - 1 Fan point
 - 1 Plug point (5 Amp.)
 - ii) Dining/Drawing
 - 2 Light points
 - 2 Fan points
 - 2 Plug point (15 Amp.)
 - 1 TV Power point
 - 1 Cable Point without Wire
 - 1 phone Point without Wire
 - iii) Kitchen
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (15 Amp.)
 - iv) Toilet
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (5 Amp.) for Geyser
 - v) Verandah
 - 1 Light point
 - vi) Entrance
 - 1 Door Bell point

6. WATER

: Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING

: Plaster of Paris inside walls.

8. OUTSIDE PAINTING:

: Snowcem 2 coats painting.

9. RAILING OF STAIR CASE:

: Railing of iron.

10. STAIR CASE PAINTING :

: Plaster of Paris with colour.

11. LIFT: -

: Standard Quality Lift.

12. Lobby

: Well Decorated

OTHER IMPORTANT INFORMATION:

- i. Extra work, if any desire by the Purchaser shall be extra chargeable. Tax as applicable is levied.
- ii. Calculation of saleable area of the flat = (Covered area + Proportionate share of lobby, lift & stair) + 25% service area. for other common area amenities viz. - septic tank, overhead tank, reservoir, open spaces, final roof of the building, lift room, caretaker room & bathroom).
- iii. It is also noted that after completion of the building, the area of the flat may be increased or decreased upto 5% against mentioned areas and the purchaser shall abide by the same without raising any objection.
- iv. No deduction for any removal of partition wall, window, grill and bathroom.
- v. In the case of party of any development changes/ work contract tax/abatement Fees/ GST, other taxes & duties in future by the statutory authorities, the same shall be borne by the applicant.
- vi. Transfer charge will be charged Rs.-/- per flat.

I/We have read and understood the contents stated hereto and hereunto and spontaneously in free consent and spontaneously applied for booking of the flat described in the Booking Application Form enclosed herewith duly signed by me/us . The said application shall not be treated as a final 'Agreement for Sale'.

Received Copy

Signature of the Applicant/Purchaser

MAHAMANI PROPERTIES PVT. LTD.Corporate office: AB- 9, SALT LAKE, SEC-1, KOL – 64
Phone: 2334-8782, 2358-6037, Fax 2337-6037**MEENA PARADISE**GOPALPUR HOUSE, RAJARHAT,
KOLKATA - 136**TERMS & CONDITIONS FOR BOOKING OF FLAT****Purchaser's Copy**Customer Name
Block Flat No.....**A. MODE OF PAYMENT**

1. At the time of booking	10 % of the total price + GST
2. Within 20 – 30 days of booking	10 % of the total price + GST
3. Within 30 – 60 days of booking	10 % of the total price + GST
4. On Completion of Pilling Works	10 % of the total price + GST
5. On Completion of Ground Floor Roof Casting	10 % of the total price + GST
6. On Completion of 1st Floor Roof Casting	10 % of the total price + GST
7. On Completion of 2nd Floor Roof Casting	10 % of the total price + GST
8. On Completion of 3rd Floor Roof Casting	10 % of the total price + GST
9. On Completion of 4th Floor Roof Casting	05 % of the total price+ GST
10. On Completion of 5th Floor Roof Casting	05 % of the total price+ GST
11. On Completion of 6th Floor Roof Casting	05 % of the total price + GST
12. On and Before Possession of Flat	05% of the total price+ GST

That the aforesaid payment schedule should be strictly observed by the Purchaser failing which the Developer shall have every liberty to cancel and/or rescind the booking flat with a prior Seven (7) days notice to the Purchaser. In the above circumstances the booking would stand cancelled and the Developer shall have every liberty to forfeit 5% of the total Consideration Money of the Flat and refund the money within 90 (ninety) days without any interest thereof and the Developer further shall be fully entitle to enter into a fresh booking with any intending Buyer/Purchaser after serving such notice of cancellation to the Applicant.

Mandatory Extra Cost : Payable by the applicant before taken over the possession of Flat – purchaser to the Developer (Other than flat price including service tax & Cess):

- Installation of main meter or transformer/electrical equipments costs, deposits and others : Rs. 60,000/- non refundable.
- Power Backup Charges:
For (2 Bed rooms – 400 Watts) Rs. 45,000/-
For (3 Bed rooms – 600 Watts) Rs. 50,000/-
- Legal Charges (Agreement for Sale) Rs.5,000/- at the time of agreement.
- Intercom connection (with Telephone) Rs.7,000/-
- Club Membership Charges Rs.50,000/- one time
- Maintenance Charges (Excl. Service Tax & Cess)
 - Rs.3000/- as Annual Membership Fees for Club per member.
 - Advance for Six months of the Common Maintenance Cost per month for per square feet Rs. 3/- from the date of possession and Rs.15,000/- as security deposit for common maintenance.
- Prior to obtain possession, pay and deposit a sum of Rs.10,000/- only to the Developer as a Security Deposit towards temporary consumption of electricity for his/her/their own flat from the Main Service connection.
 - The actual amount of Security Deposit charged by the WBSEB Authority is payable by the purchaser.
 - Security deposit will be refunded after hand over the project by developer to building association.

SPECIFICATIONS.**1. DOOR & WINDOW:**

All doorframes (size 4"x 2 1/2") would be made of Sal wood, doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate). all doors thickness 32 mm fitted with Round locks. Main door would be fitted with Godrej or similar brand night latch lock. All windows would be made of natural colour aluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI)

2. KITCHEN:

Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.

3. FLOORING:

All Bed Rooms, Dinning-cum-Living, and Balcony would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathroom would finish with white glazed tiles in 72" height. Roof would be finished with roof tiles.

4. SANITARY & PLUMBING:

Standard Toilet would be provided with C.P. Shower, one commodes /Indian type pan (Parryware or similar brand) with P.V.C. cistem (Reliance Co.) and in W. C. there would be only one tap. (All taps & C.P. fittings of Essco or similar brand. (base model). There would be concealed line and geyser line in all bathrooms. There would be two basins (18"x12" Parryware or similar brand) in each flat.

5. ELECTRICAL WORKS:

- Concealed wiring in all flats (Copper electrical wire, Finolex or similar brand.)
- Each flat will be provided with the following electrical points:
(All switches modular type (Mylinc print of legrand or similar brand. of the same rate)

i) Bed room (each)	2 Light points 1 Fan point 1 Plug point (5 Amp.)
ii) Dining/Drawing	2 Light points 2 Fan points 2 Plug point (15 Amp.) 1 TV Power point 1 Cable Point without Wire 1 phone Point without Wire
iii) Kitchen	1 Light point 1 Exhaust Fan Point 1 Plug point (15 Amp.)
iv) Toilet	1 Light point 1 Exhaust Fan Point 1 Plug point (5 Amp.) for Geyser
v) Verandah	1 Light point
vi) Entrance	1 Door Bell point

6. WATER

: Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING

: Plaster of Paris inside walls.

8. OUTSIDE PAINTING:

: Snowcem 2 coats painting.

9. RAILING OF STAIR CASE:

: Railing of iron.

10. STAIR CASE PAINTING

: Plaster of Paris with colour.

11. LIFT

: Standard Quality Lift.

12. Lobby

: Well Decorated

OTHER IMPORTANT INFORMATION:

- Extra work, if any desire by the Purchaser shall be extra chargeable. Tax as applicable is levied.

- Calculation of saleable area of the flat = (Covered area + Proportionate share of lobby, lift & stair) + 25% service area. for other common area amenities viz. - septic tank, overhead tank, reservoir, open spaces, final roof of the building, lift room, caretaker room & bathroom).

- It is also noted that after completion of the building, the area of the flat may be increased or decreased upto 5% against mentioned areas and the purchaser shall abide by the same without raising any objection.

- No deduction for any removal of partition wall, window, grill and bathroom.

- In the case of party of any development changes/ work contract tax/abetment Fees/ Services Tax, other service taxes & duties in future by the statutory authorities, the same shall be borne by the applicant.

- Transfer charge will be charged Rs. 75000/- per flat.

I/We have read and understood the contents stated hereto and hereunto and spontaneously in free consent and spontaneously applied for booking of the flat described in the Booking Application Form enclosed herewith duly signed by me/us . The said application shall not be treated as a final 'Agreement for Sale'.

Received Copy

Signature of the Applicant/Purchaser