

APPLICATION NO.



Golden Heights

সবুজের মাঝে সোনার সংসার



APPLICATION FORM

(For Individual)

APPLICANTS DETAILS

Sole / First Applicant

Full Name _____

Father's / Husband's Name _____

Permanent Address _____

City _____ Pin _____ P.S. _____

State _____ Country _____

Mobile _____ Residence No _____

Office No. _____ Email _____ Pan No. _____

Occupation Service Professional Business Housewife Others _____

Passport Size
Photo

DOCUMENTS PROVIDED

Identity Proof	<input type="checkbox"/> Pan Card	<input type="checkbox"/> Aadhaar Card	<input type="checkbox"/> OCI Card	<input type="checkbox"/> POI Card
Address Proof	<input type="checkbox"/> Voter's ID	<input type="checkbox"/> Passport	<input type="checkbox"/> Electricity Bill	<input type="checkbox"/> Driving License
Residential Status	<input type="checkbox"/> Indian	<input type="checkbox"/> OCI	<input type="checkbox"/> POI	<input type="checkbox"/> Others

Co - Applicant

Full Name _____

Father's / Husband's Name _____

Permanent Address _____

City _____ Pin _____ P.S. _____

State _____ Country _____

Mobile _____ Residence No _____

Office No. _____ Email _____ Pan No. _____

Occupation Service Professional Business Housewife Others _____

Passport Size
Photo

Identity Proof	Pan Card	<input type="checkbox"/> Aadhar Card	<input type="checkbox"/> OCI Card	<input type="checkbox"/> POI Card
Address Proof	Voter's ID	Passport	Electricity Bill	Driving License
Residential Status	Indian	OCI	<input type="checkbox"/> POI	<input type="checkbox"/> Others

Correspondence Address _____

City _____ Pin _____ P.S. _____

State _____ Country _____

APPLICATION FORM

(For Company / Firm / HUF)

APPLICANTS DETAILS

Company / Firm / HUF _____

Constitution Proprietorship Partnership HUF Pvt. Ltd. Co. / Ltd Co.

IPAN / GIR No. _____ Registration No. _____ CIN No. _____

Registered Office Address _____

Police Station _____ City _____ Pin _____

State _____ Country _____

Phone 1 _____ Phone 2 _____

E-Mail _____ Fax _____

Correspondence Address _____

City _____ Pin _____

State _____ Country _____

Phone 1 _____ Phone 2 _____

E-Mail _____ Fax _____

Represented By _____

Designation _____

Contact No. _____ Email _____

DOCUMENTS PROVIDED

Proprietorship

- Trade License Pan Card of Proprietor

Partnership Firm

- Partnership Deed Partner's Resolution Copy Pan Card of Partnership Firm

HUF

- HUF Deed Trade License of HUF Pan Card of Karta or HUF

Address Proof of KARTA

- Voters ID Passport Aadhar Card Driving License

Pvt. Ltd. Co. / Limited Co.

- MOA / AOA / COI Board Resolution Pan Card

PAYMENT PLAN

- Down Payment Plan Installment Payment Plan
- Construction Linked Payment Time Linked Payment

Signature of Sole/First Applicant

Signature of joint Applicant

UNIT INFORMATION

Unit No. _____ Block / Tower No. _____ Floor _____ Bed Rooms

Unit Gross Area Unit Carpet Area _____ Utility Room Gross Area _____

Utility Room Carpet Area _____ Open Terrace Gross Area _____ Open Terrace Carpet Area _____

Total Gross Area _____

Base Rate per sq. ft. _____ PLC _____ FEC _____

Total Rate per sq. ft. _____ Unit Price Rs. _____

Type of Car Park Ground Covered Basement

No. of Car Park _____

Car Park Rate _____ Total Rs. _____

Total Consideration (Rs.)

Signature of Sole/First Applicant

Signature of joint Applicant

I / We enclose herewith DD / Cheque No. / Electronic Fund Transfer No. _____

_____ Drawn On _____

Bank _____ Branch, Dated _____

of INR _____ (Rupees _____

_____ Only) In favour of _____

APPLICATION PROCEDURE

1. The Applicant(s) shall have to apply in the prescribed Application Form contained in the brochure upon payment of the Application Amount. It is important that the Applicant(s) take(s) sufficient care while going through and understanding the terms and conditions before filing the Application Form.
2. The Developer reserves its right not to accept any Application, cancel any Application and also the right to allot and/or transfer the Unit to any other person and in such event the Developer shall not entertain any demand or claim from the Applicant(s) or any other person claiming through him/her/it. Upon such cancellation, the Developer shall refund the entire Application Money to the Applicant(s) without any interest.

WITHDRAWAL OF APPLICATION / CANCELLATION OF BOOKING

1. The Unit shall be deemed to have been provisionally allotted to the Applicant(s) only when the Developer shall receive within 15 days from the date of issuance of the Provisional Allotment Letter, the duplicate copy thereof duly signed on every page by the Applicant(s). Any failure by the Applicant(s) in this regard shall make the Provisional Allotment liable to be cancelled by the Developer at its sole discretion and in that event the entire Application Amount paid by the Applicant(s) shall stand forfeited and any extra amount paid shall be refunded by the Developer without interest.
2. The Applicant(s) may withdraw the application form at any time before the issuance of the Provisional Allotment Letter and may get refund of the Application Amount without any interest after deduction of **Rs. 25,000/-** from the Application Amount.
3. The Applicant(s) may cancel the booking at any time after issuance of the Provisional Allotment Letter or even after execution of the Agreement for Sale but before the possession of the Unit is handed over. In all such events the Applicant(s) shall get refund of the balance sum without interest after deduction of **10%** of the total consideration.
4. The Developer reserves its right to cancel the Application in the event of any default on the part of the Applicant(s) in making payment of the amount agreed in the manner as mentioned in the payment schedule. Upon such cancellation, the Developer shall be entitled to forfeit **10%** of the total consideration.

NOMINATION AND ASSIGNMENT

1. The Applicant(s) cannot assign or nominate or transfer the allotment within **12 months** from the date of execution of the Agreement for Sale. Thereafter the Applicant(s) shall be entitled to assign or nominate or transfer such allotment only upon payment of transfer fees of **2%** of the total consideration to the Developer.

Signature of Sole/First Applicant

Signature of joint Applicant

GENERAL TERMS

1. The Applicant(s) has/have decided to abide by the price list and payment plan annexed hereto and undertake(s) to pay the agreed consideration, extras charges and deposits in respect of the Unit within the respective due dates.
2. It shall be obligatory and/or mandatory on the part of the Applicant(s) to execute the Agreement for Sale as and when called upon by the Developer to do so. If the Applicant(s) fail(s) to execute the Agreement for Sale or any other such document within 15 days from the date of receiving written intimation from the Developer, in that event, the Developer shall have unilateral right and liberty to cancel the allotment and determine the instant contract.
3. The Developer shall not entertain any request for modification in the internal layout of the Unit and external facades of the building. The layout plans and building plan, dimension elevation/colour scheme, specification of the building are tentative and subject to variation. The Developer may effect such variations, additions, alterations, deletions and/or modification therein as it may at its sole discretion, under the supervision of architect, being appropriate and fit and as sanctioned by the competent authority.
4. The Applicant(s) shall be responsible to collect from the Developer and retain the money receipt duly filled in and signed on behalf of the Developer acknowledging submission of the enclosed bank draft/Cheque together with this Application Form as this money receipt is to be treated as the acknowledgement of the receipt of remittance as well as of the completed Application Form.
5. In case any delay in making the payment, interest shall be payable by the Applicant(s) @ **SBI Lending Rate plus 2% per annum**, from the due date till the date of Payment.
6. All Levies, duties, charges, surcharges, rates, taxes and outgoings including Goods and Service Tax (if and when applicable), betterment/development charges etc., that may be payable relating to the construction, transfer, ownership or maintenance of the flat/unit booked by the Applicant(s) and the amounts payable for the Agreement for Sale and Deed of Conveyance shall be Applicant's responsibility to discharge and make payment in time.
7. Application from person other than Indian citizens domiciled in India shall be accepted after fulfillment of all necessary formalities in this regard as per the applicable rules & regulations of the Reserve Bank of India and intimated by the Developer's banker.
8. If the allotment of any Unit is obtained by misrepresentation or fraud, the allotment shall be liable to be cancelled and the Applicant(s) shall not be entitled to claim any compensation of any nature whatsoever.
9. The Developer reserves the right of allotment/sale of any Unit and/or rejection of any application without assign any reason whatsoever.
10. The brochure is not a legal offering but only an informative material. The Developer reserves the right to modify/change the facilities layout, elevation, areas and specification as would be advised by the architect.
11. 3D Architectural model and model flat/show flat shown at the site office are indicative only and the Developer shall not be held liable for any deviation for the same.
12. Developer shall not be liable for any failure to perform or for delay in performance of any of the duties or obligations of the terms/provisions of this agreement if and to the extent such inability or delay is caused by or is attributable to an Act of God, Force Majeure and/or occurrence of any event beyond the control of the Developer.

Signature of Sole/First Applicant

Signature of joint Applicant

DECLARATION

1. I/we have clearly understood that this application is only a request by me/us for the allotment of the Unit in the complex known as Golden Heights at Sonarpur, South 24-Parganas and this Application does not and shall not create any right, title or interest of any nature whatsoever and howsoever in my/our favour.
2. I/we also agree to the price quotation given above and shall be liable to pay the same along with all charges, surcharges, rates, taxes and outgoings including GST and any other levies or tax imposed by any statutory authority, as applicable, betterment and/or development charges, etc. that may be payable relating to the construction, transfer, ownership or maintenance of the unit booked by me/us and/or the amounts payable for the same and/or relating to this application, the Agreement for Sale and/or Deed of Conveyance and I/we undertake to make payment of the same in time.

DISCLAIMER

1. The Developer or its affiliates, officers, directors, employees, agents, members, servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of the Developer and the Applicant agrees to keep the Developer and/or its affiliates, officers, directors, employees, agents, members, servants saved, harmless and indemnified with regard thereto.

I/We have understood the above-mentioned terms and conditions and agree to abide by the same.

Place _____

Date _____

FITTINGS & FIXTURES

- Exterior Elevation:** To be designed by the architect, finished with suitable exterior cement based paint finish
- Lobbies :** Tile finish
- Lifts :** 6/4 persons passenger lift of reputed make
- Generator :** A suitable standby generator shall be provided as standby for all common lighting and water pump

**PROPOSED PAYMENT SCHEDULE
(INSTALLMENT MODE- CONSTRUCTION LINKED)
(BLOCK 1 & 2)**

Application charges	Rs. 50,000/- + GST
On agreement	10% of Total Consideration + GST + 50% Legal Fees + GST (-50,000+GST) +50% Maintenance Fee
On Casting of foundation	10% of Total Consideration + GST
1st floor casting completion	10% of Total Consideration + GST+25% of EDC + GST
3rd floor Casting completion	10% of Total Consideration + GST
5th Floor Casting of completion	10% of Total Consideration + GST
Roof Casting completion	10% of Total Consideration + GST+25% of EDC + GST
Internal Plaster completion	10% of Total Consideration + GST
External Plaster completion	5% of Total Consideration + GST+25% of EDC + GST
Flooring	10% of Total Consideration + GST
Electrical, Sanitary, Paint and finishing	10% of Total Consideration + GST
ON POSSESSION	5% of Total Consideration + GST + Balance 50% Legal Fees +25% of EDC + GST +50% Maintenance Fee

**PROPOSED PAYMENT SCHEDULE
(INSTALLMENT MODE- CONSTRUCTION LINKED)
(BLOCK 3)**

Application charges	Rs. 50,000/- + GST
On agreement	10% of Total Consideration + GST + 50% Legal Fees + GST (-50,000+GST) + 50% Maintenance Fee
On Casting of Foundation	10% of Total Consideration + GST
1st floor Casting completion	10% of Total Consideration + GST+25% of EDC + GST
3rd floor Casting completion	10% of Total Consideration + GST
Roof Casting completion	10% of Total Consideration + GST +25% of EDC + GST
Internal Plaster completion	10% of Total Consideration + GST
External Plaster completion	10% of Total Consideration + GST
Flooring	10% of Total Consideration + GST+25% of EDC + GST
Electrical, Sanitary, Paint and finishing	10% of Total Consideration + GST
ON POSSESSION	10% of Total Consideration + GST + Balance 50% Legal Fees + Balance 25% of EDC + GST+50% Maintenance Fee

EXTRA CHARGES	
Generator Charges	2bhk - Rs. 50,000/- + GST 3bhk - Rs. 60,000/- + GST
Legal Charges	Rs 20,000/- for the 2BHK units, Rs.25,000/- for the 3BHK units
Legal Charges for Nomination	Rs.10,000/- for 2BHK Units Rs.12,500/- for 3 BHK Units
Nomination Charges	2% of the total consideration.
Processing Fees	Rs. 10,000/- for 2 BHK Units Rs. 12,500/- for 3 BHK Units
Electricity Connection charges to the Project	Rs. 25,000/
Association formation charges	Rs. 5,000/- per flat
Club Membership and fit out charges	Rs. 50,000 (one time charge)

DEPOSITS	
WBSEB Security Deposit for connection charges to individual flat	As Applicable
Maintenance Charges	Rs. 2/- per Sq.Ft. of total area per month for 24 months + GST

Cancellation Charges	
Before issuance of Letter of Allotment	Rs. 25,000/- + GST
After issuance of Letter of Allotment	10 % of the total consideration + GST

Note:-

GST is applicable as per Government norms & may change without prior notice.

OFFICIAL

Customer ID _____

Sales Agent _____

Sales Person _____ Agent's Stamp & Signature _____

Direct Sales Team _____ Executive's Signature _____

Received on _____ Receiver's Signature _____

Reference (if any) _____ Signature _____

Remarks _____