

APPLICATION FORM



arrjavv
HAZELBURG

COUNTRY VILLAS

Joka Vatika Projects

Ohmmu

Partner/Authorised Signatory

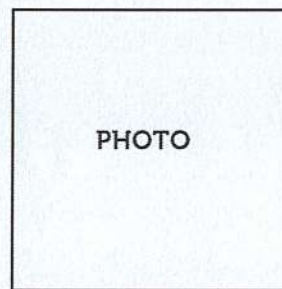
**PURCHASER INFORMATION SHEET
FOR ALLOTMENT OF COUNTRY VILLA AT
ARRJAVV HAZELBURG**

REGISTRATION NUMBER:

INFORMATION SHEET for Individual/Joint or Other Entity. Strike out portions
that are not applicable and deposit the INFORMATION SHEET



**INDIVIDUAL/JOINT Purchaser Information
Sheet for allotment by sale of a COUNTRY
VILLA at "ARRJAVV HAZELBURG"**



To,
Joka Vatika Projects
54A Sarat Bose Road,
P.O. – Sarat Bose Road
P. S. – Ballygunge
Kolkata – 700 025

Re: Application for allotment of Country Villa at "Arrjavv Hazelburg"

Dear Sir,

This refers to the application form being filled and submitted by me/us at your office requesting for allotment to me/us the Country Villa No. having a carpet area of approximately.....square feet, land area of about.....
collari along with a balcony for exclusive use of square feet at your
project called "ARRJAVV HAZELBURG"

We give herewith our details as required in the said Application Form.

SOLE/FIRST APPLICANT

(Please fill in block letters)

- 1) Full Name: Mr/Ms/Dr.:
- 2) Father's/Husband's Name:
- 3) Date of Birth:
DD MM YYYY
- 4) Nationality: Indian Others (please specify):
- 5) Occupation: Employed Self-employed Housewife Student
 Others (please specify)
- 6) Profession/Nature of Business:
- 7) Status: Resident Indian Non-Resident Indian Person of Indian Origin
- 8) Permanent Address:
.....
.....
City Pin Country
P.O. P.S.
- 9) Address for Correspondence:
.....
.....
City..... Pin..... Country.....
P.O. P.S.
- 10) Contact Details: Phone: (Residence)
(Work)
(Mobile)
(E-mail)
- 11) If Applicant is a minor, please furnish proof of age of the minor and name and address of the natural guardian:
.....
- 12) IT PAN/GIR No (if any): Form 60 (in absence of
IT PAN/GIR No./NRI):
- 13) Aadhaar No.: (please attach a copy)

JOINT APPLICANT (IF ANY)

(Please fill in block letters)

14) Full Name: Mr/Ms/Dr/Master:

15) Father's/Husband's Name:

16) Date of Birth:
DD MM YYYY

17) Nationality:

18) Occupation: Employed Self-employed Housewife Student
 Others (please specify)

19) Profession/Nature of Business:

20) Status: Resident Indian Non-Resident Indian Person of Indian Origin

21) Permanent Address:

.....

.....

City Pin Country

P.O. P.S.

22) Address for Correspondence:

.....

.....

City Pin Country

P.O. P.S.

23) Contact Details: Phone: (Work)

(Mobile)

(Fax)

(E-mail)

24) If Applicant is a minor, please furnish proof of age of the minor and name and address of the natural guardian:

.....

25) IT PAN/GIR No. (if any): Form 60 (in absence of IT PAN/
GIR No./NRI):

26) Aadhaar No.: (please attach a copy)

27) Relationship with first Applicant:

28) Contact detail of the person to whom all correspondences would be sent:

Name:

Address:

.....

Phone No.:

E-mail Id:

29) Details of Registered Power of Attorney Holder [If other than in (1) above]:

Name:

Address:

.....

Contact No.: Phone

Mobile

IT PAN/GIR No. (if any): Form 60 (in absence of IT

PAN/ GIR No./NRI):

FOR NON-RESIDENT/PERSONS OF INDIAN ORIGIN APPLICANT(S) ONLY

For Sole/First Applicant

For Second Applicant (if any)

Native Place in India:

State:

District:

Passport (Please ✓one): Indian Foreign Indian Foreign

Passport Number:

Place of Issue:

Date of Issue:

Country of Residence:

PIO Card No. (Person of Indian Origin):

Does the Applicant hold any property in India? Yes No Yes No

If yes, please specify:

Address for Correspondence in India:

City Pin State

Contact person in India for the Applicant(s):

Name: Mr/Ms/Dr./Master:

Address for Correspondence (proof of address to be furnished)

City Pin State

Phone Fax Email:

i. (a) NRO Account No.

(b) Name of Bank and Branch

ii. (a) NRE Account No.

(b) Name of Bank and Branch

iii. (a) FCNR Account No.

(b) Name of Bank and Branch

IF OTHER THAN INDIVIDUAL

(i) Organizational Structure [Please tick (✓) option]:

- Company Partnership Trust Society HUF Others (please specify):

(ii) Name:

(iii) Date of Creation/Incorporation:

(iv) Office Address:

(v) Name & Designation of Authorised Representative:

(vi) Contact No.: Phone

Mobile

Email

(vii) Mailing Address [If other than address in (iv) above]:

(viii) PAN No.:

(ix) Father's/Husband's Name of Authorised Representative:

(x) PAN of Authorised Representative:

(xi) Aadhaar No. of Authorised Representative:

(xii) Address:

City Pin Country

List of documents to be submitted:

Following copy of KYC documents are required to be submitted along with the Application Form

- A) In case of Individual and Joint applicants- PAN, Aadhaar Card of the applicants, Address Proof (any one of Voter's ID, Passport, Electricity Bill, Telephone Bill, Govt. of India Undertaking Bank's Passbook, or any other Government's certified address).
- B) In case of Limited and Private Limited Company- Memorandum and Articles of Association, Certificate of Incorporation, Latest Form 32, Latest Form 18, PAN of the Company, Board Resolution in favour of Signing Authority, PAN and Address Proof of Directors and Signing Authority.
- C) In case of Partnership Firm- Partnership Deed, Pan of the Partnership Firm, Declaration of Commencement of Business from the Partners, Board Resolution in favour of Signing Authority, Pan, Aadhaar Card and Address Proof of the Partners.
- D) In case of HUF PAN Card copy of HUF and Karta, copy of Acknowledgement of Income Tax Return, Address proof of the Karta, Signature verification of the Karta, two copies of Photographs of the Karta.

Source of Booking:

Real Estate Agent

Direct Booking

DETAILS OF VILLA APPLIED FOR:

Phase Villa No. Type

Area: Carpet Area Built-Up Area Balcony Area (if any).....

Land Area

PAYMENT PLAN OPTED (Please ✓one)

Installment Payment OR Down Payment

CONSIDERATION

Total Consideration/Total Price of the Villa is

Payment Schedule and Detailed Cost Sheet are attached herewith as Annexure A.

PAYMENT DETAILS

I/We, enclose herewith Pay Order/DD/Cheque No.....

Dated..... Drawn on.....

Bank for..... Rupees.....

..... only) in favour of 'JOKA VATIKA PROJECTS', payable at

Kolkata as **Booking Amount.**

DECLARATION

- 1) I/We, hereby solemnly declare that all the foregoing facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/We, also undertake to inform 'JOKA VATIKA PROJECTS' of any changes, in respect of the information and details stated in this Application Form.
- 2) I/We, hereby declare that I/we have gone through all details provided in the WBRERA website and are being satisfied with the documents and/or information provided therein.
- 3) I/We, also declare that I/we have read and understood the terms and conditions of sale and other information/conditions stated in the Agreement for Sale as reflected in the WBRERA website. I/We hereby accept and agree to abide by the same as also such other terms as may be framed by 'JOKA VATIKA PROJECTS' in future. I/We, further agree to sign and execute necessary documents as and when called upon by 'JOKA VATIKA PROJECTS'.
- 4) I/We, being Non-Resident Indians/ Persons of Indian Origin do solemnly declare that I/we want and shall use the villa for residential purpose only (strike out, if not applicable).
- 5) I/We, hereby give my/our explicit consent to 'JOKA VATIKA PROJECTS' and their marketing agents to call, mail, courier, email or sms, all promotional contents/ reminders/ information's related to the above project's pre or post sales services, to my/our above mentioned address, email, phone nos. and mobile nos.

.....
Signature of Sole/First Applicant

Place

Date.....

.....
Signature of Joint Applicant

Place

Date.....

APPLICATION FORM FOR ALLOTMENT OF A COUNTRY VILLA IN THE ARRJAVV HAZELBURG

To,
Joka Vatika Projects
54A Sarat Bose Road,
P.O. – Sarat Bose Road
P. S. – Ballygunge
Kolkata – 700 025

Dear Sir,

Please provisionally enroll me/us as an applicant for allotment of Villa No.
measuring carpet area of approximately..... square feet land area about
..... cottah along with a balcony for exclusive use of about square feet
along with terrace of about square feet in your project to be known as
"ARRJAVV HAZELBURG" proposed to be constructed at Mouza – Bhasa Police Station-Bishnupur,
Diamond Harbour Road, Bishnupur, Pin-743503, District South 24 Parganas (said villa). Our
particulars are contained in the Purchaser Information Sheet.

My/our account payee cheque/order/demand draft bearing No.

dated..... drawn on.....

Branch, or Payment Advice/UTR

No. (for NEFT/RTGS payment) for

Rs./- Rupees..... only)

in your favour is enclosed herewith, which may kindly be treated as the Booking Amount.

I/We confirm that I/we am/are aware and have also read and understood the meaning and
purport of the Application Guidelines for making this application, which are as follows:

- 1) This Application Form is being submitted by me/us to you at your registered office/project site office along with the demand draft/pay order/cheque mentioned above and/or a copy of the NEFT/RTGS payment advice for the said sum of Rs./- being an advance paid by me/us to you towards Booking Amount for the said Villa sought to be booked by me/us and which Villa may be kindly allotted to me/us. The Total Booking amount is 9% of the total consideration of Villa.

- 2) I/We am/are aware that the allotment of the said Villa, if made, will be based on a "first come first allotted" basis and subject to availability. In case of non-availability of the said Villa, you may offer to allot any other villa of a similar size in the project. In case I/we fail/refuse to accept such alternative offer, you shall be entitled to reject my/our application and refund the booking amount received, without interest, without assigning me/us any reason whatsoever. You shall also be entitled to reject at your sole discretion my/our application and refund the Booking Amount, without interest and without assigning any reason.
- 3) I/We, am/are aware that if I/we/any of us is/are the holder of a Person of Indian Origin (PIO Card) or is a Non-Resident Indian (NRI), my/our application(s) should be made in conformity with the applicable laws, rules and/or regulations governing transactions for acquisition of immovable property by such persons and it shall be me/our responsibility to ascertain and fulfil all regulatory requirements including those governing foreign exchange transactions and to ensure compliance with the same.
- 4) I/ We agree to pay 9% of the Total consideration as the Booking amount in respect of villa on or within 15 days of the booking/ Date of Application form and shall be entitled to get allotment of the same thereafter. Advance against booking amount, if any, paid earlier shall be adjusted from the payment of 9% of the Total consideration.
- 5) I / We agree that in the event I/ We fail to remit the entire booking amount within the said 15 days of the Booking then you shall be entitled to cancel / terminate the said Booking at your discretion and will refund the said Booking amount after deducting 5 % of the total value of the said unit.
- 6) I/ We agree to execute and register the Sale Agreement within 30 days from the date of the allotment and shall be liable to remit 11% of the total consideration on registration of the said sale agreement.
- 7) I/We agree that in the event I/ We fail to execute and register the Agreement for Sale within the period of 30 days as prescribed you shall be entitled to cancel the booking and the booking amount at your sole discretion.
- 8) If I/we, after execution of the Agreement for Sale of the Villa, fail to pay the due amounts to you as per the demand/intimation sent to me/us through post or e-mail, I/we will become liable to pay interest the rate of SBI (State bank of India) PLR+2% per annum or such rate as specified in the Real Estate (Regulation & Development) Act, 2016 & The West Bengal Real Estate (Regulation & Development) Rules, 2021 to you on the amounts due and payable from the respective due dates of such payment till the date it is paid in its entirety. If however, such payment is not made within a period of 60 days after the first default, you shall at your discretion, be entitled to cancel my/our application and refund all amounts received until then after deducting the Booking Amount being 9% of the total consideration, interest on overdue payment plus applicable taxes. I/We shall neither make, nor shall claim any claim for any damages, whatsoever, shall be tenable in the event of cancellation of the allotment.

- 9) Upon my/our making payment of the entire Booking Amount and realization thereof an Agreement for Sale of the Villa containing the terms and conditions agreed between you and me/us will be prepared, and I/we shall be required to sign such agreement within 30 days and register the same within 30 days from the date of intimation by the promoter without any delay or demand, along with the payment as per the terms of the said Agreement for Sale of the Villa.
- 10) I/We, agree that I/we shall be entitled to receive possession of the said Villa only upon prior payment of all my/our dues including the total price of the said Villa and also upon due compliance with, and/or performance of all the covenants, undertakings and obligations required to be complied with, and/or performed on my/our part in pursuance of this Application and the Agreement for Sale. The obligation to make over possession of the said Villa shall arise only thereafter.
- 11) You will also be entitled to reject applications containing information that is incorrect or misleading even after you have made the provisional allotment and/ or (Agreement for Sale of the Villa). In such cases, you will refund all amount paid till date after deducting booking amount of the unit price of the said Villa being the entire Booking Amount, plus applicable taxes, in addition to all other charges and statutory charges as may be paid.
- 12) Any changes/directions/conditions imposed by any competent authority at any stage of construction shall be binding on me/us as well as all other applicants who have signed similar application forms, without the requirement of any formal approval or consent from me/any of us for making any changes. If an application for provisional allotment of any villa is required to be cancelled for such change of plans, you will refund all amounts paid by me/us. However, no interest would be payable on such amount/amounts.
- 13) I/We, agree not to transfer our allotment for 12 calendar months (lock-in period) following the date of the allotment and such allotment shall be non-transferable during such period. After this "lock-in" period, I/we may transfer the allotment subject to your prior written approval and upon I/we paying to you a transfer fee of 2% of the Unit price or the Nomination fees; whichever is higher + taxes (as applicable on that date) until registration for the allotted Villa. I/we understand that on such nomination the amounts already paid towards Stamp Duty and registration fee for my/our Agreement for Sale of the Villa is non-adjustable or non-refundable; and that the new nominee/ transferee shall have to pay the Stamp Duty and Registration fees applicable for execution of new Agreement for Sale of the Villa.

- 14) I/We, will be free to withdraw my/our application and cancel the allotment at any time after execution of the Agreement for Sale of the Villa but before the possession of the said Villa is made over to me/us. In such a case, you will refund the entire amounts paid by me/us to you till the time of such withdrawal/cancellation without any interest but after deduction of booking amount of the Unit price of the said Villa, along with interest on overdue amount plus applicable taxes.

I/We, hereby also declare and confirm that:

- 1) I/We, accept and agree to abide by the Application Guidelines mentioned above and the Annexure 'A'/Price and Payment Schedule' to be prescribed by you.
- 2) I/We, further confirm that this application will be effective with immediate effect. The allotment shall become final only upon my/our fulfillment of all the conditions set out in allotment letter & the Agreement for Sale and upon making the full and final payment as per the Payment Schedule contained in the Agreement for Sale.
- 3) I/We, further agree to sign and execute necessary documents as and when required by you.
- 4) In the event I/we am/are allotted a villa, I/we unconditionally agree to pay all sums due in terms of the Price and Payment Schedule and/ or Annexure A, within the due dates of their payments as set out in the Agreement for Sale and not dispute the cancellation and/or deduction, if cancelled at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Agreement for Sale.
- 5) I/We, hereby give my/our irrevocable consent to become a member of the body of the owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by you.
- 6) I/We, solemnly declare and undertake to use the villa to be allotted to me/us for Country purposes only.
- 7) I/We, solemnly declare and undertake that I/we shall nominate one or more persons (the "Nominees") to be named in the Conveyance Deed or at any time after the execution of the Application but prior to registration of the Conveyance Deed. In the event of the demise of a single Allottee or of all the joint Allottees, the Nominees or any other person/persons, who can substantiate his/their being the legal heir/s of the deceased Allottee/Allottees shall be deemed to be the Allottee/s for all purposes and will become liable for all the obligations of and be entitled to all the rights of such deceased Allottee/Allottees. The Nominee/Successor shall without limitation, become liable to make all the payments that the deceased Allottee

was obliged to have made, and only after making all the payments would the Said Nominee/Successor become entitled to have the said Villa transferred in his/her favour, and be entitled to the payments the deceased Allottee would have received in case of cancellation of the Allotment, for whatsoever reasons.

- 8) I/We, hereby solemnly declare that all the foregoing statements are true to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/We also undertake to inform you of any future changes related to the information and details shown in this Application Form.
- 9) I/We, hereby confirm and agree that I/we shall be jointly and severally liable for due compliance and fulfilment of my/our obligations in respect of purchase of the said Villa. I/We further agree that time for making payment of all consideration monies and other amounts as and when demanded by you shall be of essence.
- 10) I/We, have signed the Application Form after having read and understood its meaning and purport and hereby confirm and accept that all previous Application Form/papers signed/delivered by me to you for the villa, if any, shall stand void and cancelled after signing & delivering this Application Form to you.
- 11) I/We, acknowledge that you have readily provided all the information and clarifications as were requisitioned by me/us and that none of them have been influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written and/or oral made on your behalf or on behalf of your selling agents or otherwise including, but not limited to, any representations relating to the description or physical condition of the Project, the size or dimensions of the Property including all their physical characteristics, the services to be provided thereto, the facilities and/or amenities to be made available thereto or any other data except as specifically represented in this Application, Presentation/Brochure and/or Application Form and that I/we have relied solely on my/our own judgment and investigation in deciding to acquire the Said Villa and not by any oral or written representations or statements.
- 12) I/We confirm to have full knowledge of all the relevant laws, rules, regulations, notifications etc. applicable to such projects in general and/or to the Project in particular and the terms and conditions contained in this application and that I/we have clearly understood my/our respective rights, duties, responsibilities, obligations under each and every clause of this application.

13) You are authorized to make all correspondence with or to me/us at the address for correspondence or the registered e-mail ID in your records initially indicated in this application form, unless changed. Any change of address shall have to be notified in writing to your office and acknowledgement obtained for such change. I/We agree that all communication shall be sent by you to the details of the person whose name appears in the "Contact for Correspondence" in the Application Form shall for all purposes be considered as served on the Allotees/both Allotees, in case of application made by Joint Applicants.

Thanking You

Yours faithfully

.....
Signature of Sole/First Applicant

Name

Place

Date.....

.....
Signature of Joint Applicant

Name

Place

Date.....

Joka Vatika Projects

Chinnulca

Partner/Authorised Signatory