



Corporate Address:

Eco-Station, Aajkal IT, Unit no 903, 9th Floor
Sector-V, Block BP, Plot no 7, Salt Lake City
Kolkata - 700091, West Bengal, India

Site Address:

63/A, G.T. Road, Konnagar, Hooghly, West
Bengal-712235

P: +91 90383 18800 | **W:** porshinagar.in | **E:** info@porshinagar.in

RERA No.: WBRERA/P/H00/2023/000639
<http://rera.wb.gov.in/>



NEIGHBOURS FIRST

APPLICATION FORM

To

Bhawani Urban Housing Development Pvt. Ltd.

Eco-Station, Aajkal IT, Unit no 903, 9th Floor
Sector-V, Block BP, Plot no 7, Salt Lake City
Kolkata - 700091, West Bengal, India

Sir,

I/We am/are interested to book a residential unit in **Porshinagar**.

I /we am paying in cash/DD/Banker's Cheque/Local Cheque bearing no. _____ drawn on _____

_____ Bank dated _____ for Rs. _____

(Rupees _____ only)

in favour of "**Bhawani Urban Housing Development Pvt. Ltd.**", payable at Kolkata.

Booking Details:

Unit No.	Floor	Area (carpet area)	Balcony Area (carpet area)	Terrace Area	BHK	Total Car Parking	Date of Consideration Amount (Rs.)	Agreement
					Covered <input type="checkbox"/> MLCP <input type="checkbox"/>			

I/We furnish the necessary particulars as under:

i. Name of the Applicant: _____

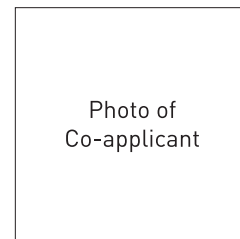
ii. Name of Father/Husband: _____

iii. Name of the Co-applicant: _____

iv. Name of Father/Husband: _____



Applicant



Co-applicant

v. A) **Mailing Address:** _____

District/City: _____ State: _____ Pin Code: _____

B) **Permanent Address:** _____

District/City: _____ State: _____ Pin Code: _____

vi. Contact Details:

a. Tel No: _____

b. Email: _____

vii. Other Details:

Applicant:

a. Date of Birth: _____ b. Nationality: Indian / NRI / Foreigner / OCI

c. PAN No.: _____ d. AADHAR No.: _____

e. Office Address _____

Co-applicant:

a. Date of Birth: _____ b. Nationality: Indian / NRI / Foreigner / OCI

c. PAN No.: _____ d. AADHAR No.: _____

e. Office Address _____

Information:

a. Booked through: _____

b. Contact Person (Name & No): _____

c. Bank Name: _____

d. Banker Contact No: _____

Certified that the particulars given above are true to the best of my/our knowledge and belief.

Applicant Signature

Co-applicant Signature

Applicant Signature

Co-applicant Signature

TERMS AND CONDITIONS GOVERNING ALLOTMENT OF UNITS IN BHWANI PORSHINAGAR

1. The applicant/s intending purchaser/s has applied for a unit in the captioned Multi-Storied Building/Multi-block Complex with full knowledge of all laws, regulations applicable to the area and to the Building/complex, which also have been explained in detail by the vendor/developer and understood by the applicant/s. The payment of application money will not acquire any right nor entitle to the purchaser/s as concluded contract nor will claim any right over and in respect of any unit or project.
2. The applicant/s is fully aware of the rights & interest of the vendor/developer in the project and project land and its limitations and obligations.
3. The applicant has fully verified and is satisfied about the genuineness, validity and marketability of the title to the land over which the above building complex is proposed to be built and accordingly no objections, investigations or questions will be raised by the applicant/s in this respect at any time in the future.

4. PAYMENT SCHEDULE AND OTHER CHARGES

- The Booking amount is 10% of the consideration amount and if the Agreement is not entered/executed upon further payment of 10% of the cost of the said Unit/Flat withing **30 (Thirty) days** from the date of application then interest @18% on the amount payable shall be charged from the date of expiry of 30 days period till the date of the agreement.
 - After execution of agreement the aforesaid payment schedule should be strictly observed by the purchaser/s and the scheduled payment shall be made within 30 (Thirty) days from the date of demand Any delay will require payment of interest by the purchaser/s.
5. The basic sale price (B.S.P) per sq. ft does not include GST, PLC, car parking charges, administration charges, interest-free maintenance security deposit, registration charges, stamp duty for registration, electrical charges, taxes and levies, legal documentation and administration charges etc.
 6. The vendor/developer expects to deliver possession of the units by December 2028, as per RERA.
 7. Parking space will be allotted an extra cost on first come first service basis after the execution of Deed of Conveyance
 8. The unit shall not be used for purposes other than the specific purposes for which it is intended
 9. The intending purchaser/s shall get his/her complete address registered with the vendor/developer at the time of booking and it shall be his/her responsibility to inform the vendor/developer by registered A/D Letter about all subsequent changes, in absence of which all intimations shall be deemed to have been received by him/her at the time when these should ordinarily reach at the address recorded with the vendor/ developer and the intending purchaser/s shall be solely responsible for the consequences emanating there from.

10. Cancellation:

- On cancellation of Booking at the default of the purchaser/s prior to execution of agreement for sale, the promoter herein is entitled to forfeit the Booking Amount .
- On cancellation of Booking at the default after execution of a agreement for sales, the promoter herein is entitled to forfeit the booking amount(ie.10% of the total consideration value) along with GST at applicable rate. It is binding upon the purchaser to come forward for cancellation of the Agreement for Sale within 30 days.
- If the Agreement is not entered/executed within 90 days from date of application then the Booking shall be cancelled and the booking amount shall be forfeited along with GST at applicable rate out of the amount paid by the purchaser/s to the vendor/developer. Also the rest amount if any, shall be refunded without any interest within 45 days from the date of cancellation.

11. The applicant shall execute a memorandum evidencing taking possession, no claim certificate, declaration at time of handing over the units as per the Performa to be supplied by the vendor/developer.
12. The construction specification as given in the brochure relating to the project is indicative only and is liable to be changed /amended by the vendor/developer from time to time.
13. In case the vendor/developer provides additional facilities for the interest of the project apart from stated facilities, the purchaser/s should abide by the terms and conditions and make additional payment for the same.
14. The booking shall be confirmed subject to execution of Apartment Buyers Agreement/Sale Deed in RERA standard Format.
15. Any type of dispute among the parties herein shall be referred to one arbitrator chosen by mutual agreement, as per the law of arbitration which may be in force and applicable and such arbitration proceedings shall be held at Kolkata, West Bengal and the award thereof shall be binding on both the parties. All the disputes relating to this project shall have jurisdiction of Kolkata and North 24 Parganas.
16. The project is under RERA guidelines.

17. Extra Development Charges:

- Club Development Charges: ₹1,00,000, 1,50,000, 2,00,000 for 1, 2, 3 BHK respectively
- Maintenance Charges: ₹ 24/- per sq.ft (one year)
- Association Formation Charges: ₹15,000 /- per unit
- Corpus Deposit: ₹ 30/- per sq.ft
- Legal Fee: ₹ 20,000 (before execution of agreement)
- Legal Fee: 0.65% on Market Value (before excution of Deed of Conveyance)
- Meter charges: On Actuals
- Transformer Charges: On Actuals

*GST as per Applicable Rate

Applicant Signature

Co-applicant Signature

Applicant Signature

Co-applicant Signature

18. Payment Schedule:

Particulars	% of Total Consideration / Extra Charges
On Booking	10%
On Sale Agreement (within 30 days from application)	10%
Legal Charges before Execution of Agreement	100%
On completion of Piling & Foundation work	20%
On Completion of 4 th Floor Casting	10%
Club Development Charges	50%
On Completion of 10 th Floor Casting	10%
On Completion of 16 th Floor Casting	10%
On Completion of Ultimate Roof Casting	10%
On Completion of Brick Work	10%
On Completion of Flooring Work	5%
On Possession of the Unit	5%
Club Development Charges	50%
Maintenance Charges (1 Year)	100%
Association Formation Fees	100%
Corpus Deposit	100%
Transformer Charges	As per actuals
Electric Meter Charges	As per actuals
Legal Charges before Execution of Deed of Conveyance (*Tentative Amount Shown Here)	100%
Total	

Remarks:

We have read and understood that the terms and conditions governing allotment of units in Bhawani Porshinagar as detailed above and we agree to abide and bound by the same.

Date

Applicant Signature

Co-applicant Signature