

APPLICATION FORM

FOR INDIVIDUALS

APPLICANT DETAILS

SOLE/ FIRST APPLICANT

Full Name: _____

Husband's Name: _____

Mailing Address: _____

Correspondence Address _____

City: _____

Pin: _____

State: _____

Country: _____

Police Station _____

Pan No. _____

Mobile: _____

Residence No. _____

Office No. _____

Email _____

OCCUPATION: [] Service, [] Professional, [] Business, [] Housewife, [] Others

DOCUMENT PROVIDED

IDENTITY PROOF: [] Pan Card

ADDRESS [ANY ONE] [] Voter ID Card, [] Passport, [] Aadhar Card, [] Driving License

RESIDENTIAL STATUS: [] Indian [] NRI

DATE: 06-10-2020

FIRST APPLICANT'S SIGNATURE _____

Affix First
Applicant's
Photo

CO-APPLICANT / JOINT / SECOND APPLICANT

Full Name: _____

Father's Name: _____

Affix Co-applicant/
Second applicant's
Photo

Mailing Address: _____

Correspondence Address _____

City: _____

Pin: _____

State: _____

Country: _____

Police Station _____

Pan No. _____

Mobile _____

Residence No. _____

Office No. _____

Email _____

Relation with First Applicant: _____

OCCUPATION Service Professional Business Housewife Others

DOCUMENT PROVIDED

IDENTITY PROOF Pan Card

ADDRESS [ANY ONE] Voter ID Card Passport Aadhar Card Driving License

RESIDENTIAL STATUS Indian NRI

DATE: _____

JOINT APPLICANT'S SIGNATURE _____

COMPANY/FIRM

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 _____

AURHORIZED SIGNATORY/ KARTA DETAILS

Name _____

Address _____ Pin _____ Country _____

Phone _____ Email _____

DOCUMENTS ENCLOSED

DIR-2/Form 32 []

Certificate in corporation []

Memorandum of Association []

Articles of Association []

Trade Licence []

Board Resolution []

IT PAN Card of Company []

IT PAN Card of Authorized Signature []

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

DATE: _____

AUTHORIZED SIGNATURE _____

CHOICE OF FLAT/FLATS

1. FLAT NO.

2. FLOOR NO.

3. BUILT-UP AREA (SQFT):

PRICE & PAYMENT DETAILS:

1 Basic Price of _____ sq.ft (SBUA), @ Rs. _____/- per sq.ft = Total Rs. _____/-

2 Car Parking No. _____

3 (Covered) @ Rs. _____ (Open) @ Rs. _____ = Total Rs. N.A.

TOTAL CONSIDERATION Rs. _____/-

(RUPEES _____ ONLY)

SCHEDULE IV AS REFERRED TO ABOVE

(Showing the Mode of Cheque Payment/Payment Plan)

SL.	PARTICULARS	AMOUNT
1	10% of the Consideration, as Booking Amount payable on or before the execution of the agreement for sale to be caused to be done by the proposed Allottee latest within 30 days from the date of application less amount paid on application	Rs.
2	10% of the Consideration, as earnest money within _____ days from the date of execution of the Agreement	Rs.
3	10% of the Consideration, as further earnest money within 7 days of Piling/foundation work of the said building	Rs.
4	10% of the Consideration, as further earnest money within 7 days of first floor roof casting of the said building	Rs.
5	10% of the Consideration, as further earnest money within 7 days of fourth floor roof casting of the said building	Rs.
6	10% of the Consideration, as further earnest money within 7 days of seventh floor roof casting of the said building	Rs.
7	10% of the Consideration, as further earnest money within 7 days of eleventh floor roof casting of the said building	Rs.
8	10% of the Consideration, as further earnest money within 7 days of twelfth floor roof casting of the said building	Rs.
9	5% of the Consideration, as further earnest money within 7 days of completion of brickwork of the designated apartment	Rs.
10	5% of the Consideration, as further earnest money within 7 days of completion of flooring of the designated	Rs.

	apartment	
11	5% of the Consideration, as further earnest money within 7 days of completion of all sanitary fittings and flush doors in respect of the designated apartment	Rs.
12	5% of the Consideration, as being the balance consideration within 7 days of receiving intimation from the Owner/Vendor/Promoter to take possession of the designated apartment	Rs.
	TOTAL	Rs.

APPLICANT PAYMENT DETAILS

I/We enclose herewith DD/Cheque No. _____ Drawn on _____
Branch _____ Dated _____/_____/_____-
(Rupees)_____

**GENERAL TERMS & CONDITIONS (GTC) FOR BOOKING OF FLAT/FLATS IN “ _____ ” at
27,Ekbalpore Lane, Kolkata- 700023.**

1. Any individual (Sole or joint), or any other entity can apply for booking of flat/flats in the project named “ _____ ” developed by **A T K REALTORS LLP**.
2. Booking shall be confirmed subject to availability of chosen flat/flats and also at the sole discretion of **A T K REALTORS LLP**
3. An Applicant applying for booking of flat/flats will be required to furnish necessary documents as mentioned in the application Form and/or otherwise required by **A T K REALTORS LLP** From time to time.
4. Applications have to be made in the prescribed Application Form. It is important that care is taken to go through and understand the terms conditions and instructions before filling in the Application Form.
5. Application must be accompanied by an A/C Payee cheque or Bank Draft or pay Order drawn in favour of **A T K REALTORS LLP** payable at Kolkata for the Booking Amount as Stated in the payment schedule contained with Application Form.

6. The Applicant who is buying the flat has to deduct TDS @ 1% on the total consideration amount.
7. All documents including the Agreements for sale and Deeds of Transfer/Conveyance regarding the project shall be prepared by solicitors appointed by **A T K REALTORS LLP**
8. The applicant has clearly understood that the application form does not make the applicant entitled to final allotment of the flat/flats even after acknowledgment of receipt of the application money.
9. The Applicant accepts and agrees to abide by the Payment Schedule contained herein and undertakes to pay the Agreed Consideration, Additional Payments, Deposits, etc in respective due dates, in accordance with the same. Possession of the flat/flats shall be made over to the Applicant subject to the Applicant making full payment of all dues including the Agreed Consideration, Additional Payments And Deposits Including those mentioned in the Agreement for sale and all other dues etc. to **A T K REALTORS LLP**
10. The agreed consideration and basic rate stated herein is exclusive of any kind of taxes, duties, charges levies etc. That may be levied by or be payable to the Government. All levies, duties, charges, surcharges, rates, taxes and outgoings including GST, sales tax, VAT, Work contract Tax, CST , betterment fee, development charges etc. If any, that may be payable relating to the construction, transfer, ownership or maintenance of the flat/flats booked by the Applicant and/or the amounts payable for the same and / or relating to this Application, the Agreement for sale and/or the Deed of Conveyance shall be the liability of the Applicant and the Applicant undertakes to make payment of the same in time or as and when the same is demanded by **A T K REALTORS LLP**
11. In case of default/delay in making any payment to **A T K REALTORS LLP**, interest shall be payable by the Applicant at the rate of (a 18% (Eighteen percent) per annum from the due date till the date of payment . in case of any deviation and/or default in adherence to the payment schedule, this application shall be liable to be cancelled at the discretion of **A T K REALTORS LLP** Upon such cancellation charges @ 10% (Ten percent) of the total consideration amount.
12. In case of cancellation of flat/flats booking made by the applicant, then 20% (Twenty percent) of the advance paid against flat/flats booking shall be forfeited which includes cancellation charge and GST charge.
13. In case the Applicant fails to pay more than two instalments of payment in time then this application shall be cancelled without any intimation or notice

14. The Applicant cannot assign or nominate anyone else in his/her/its place without obtaining prior written consent of **A T K REALTORS LLP** And making payment of a Transfer Fee of Rs. 1,00,000/- (Rupees One lac only) or @ Rs. 100/- per Sq.ft. (whichever is higher) to **A T K REALTORS LLP** However no assignment, nomination or transfer of allotment shall be permissible/allowed within 24 (Twenty four) months from the date of execution of Agreement for sale.
15. **A T K REALTORS LLP** Shall have full right power and authority to make any variations, alterations, deletions and/or modification in plans and **A T K REALTORS LLP** May make such changes either at its sole discretion or as may be directed by any competent authority and the Applicant shall have no right to objects regarding the same.
16. All correspondence will be made with the Applicant at the address indicated in the Application Form unless changes in address has been intimated to **A T K REALTORS LLP** in writing by registered post.
17. **A T K REALTORS LLP** at its sole discretion may relax or modify any of the conditions stated herein. It also reserves the right to reject any application without assigning any reason whatsoever.
18. **A T K REALTORS LLP** And Land Owners/or its affiliated, officers, designated partner/partner, employees, agents, members, servants etc. Shall not be liable for any direct, indirect, punitive, incidental or consequential losses/claims/demand/damages suffered by any person/persons due to loss of document, delay in postal services, delay in handing over possession of the flat/flats and any other eventualities beyond the control of **A T K REALTORS LLP** And its associates and applicant agrees to keep **A T K REALTORS LLP** And Land Owners/or its affiliates, officers, designated partner /partner, employees, agents, members, servants, etc. Saved harmless and indemnified with regards thereto.
19. The Applicant has read and understood the contents of the Application Form and this General Terms and Conditions and all terms, conditions obligations, considerations etc. Contained herein are fully acceptable to and agreeable by Application Form and the Agreement for Sale.

I/We hereby further confirm and acknowledge that:

- (i) I/We have inspected the architectural plants, flat layout etc. Acknowledge that the same is liable to be allured or modified at the sole discretion of **A T K REALTORS LLP**
- (ii) Have Satisfied myself/ourselves as to the location of unit and the areas to form part of the same and acknowledge that the said unit shall be allotted at the sole discretion of **A T K REALTORS LLP**.

Thanking you,

Yours faithfully

FIRST APPLICANTS SIGNATURE

Place:

Date:

JOINT APPLICANT SIGNATURE

Place:

Date:

AUTHORISED SIGNATORY

Name _____

Place:

Date: