

APPLICATION FORM

FOR INDIVIDUALS

APPLICANT DETAILS

SOLE/ FIRST APPLICANT

Full Name: _____

Father'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: _____ FIRST APPLICANT'S SIGNATURE _____

Affix First
 Applicant's
 Photo

CO-APPLICANT / JOINT / SECOND APPLICANT

Full Name _____

Father's Name/Husband's Name _____

Mailing
 Address _____

Affix Co-applicant/
 Second applicant's
 Photo

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

1 FLAT NO. BLOCK- _____

2 FLOOR NO:

3 AREA (SQFT) :

PRICE & PAYMENT DETAILS:

1 Basic Price of @ Rs. - per sq.ft = Total Rs.

2 PL Charges _____ sq.ft (SBUA), @ Rs. _____ per sq.ft = Total Rs. N.A

3 FH Charges _____ sq.ft (SBUA), @ Rs. _____ per sq.ft = Total Rs. N.A.

4 Club Charges _____, @ Rs. _____ per sq.ft = Total Rs. N.A.

5 Car Parking No. ONE OPEN CAR PARKING

(Covered) @ Rs. _____ (Open) @ Rs. /- = Total Rs. /-

TOTAL CONSIDERATION Rs. /-

(RUPEES ONLY)

PAYMENT SCHEDULE:

APPLICANT PAYMENT DETAILS**SCHEDULE D AS REFERRED TO ABOVE****(Showing the Mode of Cheque Payment/Payment Plan)**

SL.	PARTICULARS	AMOUNT
1	30% At the time of booking	Rs.
2	10% After Completion of the Agreement (15 days)	Rs.
3	10% At the time of completion of Piling/Foundation	Rs.
4	10% At the time of completion of Ground floor casting	Rs.
5	10% At the time of completion of 2 nd floor casting	Rs.
6	10% At the time of completion of 3 rd floor casting	Rs.
7	05% At the time of completion of brickwork of flat booked	Rs.
8	05% At the time of completion of flooring of flat booked	Rs.
	05% At the time of completion of all sanitary fittings and flush doors	
9	05% At the time of Possession/or registration (whichever is earlier)	Rs.
	TOTAL	Rs.

NOTE: - Additional GST, which the purchaser is liable to pay separately at the prescribed rate under GST Act.

**GENERAL TERMS & CONDITIONS (GTC) FOR BOOKING OF FLATS IN “-SKYRA” AT 2/1/1 Rakhai
Mukherjee Road, KOLKATA-700025**

1. Any individual (Sole or joint), or any other entity can apply for booking of residential Flats in the project named “SKYRA ” developed by **T.K.NOVEL REALTY LLP** .
2. Booking shall be confirmed subject to availability of chosen Flats and also at the sole discretion of **T.K.NOVEL REALTY LLP** .
3. An Applicant applying for booking of flat will be required to furnish necessary documents as mentioned in the application Form and/or otherwise required by **T.K.NOVEL REALTY 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 **T.K.NOVEL REALTY LLP** payable at Kolkata for the Booking Amount as Stated in the payment schedule contained with Application Form.
6. All documents including the Agreements for sale and Deeds of Transfer/Conveyance regarding the project shall be prepared by solicitors appointed by **T.K.NOVEL REALTY LLP**.
7. The applicant has clearly understood that the application form does not make the applicant entitled to final allotment of the flat even after acknowledgment of receipt of the application money.
8. 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 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 **T.K.NOVEL REALTY LLP**.
9. 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 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 **T.K.NOVEL REALTY LLP** .

10. In case of default/delay in making any payment to **T.K.NOVEL REALTY LLP** . interest shall be payable by the Applicant at the rate of (a 18% (Fifteen 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 to **T.K.NOVEL REALTY LLP** . Upon such cancellation charges @ 10% (Ten percent) of the total payment received.
11. In case of cancellation of flat booking made by the applicant, then 10% (Ten percent) of the total payment received to be deducted and the entire GST amount of the advance paid against flat booking shall be forfeited GST charges.
12. 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
13. The Applicant cannot assign or nominate anyone else in his/her/its place without obtaining prior written consent of **T.K.NOVEL REALTY LLP** and making payment of a Transfer Fee of Rs. or @ Rs. . (whichever is higher) to **T.K.NOVEL REALTY LLP** However no assignment, nomination or transfer of allotment shall be permissible/allowed within 12 (Twelve) months from the date of execution of Agreement for sale.
14. **GST**: GST which the purchaser is liable to pay separately at the prescribed rate under GST Act.
15. **T.K.NOVEL REALTY LLP** shall have full right power and authority to make any variations, alterations, deletions and/or modification in plans and **T.K.NOVEL REALTY 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 **T.K.NOVEL REALTY LLP** in writing by registered post.
17. **T.K.NOVEL REALTY 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. **T.K.NOVEL REALTY 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 **T.K.NOVEL REALTY LLP** and its associates and applicant agrees to keep **T.K.NOVEL REALTY 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 **T.K.NOVEL REALTY 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 **T.K.NOVEL REALTY LLP** .

Thanking you,

Yours faithfully

FIRST APPLICANTS SIGNATURE

Place: KOLKATA

Date:

JOINT APPLICANT SIGNATURE

Place:_____

Date:_____

AUTHORISED SIGNATORY

Name _____

Place: KOLKATA