

APPLICATION NO.....



AFFIX PHOTOGRAPH

APPLICATION FORM

(FOR ALLOTMENT OF FLAT AT LARICA GREEN VALLEY)
AT AZARA, DHARAPUR, GUWAHATI - 781017 (ASSAM)

To,
LARICA ESTATES LTD.
G. S. ROAD, Ulubari Charali
Guwahati – 781007 (Assam)

(FOR OFFICE USE ONLY)
BLOCK NO. :
FLAT NO. :
FLOOR. :

Signature & Date

STRIKE OUT WHICHEVER IS NOT APPLICABLE

- 1. NAME OF THE APPLICANT (FIRST) :
- 2. NAME OF FATHER / SPOUSE / GUARDIAN :
- 3. NAME OF THE APPLICANT (SECOND) :
- 4. NAME OF FATHER / SPOUSE / GUARDIAN :
- 5. RELATION WITH FIRST APPLICANT :
- 6. NOMINEE (IF ANY) :
- 7. ADDRESS FOR CORRESPONDENCE :
- 8. PERMANENT ADDRESS :
- 9. PHONE NUMBERS :
- 10. MOBILE NUMBERS :
- 11. FAX NUMBER :
- 12. E.MAIL ID :
- 13. OCCUPATION :
- 14. DATE OF BIRTH (1ST APPLICANT.....), (2ND APPLICANT.....)
- 15. NAME & ADDRESS OF REFERENCE :
- 16. SIGNATURE OF APPLICANT(S)

1. 2.

17. TYPE OF FLAT YOU WISH TO APPLY :

BLOCK NUMBER

FLAT NUMBER

FLOOR

4BHK/3BHK

SQFT

18. PRICES :

Basic Price	@ Rs. 2360/- per sq. ft.
Infrastructural Development Charges (Internal & External)	@ Rs.140/- per sq. ft.
Electrical charges / Infrastructure	@ Rs. 35/- per sq. ft.
Covered Parking car	@ Rs. 2 lakhs
Open Parking Place car	@ Rs. 1 lakh
Covered Parking 2 wheeler	Rs. 20,000
Preferential Location Charges	@ Rs.100/- extra per sq. ft.
Club Membership (Admission Charges) (Optional)	Rs. 1,00,000/-

TOTAL VALUE OF FLAT

* G.S.T. @ 12%

19. PAYMENT SCHEDULE : 2% Per Month Scheme/ 24 Equal EMI / CONSTRUCTION
PAYMENT PLAN /Rs 300.00 DISCOUNT SCHEME/ 25:75 SCHEME (without bank loan)/ 20:80
WITH BANK LOAN / ADVANCE 50% INCOME SCHEME

20. ADDRESS PROOF GIVEN : YES / NO

21. P.A.N. NUMBER :(Photocopy of PAN CARD to be enclosed)

22. DETAILS OF APPLICATION MONEY :

CASH / DEMAND DRAFT / CHEQUE NO. :.....DATE :.....

BANK.....

BRANCH.....

23. APPLICATION MONEY RS. 125,000

24. DEMAND DRAFT / CHEQUE should be in favour of LARICA ESTATES LIMITED payable at
GUWAHATI

25. SIGNATURE OF APPLICANT(S)

1.

2.

SCHEME 1 - 2% Per Month Scheme

Under this scheme you have to give us 12 post dated cheque's (P.D.C.'s) for each upcoming month of the value of 2% of the total net sale price of your Luxurious Apartment and apply for a loan for parallel disbursement by bank as per construction progress. The interest of the Bank loan is to be borne by the client.

SCHEME 2 – 24 Equal EMI

Under this scheme after you have paid the initial payment of Application & Confirmation (Rs. 25,000/- + Rs. 1,00,000). We offer you the facility of paying the Balance Basic Price and other Charges of your luxurious Flat in 24 equal monthly installments (P.D.C.) at 0% interest. Stamp Duty, Registration charges and other Govt. Levies extra.

SCHEME – 3 – CONSTRUCTION LINKED PAYMENT PLAN

<u>Payment Stages</u>	<u>Payment Amount / percent</u>
On Booking	Rs. 25,000
On Confirmation of Booking	Rs. 1,00,000
Within 30 days of Confirmation	10% of Net Sale Value
Within 60 days of Confirmation	10% of Net Sale Value
On Completion of Ground floor Roof slab	10% of sale price
On Completion of 1 st floor Roof slab	10% of sale price
On Completion of 2 nd floor Roof slab	10% of Sale price
On Completion of 3 rd floor Roof slab	10% of Sale price
On Completion of 4 th floor Roof slab	10% of Sale price
On Completion of Final Roof slab	10% of Sale price
On Completion of Brick work, Internal Plaster and External Plaster	10% of Sale price
On Completion and Intimation of Possession	Balance Payment
On Registration	Stamp Duty, Registration charges and other Govt. Levies, if any

SCHEME - 4 Rs 300.00 DISCOUNT SCHEME

Under this scheme you have to pay the total net sale price at the time of booking and you get Rs. 300/ Sq. Ft. discount

SCHEME – 5 25:75 SCHEME(without bank loan)

Under this scheme you have to pay 25% down payment and balance 75% within 7 days of intimation of possession.

SCHEME – 6 20:80 WITH BANK LOAN

Under this scheme after you have paid the initial payment of application and confirmation (Rs. 1.25 lakhs), you have to pay the balance of 20% of the net sale price within 30 days and apply for a bank loan for disbursement as per construction progress.

SCHEME – 7 ADVANCE 50% INCOME SCHEME

Under this scheme you have to pay above 50% of the total value of your apartment and get 1% assured income per month on the upfront payment till the day of completion and intimation of possession. Balance on Possession.

* With each payment G.S.T. @ 12% is applicable.

PLEASE NOTE :

Preferential Location charges are applicable on selection of particular Flat of choice selected

TERMS & CONDITIONS :

1. Any additional facility as may be provided by the company, shall be charged extra.
2. Variation in the final layout & floor plans can be effected without any claim from the allottee.
3. Timely payment of Installments is the essence of this application.
4. It is understood that the allottee is having full knowledge of Laws, Notifications and Rules applicable in general.
5. Allottee will also be liable to pay local tax for their flat after possession .
6. After intimation over the possession of the flat, allottee will be required to pay monthly maintenance charge as decided by the Company or the Maintenance Body.
7. If the allotment of the flat is obtained by misrepresentation of fraudulent means the allotment shall be liable to be cancelled and & the allottee shall not be entitle to claim any compensation.
8. The intending allottee agrees that the allotment of the Plot & Bungalow is subject to the **FORCE MAJURE** clause.
9. The allottee under any payment scheme can transfer his/her allotted flat to other party before registration provided all dues are cleared and transfer fee of **Rs. 25,000/-** is paid.
10. Sale Deed of the flat shall be executed and registered in favour of allottee after full payment is made and possession is handed over.
11. Delay in payments of installments from the respective due date over six months shall not be condoned. In case of such delay, the allotment may stand cancelled and Company shall deduct 20% of the total price of the flat. In case of such cancellation, the allottee shall have no right on the flat. Such payment will be refunded to the allottee without any interest and after deduction of said charges.
12. Regular installment should be paid within time. Late fee will be charged @18% per annum
13. In case of cancellation by the applicant at any time before execution / registration of the deed, the Company shall have the right to deduct 20% of the total sale value as service charges without providing any interest.
14. The Company shall handover the possession of the flat within 36 months from the date of confirmation.

DECLARATION :

I / We declare that the information given in this application is **TRUE & CORRECT**. I / We agree that the allotment of the Plot & Bungalow is entirely at the discretion of the Company and the Company has right to reject my / our offer without stating any reason. The decision of the Company regarding allotment will be final and accepted to me.

I / We agree to abide by the terms & conditions of Company for the Plot & Bungalow which has been read and understood by me / us, including statement of area, price and payment schedules.

I / We further agree to sign and execute the necessary documents as and when desired by Larica Estates Ltd.

SIGNATURE OF APPLICANT(S)

DATE :

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