

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 “C” 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.....VillageDist.....PO.....

PANReligionNationality.....Occupation.....

Marital Status E – mail ID

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

2. SECOND APPLICANT.....

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

ADDRESS.....Pin.....

P.S.....VillageDist.....PO.....

PANReligion.....Nationality.....Occupation.....

Marital StatusEmail-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. + **COMMON PROPORTIONATE area**.....Sft. M/L.,

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

BED ROOM**STUDY ROOM** **KITCHEN (OPEN)** **DINING/LIVING**

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

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

(3)

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**