

K.C. DAS REAL ESTATE

Regd. Office – N.S. Road P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101

APPLICATION FORM

For Booking of Residential Flat at

"K.C. DAS APPARTEMENT "

Bakul tala, P.S. Chinsurah, P.O. & Dist.- Hooghly

Please Book one flat for me as per the details given below.

NAME : Sri Krishnendu Banerjee
FATHER'S/HUSBAND'S NAME : Tamal Kumar Banerjee
DATE OF BIRTH : 29/09/1993
OCCUPATION/PROFESSION : Sep vice
RELIGIOUS : HINDU
PAN NO. : BKDPB8795B
CORRESPONDENCE ADDRESS : Vive Kananda Pally Andal- Bardwan
MOBILE NO. : 9123716954
NOMINEE'S NAME :
(Relationship with the nominees) :
INTRODUCED BY :
Whether interested in receiving Loan :
MODE OF PAYMENT :

Sl. NO.	CHQ /CASH	DATE	BANK	AMOUNT	REMARKS
1	CHQ	12.04.19	State Bank of india	50,000	
2	CHQ	12.04.19	State Bank of india	100000/-	
3	CHQ	12.04.19	State Bank of india	100000/-	

FASING

SPECIAL NOTE

I / WE CONFORM THAT I / WE HAVE READ AND UNDERSTOOD YOUR ALL THE TERMS AND CONDITIONS AND AGREE TO BE ABOVE BY THE THEM WITHOUT RESERVATION.

11/08/19

DATED

Krishnendu Banerjee.
SIGNATURE OF APPLICANT 11/8/19

NAME OF PROJECT	:	K.C. DAS APPARTEMENT
LOCATION	:	Bakul tala, P.S. Chinsurah, P.O. & Dist.- Hooghly
AREA	:	1060 Sft.
BUILDING	:	
PROMOTER	:	Debasish Das
OFFICE	:	N.S. Road P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101
ARCHITECT	:	
CONTRACT PERSON	:	Mr. Debasish Das - 9831110285

" K.C. DAS APPARTEMENT :

Is situated in central locality of CHINSURAH and offers a gracious comfortable living and provides the maximum value assurance.

The site is well connected by all modes of transport giving it an edge to be near to School, market, Hospital, Bus & Railway Stations.

It is at a convenience distance from all the prime locations of Chinsurah.

WHY "K.C. DAS APPARTEMENT " ?

The driving force behind the people at "K.C. DAS APPARTEMENT " has been vision of being able to provide value housing solution which aesthetically pleasing, well thought out and which are eminently affordable by the burgeoning middle class. Yes, we provide the right housing solutions at right price.

Krishnananda Banerjee
24/5/19

SPECIFICATION FOR RESIDENCE

STRUCTURE	:	R.C.C. frame structure;
DOORS	:	Wooden Flush doors;
WINDOWS	:	Anodized Aluminium Windows;
FLOORING	:	Verified Tiles/ Marbel Choka 'MORWARD'
Walls & Bricks	:	"A" class Bricks 8" outside walls. 5" Flat partition & Internal walls with high quality super white plaster of Paris finishes.
STAIR CASH	:	Fully Marbel staircase and landings.
LIFT	:	Lift of reputed make.
ELECTRICALS	:	a) Concealed copper wiring with switches; b) 2 nos. Light Point, 1 nos. Fan Points, 1 nos. Fuse Points & Inos. Plug Points in each room & Living & Dining Room. c) 1 nos. Light points & Inos. Fuse points in Kitchen, Toilet; d) 1 nos. Calling Bell point in Main Door;
KITCHEN	:	Counter : Green marbel Slab wall Tiles: Up to 3 (Three) feet Height above Counter with Steel Sink.
TOILETS	:	Wall Tiles: Ceramic tiles up to 6 feet high; sanitary were Standard.

Prishwendu Banerjee
11/8/18

SPECIAL FEATURES

1. Beautiful elevation;
2. Private Street with Tree & Light;
3. Progressive Security Advance payment plan;
4. Decorated entry lobby;
5. Wide staircase & corridor.
6. Lift Facility available First floor to Top floor.
7. Round the Clock Security,
8. Fire fighting portable equipments,
9. Delivery of Flats within 18 month, 10.Reserved scooter parking space,
- 11.Electrical meter and Cable Charges at extra cost.

PAYMENT SCHEDULE

On Booking	25% down payment
On the Month of	15% tot. value
On the Month of	10% tot. value
On the Month of	10% tot. value
On the Month of	10% tot. value
On the Month of	10% tot. value
On the Month of	10% tot. value
On the Month of	10% final payment

WE WILL GIVE DISCOUNT ON THE TOTAL VALUE OF FLAT IF THE FLAT VALUE IS PAID WITHIN 45 DAYS FROM THE DATE OF BOOKING.

Housing Loan available from leading Financial Institution:

Prishmanu Banerjee
11/2/19

IMPORTANT NOTIFICATION

1. All the building plans, layouts, specification are tentative and subject to alternations / modifications as per choice and decision of the builder. The builder reserves right for alternation / modifications without assigning any reason whatsoever.
2. The owners of the Flat will not be permitted to undertake any internal or external changes which may effect the structural stability of the building or the aesthetically ambiance of the complex. The decisions of the consultant architect will be final in this regard.
3. Any extra work other than our standard Specification shall be charged extra (Rate as to be decided by the Developer) and such amount, shall be deposited before the execution of the work.
4. Construction work will be completed approximately within 18 months from the date of starting of our construction work.
5. Super Built area - 22%.

HAPPY HOMES
HAPPY FAMILIES

Prishwanda Bawani...
11/01/19

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EXTRA WORK CHARGE WITH LABOUR AND MATERIAL

Loft Work	Sft	300
Black Stone Self	Sft	80
Marbel Works	Sft	110
Marbel Soap Stand (small)	Pcs	350
Marbel Soap Stand (Big)	Pcs	600
Granite Work	Sft	200
<u>Tiles Special:- Kitchen Upto 3"</u>		2000
<u>Whole Kitchen except under counter</u>		12000
<u>Tiles specials Bathroom (each)</u>		6000
<u>Plumbing Works</u>		6000
a. Gizer line (2 in 1)	Nos.	4,500.00
b. Washing machine Line (Verandah)	Nos.	4,000.00
c. Aquaguard point (Kitchen)	Nos.	1,100.00
d. Water point (Kitchen)	Nos.	1,100.00
e. Basin Line	Nos.	1,100.00
f. Gizer single Line	Nos.	2,500.00
<u>Electrical Works</u>		
a. 5 Amp point	Pcs	350
b. 15 Amp point	Pcs	650
c. 5 Amp Plug point	Pcs	350
d. A.C. point (Window)	Pcs	4000
e. Cable point	Pcs	4000
f. Gizer point	Pcs	4000
<u>Compulsory Expenses</u>		
a. Electric meter Main line & Main Switch		5000
b. Legal Charges		15000
c. Transformer Installations charges		25000
d. Boring Charges		5000

Prishwade Banij
11/8/19

TERMS AND CONDITIONS

1. The Flat shall allotted on ***First come First Basis***.
2. Installment payments shall be made as per schedule, Interest @ 18.5 p.a. shall be charged for delayed payments from due date.
3. At the time of Registration, the difference in amount, resulting due to excess or shortage in extent of unit shall either be collected or refunded as the case may be.
4. Flat will be registered in your name only on receipt of all the installments, full payment along with other dues. Stamp Duty and buyer.
5. Proportionate share of municipal taxes till time of individual assessment of the Flat and payment of such share be effective from the date offering delivery or possession of the Flat.
6. The price of the flat shall be calculated on the super built up area basis i.e. covered area of the flat and also proportionate share of the common areas and the Land Underneath as decided by the authorized engineer of the developer shall be charged.
7. It shall be incumbent on the intending buyer of a flat to comply with terms & payment and other terms of payment and conditions of sale, failing of which the agreement of Shale stand cancelled and intending buyer shall be left without the Flat. The Developer shall thereafter be free to deal with the said flat in any manner; whatsoever as his sole discretion however the total amount (attributed to the said Flat) that may have been received by the Developer shall be refunded without any interest.
8. The Company shall not be responsible for any loss caused by an act of nature act of state.
9. The Company reserves the right to reject any application received.
10. All disputes arising on the agreement entered into shall be subject to the jurisdiction Chinsurah Court of Law.
11. The Developer / Promoter shall have the full Right and Title over the Roof of the Building and they are at livery to use the said roof at their Discretion and Owner of the Flat shall not raise any objection to that.

Hrishmendu Banerjee
11/5/19