



Application Form

Serial Number

Please fill in relevant portions of the APPLICATION FORM for
Individual/Joint or Other Entity

Strike out portions that are not applicable and
deposit the APPLICATION FORM

.....

FOR OFFICE USE ONLY (PLEASE DO NOT FILL)

Unit no:..... Agent:.....

Booking Reference:.....

APPROVED BY

.....
(Marketing Department)

.....
(Post Sales Department)

SOLE APPLICANT

Mr./Mrs./Ms.....

S/W/D of

Guardian's Name (If Minor)

Nationality..... Residence Status..... Date of Birth

Mobile..... E-mail

PAN

Name of Spouse.....

Date of Birth of Spouse Anniversary Date

Number of family members

Please affix a recent
passport size
photograph

CORRESPONDENCE ADDRESS

.....

City..... Pin..... Country.....

Phone..... ISD/STD Code.....

PERMANENT ADDRESS

.....

City..... Pin..... Country.....

Phone..... ISD/STD

OCCUPATION

Service () Professional () Business ()

Student () House wife () Any other (Please specify)

OFFICE DETAILS

Company Name

Address

City..... Pin..... Country.....

Designation Phone

DOCUMENTS ENCLOSED

Address Proof: Passport () Voter ID Card () Aadhaar Card () IT PAN Card ()

(All Copies Should be self-attested)

.....

.....

Signature of Sole/First Applicant

.....

Signature of Joint Applicant

.....

Authorised Signatory

JOINT APPLICANT

Mr./Mrs./Ms.....

S/W/D of

Guardian's Name (If Minor)

Nationality..... Residence Status..... Date of Birth

Mobile..... E-mail

PAN

Name of Spouse.....

Date of Birth of Spouse Anniversary Date

Number of family members

Please affix a recent
passport size
photograph

CORRESPONDENCE ADDRESS

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City..... Pin..... Country.....

Phone..... ISD/STD Code.....

PERMANENT ADDRESS

.....

City..... Pin..... Country.....

Phone..... ISD/STD.....

OCCUPATION

Service () Professional () Business ()

Student () House wife () Any other (Please specify)

OFFICE DETAILS

Company Name

Address

City..... Pin..... Country.....

Designation Phone

DOCUMENTS ENCLOSED

Address Proof: Passport () Voter ID Card () Aadhaar Card () IT PAN Card ()

(All Copies Should be self-attested)

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.....
Signature of Sole/First Applicant

.....
Signature of Joint Applicant

.....
Authorised Signatory

OTHER ENTITY

Name of the organisation

Status () Proprietorship Firm () HUF () Pvt. Ltd/ Ltd. Company () LLP
() Partnership Firm () Others.....

Date of incorporation

Place of incorporation

CIN IT PAN

Registered/Head Office Address.....

City..... Pin..... Country.....

Phone..... Email

Website

Communication Address.....

City..... Pin..... Country.....

Authorized Signatory Details

Name.....

Address

City..... Pin..... Country.....

Phone..... Email

DOCUMENTS ENCLOSED

Form 32 ()

Certificate of incorporation ()

Memorandum of Association ()

Articles of Association ()

Trade Licence ()

Board Resolution ()

IT PAN Card of Company ()

IT PAN Card of Authorized Signatory ()

(All Copies should be self-attested with the company's stamp)

Signature of Sole/First Applicant

Signature of Joint Applicant

Authorised Signatory

ADDITIONAL INFORMATION (PERSON OF INDIAN ORIGIN/NON-RESIDENT INDIAN)

| Details | Sole/ First Applicant | Joint Applicant |
|---|-----------------------|-----------------|
| Nationality | | |
| Native place in India | | |
| Passport (Please strike the inappropriate one) | Indian/ Foreign | Indian/ Foreign |
| Place & Date of issue | | |
| Contact person in India, Address of correspondence with contact details | | |
| NRO Account with name of bank & branch | | |
| NRE Account with name of bank & branch | | |
| FCNR Account with name of bank & branch | | |

APARTMENT PREFERENCE

Floor Number..... Apartment No.....

BHK..... Carpet Area..... Balcony Area

Total Consideration.....

.....

PARKING RIGHTS

Parking (Nos.).....

EXTRA CHARGES & DEPOSITS: As per Annexure-1**PAYMENT DETAILS: Enclosed in Annexure I**

Application Money (Rupees)

Cheque/DD/PO No/NEFT

Dated Drawn on

In favour of **"EM BYPASS PROJECTS LLP"**, payable at Kolkata.

LOAN REQUIREMENT

YES () NO () Preferred Bank.....

COMMERCIAL REQUIREMENT (if any): Yes () No ()

Area Needed Purpose

.....

Signature of Sole/First Applicant

.....

Signature of Joint Applicant

.....

Authorised Signatory

TERMS AND CONDITIONS

I/We confirm that I/We have read and understood the meaning and purpose of the Application Guidelines for making this application which are:

- 1) This Application Form is being submitted by me/us with the payment by demand draft/pay order/cheque/NEFT of an amount of INR 2,00,000/- only (INR Two Lakhs only) plus GST as applicable.
- 2) The acceptance of application money will not be construed nor entitle the applicant to claim as concluded contract nor claim any right over and in respect of any flat/unit.
- 3) The agreement, if made will be entirely at the developers discretion. The developer shall however be entitled to reject my/our application and refund the application money received, without interest, without assigning me/us any reason whatsoever.
- 4) I am / we are quite aware that the application needs to be in conformity with the regulations governing the transactions for the acquisition of immovable property and it shall be my/our responsibility to ascertain and fulfil all regulatory requirements.
- 5) I/We confirm that the "Total Consideration" may comprise of, but not be limited to, Basic Price, Attached Terrace/ Lawn Charges, Charges for Infrastructure & Amenities, Car/ two wheeler Parking, and others charges as applicable and decided by the Developer hereinafter, and the same is fair reasonable and adequate. I/we also confirm that the total consideration may comprise of, but not to be limited to, base price, terrace/ lawn charges, preferred location charges, floor escalation charges, Car/ two wheeler car parking and other charges as applicable and decided by the developer and the same if fair reasonable and adequate. I/ we shall regularly and punctually make payment of all amounts as detailed in Annexure-I enclosed herewith as well as all applicable taxes including Stamp Duty and Registration Fees, GST etc. as and when due.
- 6) I/We may withdraw my/our application money before the developer provisionally allots a unit against my/our application. In such case, however, I/we shall be entitled to refund of the application money already paid, without interest, and after deduction of Rs 100,000/- (One Lakh only) plus applicable taxes which you will be entitled to deduct and retain by way of "administrative charges" and I/we hereby confirm the same to be fair and reasonable.
- 7) If I/We fail to pay the due amounts as and when due as per the developers communication through letter or email or phone or SMS etc., I/We will become liable to pay interest to the developer. In case of delay the developer shall, at their discretion, become entitled to cancel the booking, forfeit the delayed payment interest due or paid by me (if any) and refund the balance amounts paid by me till then after deducting 10% (ten percent) of the Total Consideration plus applicable taxes by way of Administrative Charges . I/We are fully conscious that it is not incumbent or required on the Developer's part to send me/us reminders/notices in respect of my obligations and other terms and conditions of allotment/sale/transfer.
- 8) After provisional allotment of a unit to me/us, the developer will issue to me/us the Agreement for Sale for the unit. I/we shall be required to sign the Agreement for Sale and return it to the developer in confirmation of my/ our acceptance of the Agreement as also all the terms and conditions and standard bylaws of the project.

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Signature of Sole/First Applicant

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Signature of Joint Applicant

.....
Authorised Signatory

TERMS AND CONDITIONS

- 9) The developer will be entitled to reject/cancel my/our application/s containing information that is incorrect or misleading even after the developer have made the Agreement for Sale. In such cases, the developer will refund to me/us, without any interest, all amounts received from me/us till the date of rejection/cancellation after deducting 10% (ten percent) of the Total Consideration plus applicable taxes as Administrative Charges.
- 10) The layout plans and building plans, specifications of buildings, complex and units are subject to change/variation. The layout of the plans, roads, windows, doors etc. may vary from block to block and also from the sample flat. The developer may affect such variations, additions, alterations, deletions and or modifications therein as may be permissible or approved by any competent authority. The dimensions of the various portions of the project may vary due to site conditions and/or technical reasons.
- 11) The layout plan, as may be amended, modified and approved from time to time, shall supersede the previous layout plan and the amended/modified plan shall automatically form a part of the Agreement for sale without any further reference.
- 12) Any changes/alterations/conditions imposed by any competent authority at any stage in the layout plan shall be binding on me/us as well as all the other applicants. If an application for provisional allotment of any unit is required to be cancelled for such change of plan, the developer will refund all amounts paid by me/us but without any interest.
- 13) I/We confirm that the unit/flat is for my/our personal residence, and I/We will not be entitled to transfer my/our allotment for 18 calendar months following the date of the agreement. After this "lock-in" period. I/We may transfer the allotment subject to the developer's approval and upon payment of nomination charges.
- 14) I/We will be free to withdraw my/our application and cancel the booking after the Agreement has been signed between us but before the possession of the unit is given. In such case, the developer will refund the entire amount paid by me/us to the developer till the time of such withdrawal/cancellation without any interest but after deduction of 10% (ten percent) of the Total Consideration along with applicable taxes .

I/We hereby also declare and confirm that:

1. I/We accept and agree to abide by the terms and conditions mentioned above and the Total Consideration and Annexure- I prescribed by you.
2. I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any unit even after you acknowledge the receipt of the Application Money/and/or issue the agreement for sale.

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Signature of Sole/First Applicant

.....
Signature of Joint Applicant

.....
Authorised Signatory

TERMS AND CONDITIONS

- 1) I/We further confirm that the application will be binding only after I/We accept, sign and return the Agreement for Sale and standard bye-laws of the project, on the standard format as may be provided by you and that the allotment shall become final only upon my/our fulfilment of all the conditions set out in the Allotment Letter, the Agreement for Sale, the standard Bye-Laws of the project and the full and final payment of all amounts payable there under.
- 2) I/We further agree to sign and execute necessary documents as and when required by the developer.
- 3) If, however, I/we fail to execute and return the Agreement for sale within the prescribed period by the developer, the application may be treated as cancelled at the developers sole discretion and I/we will be entitled to refund of the amount after deduction of 10% (ten percent) of the total consideration plus applicable taxes by way of Administrative Charges .
- 4) In the event I/We am/are allotted a unit, I/We unconditionally agree to pay all sums due in terms of the Total Consideration, Charges for Infrastructure & Amenities, Applicable taxes, Stamp duty & Registration Fees etc. as per Payment Schedule within the due dates of their payments as set out in the Agreement for Sale. I/we shall not dispute the cancellation, if made at your sole discretion, if I fail to pay any of the amounts due on the 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 Association to be informed in accordance with the applicable laws and will be subject to others applicable statutory laws, rules and by-laws and I/ we shall execute necessary documents as and when required in conformity with the requirements stipulated by the developer.
- 6) I/We solemnly declare and undertake to use the unit to be allotted to me/us for residential purposes only.
- 7) I/We solemnly declare and undertake that I/We shall nominate one or more persons (the "Nominees") at the time of issuance of the allotment letter, in the event of death of a single Allottee or of all the joint Allottees. The Nominees for all purposes shall become liable for all the obligations and be entitled to all the rights of the deceased Allottee, including being liable to make all the payments that the deceased Allottee would have made, and only after making all the payments, the Nominees become entitled to ownership of the unit nominated in his/her/their favour and/or be entitled to the payments the deceased Allottee would have received in case of cancellation of the allotment.
- 8) I/We hereby take the responsibility of informing the developer of my/our change of address (if any) and take full responsibility of any liability arising out of the change of address not being informed to the developer.
- 9) I / We hereby solemnly declare that all the 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 the developer of any future changes related to the information and details shown in this Application Form.

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Signature of Sole/First Applicant

.....
Signature of Joint Applicant

.....
Authorised Signatory

TERMS AND CONDITIONS

- 10) I / We have signed the Application hereinafter having read and understood its meaning and purpose and hereby confirm and accept that all previous application form/papers signed/delivered by me to the developer for the unit, if any shall stand void and cancelled after signing and delivering this Application Form to the developer.
- 11) I / We hereby confirm and declare that this application is a request and contract shall take place only when Agreement for Sale is executed. The Agreement for sale will be as prepared by the developer's Advocates and I/ We hereby undertake to accept the same and this acceptance is voluntary and without any pressure or coercion on your part. The Agreement for Sale shall supersede all oral or written understandings, representations etc. that may have been contained in any documents/paper/flyers/brochures etc.
- 12) I/We hereby further confirm and acknowledge that:
- i) I/We have examined and inspected the title in respect of the property and are fully satisfied.
 - ii) That I/We are satisfied with the right of the developer to accept this application.
 - iii) I/We have inspected the building plans and acknowledge that the same is liable to be altered or modified.
 - iv) I/We have satisfied myself/ourselves as to the location of unit and the areas that form part of the same.
- iv) I/We have visited and inspected the site and are fully satisfied with the same.
- v) I/we are fully aware of the fact that the Metro Railway Authority is constructing the New Garia – Airport Metro Railway project (North-South Corridor) (also known as Kolkata Metro Line 1) and for this purpose said Metro Railway Authority has carried out construction of three pillars and viaduct on the Project Land. I/we have agreed to sign this application form and book our preferred Unit being fully aware, informed and apprised of all facts and circumstances in regards to the same and only on being fully satisfied that there is no encumbrance on the project land with regards to the same have we decided to book said Apartment in of our own volition.
- vi) I/we are fully satisfied with the measures taken by the developer to ensure the structural safety and integrity of the proposed building to be constructed by appointing competent structural consultants, structural reviewers, structural engineers and contractors to ensure quality of the design, materials and workmanship while also being assured upon visiting the site that there shall be a minimum distance of 5 meters clear space between the construction carried out by the Metro Railway and the proposed building to be constructed by the Developer.

Thanking you,

Yours faithfully,

Signature of Sole/First Applicant

Name:.....

Place:.....

Date:.....

Signature of Joint Applicant

Name:.....

Place:.....

Date:.....

Authorised Signatory

Name:.....

Place:.....

Date:.....

ANNEXURE - I

| | PAYMENT SCHEDULE | G+18 |
|--|---|-------------------|
| S No. | TIMELINE | PERCENTAGE |
| 1 | On Application | Rs. 2 Lakhs + GST |
| 2 | Within 15 days from allotment | 10% less 2 lakhs |
| 3 | On Sale Agreement | 10% |
| 4 | On Completion of Piling | 10% |
| 5 | On Ground Floor Casting | 5% |
| 6 | On 3rd Floor Casting | 5% |
| 7 | On 6th Floor Casting | 5% |
| 8 | On 9th Floor Casting | 5% |
| 9 | On 12th Floor Casting | 5% |
| 10 | On 15th Floor Casting | 5% |
| 11 | On 18th Floor Casting | 5% |
| 12 | On Roof Casting | 5% |
| 13 | On Completion of Internal Plaster of Unit | 10% |
| 14 | On Completion of Flooring of Unit | 10% |
| 15 | On Possession | 10% |
| | TOTAL | 100% |
| Note : GST @12% payable on above instalments | | |

| CHARGES FOR INFRASTRUCTURE, DOCUMENTATION & AMENITIES | |
|---|---|
| TRANSFORMER CHARGES | Rs. 50/- per sq.ft On chargeable area of the Unit |
| GENERATOR CHARGES | @ Rs. 30,000 per KVA (2 KVA for 2BHK, 3 KVA for 3BHK, 4 KVA for 4BHK) |
| CLUB CHARGES | Rs. 100/- per sq.ft On chargeable area of the Unit |
| ASSOCIATION FORMATION CHARGES | Rs. 10,000/- |
| LEGAL DOCUMENTATION CHARGES | Rs. 25,000/- |
| Note : GST @18% payable on above instalments. | |

INTEREST - FREE DEPOSITS

| Particulars | Amount |
|--|---|
| Interest free Maintenance Deposit for 1 year | Rs. 36/- per sq.ft On chargeable area of the Unit |
| Deposit for Municipal rates & taxes for 1 year | Rs. 15/- per sq.ft On chargeable area of the Unit |
| Deposit for sinking fund | On demand |
| Deposit for electricity connection & meter | On Actuals |

| |
|--|
| I have understood and agreed on the above payment schedule and extra charges |
| I agree to sign and pay for the allotment within 15 days from today |
| Taxes are applicable with all payments |

.....
Signature of Sole/First Applicant

.....
Signature of Joint Applicant

.....
Authorised Signatory

APPLICATION FORM FOR ALLOTMENT / AGREEMENT OF A RESIDENTIAL APARTMENT

Application Form No.....

To

Sales Department

EM BYPASS PROJECTS LLP

Dear Sir,

I/We am/are interested of getting myself / ourselves enrolled as applicant for allotment of a residential apartment in Block no..... being apartment no..... on floor no..... which is likely to have a carpet area of..... sq.ft. & Balcony area of (more or less) and right to useopen/covered car parking space/s in your project at Patuli, Kolkata.

I/We am/are enclosing herewith a pay order/demand draft/account payee cheque No./Neft.....
.....Dated.....payable at.....Bank,.....Branch,
Kolkatafor...../- only drawn in favour of "EM BYPASS PROJECTS LLP" towards the Application Money.

I/We acknowledge that there is no commitment on your part for allotment of the residential apartment intended to be acquired by myself/us in as much as it is subject to availability and allotment to you.

Yours faithfully,

.....For Office Use.....



ALTA MOUNT

SUPERLATIVE LIVING

Developed by



Strategic Advisor



Member of



Site address
224, Brij East, Patuli,
Kolkata - 700094
Contact: 9836565600
Email: sales@aryarealty.in