



AFFIX PHOTOGRAPH

### APPLICATION FORM

(FOR ALLOTMENT OF A BUNGALOW / ROW HOUSE AT LARICA GREEN HAMLET)  
NEPAL GUNJ ROAD, AMGACHIA, PAILAN, KOLKATA-700104

To,  
LARICA ESTATES LTD.  
H.O: 7, Red Cross Place, 4th floor  
Kolkata - 700 001 (West Bengal)

(FOR OFFICE USE ONLY)	
TYPE. :	..... PLOT
NO. :	.....
<i>Signature &amp; Date</i>	

**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 : .....
- .....
- .....
- .....
- .....
- .....
- 9. PERMANENT ADDRESS : .....
- .....
- .....
- 11. PHONE NUMBERS : .....
- 12. MOBILE NUMBERS : .....
- 13. FAX NUMBER : .....
- 14. E.MAIL ID : .....
- 15. OCCUPATION : .....
- 16. DATE OF BIRTH (1ST APPLICANT .....), (2ND APPLICANT .....)
- 17. NAME & ADDRESS OF REFERENCE : .....
- .....
- .....
- 18. SIGNATURE OF APPLICANT(S) 2

17. BOOKED BY .....



18. TYPE OF PLOT & BUNGALOW / ROW HOUSE YOU WISH TO APPLY :

PLOT SIZE	TICK	TYPE OF BUNGALOW / ROW HOUSE		BUILT UP (S Q.FT)	TICK
1 2.5 Kottah (1800 sqft)		A - 1		4003.87	
		A - 2		3784.27	
2 5 Kottah (3600 sqft)		A - 3		2478.12	
		A - 4		2096.19	
3 7.5 Kottah (5400 sqft)		B - 1		1823.15	
		B - 2		1809.38	
4 10 Kottah (7200 sqft)		B - 3		1842.39	
		B - 4		1647.60	
		B - 5		1729.47	
5 1.5 Kottah (1080 Sq. Ft )		ROW HOUSE - C		1098 sq. ft.	

19. PRICES : Plot Price @ Rs. 4.75 lakh per Kottah

Price of Bungalow\* @ Rs. 1899/- per sq. ft. built up area

(Including main gate and boundary)

Electrical Meter, Security Deposit and Infrastructure

cost as per – WBSEB extra

Club Membership Admission (Special offer) @ Rs. 1,00,000  
(Optional)

TOTAL VALUE OF PLOT LAND & BUNGALOW .....

\* 12% GST Extra .....

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. : .....

**DE**

BANK .....

BRANCH.....

23. APPLICATION MONEY RS. 100,000 (Rs. 50,000 for land & 50,000 for Bungalow)

24. DEMAND DRAFT / CHEQUE should be in favour of LARICA

ESTATES LIMITED payable at KOLKATA

25. SIGNATURE OF APPLICANT(S)

17. BOOKED BY .....

## **PAYMENT SHEDULE**

### **FOR PLOT OF LAND**

Total price of land can be paid in advance and you get 5% discount. Alternately you can Pay the total price of land as follows

- On Application Rs. 50,000
- On Confirmation Rs. 50,000
- Balance in 10 equal Monthly installments

### **FOR BUNGALOW CONSTRUCTION LINKED PAYMENT PLAN**

<b><u>Payment Stages</u></b>	<b><u>Payment Amount / percent</u></b>
On Booking	Rs. 50,000
On Confirmation of Booking	Rs. 1,00,000

### **BALANCE PAYMENT**

On Completion of Ground floor plinth	10% of Balance price
On Completion of Ground floor Roof slab	10% of Balance price
On Completion of 1 <sup>st</sup> floor Roof slab	10% of Balance price
Roof & Boundary	10% of Balance price
On Completion of Brick work of flat	10% of Balance price
On Completion of Internal Plaster	10% of Balance price
On Completion of External Plaster	10% of Balance price
On Completion of Door/Window/Grill fittings	10% of Balance price
On Completion of Tile/Flooring/Electrical Wiring	10% of Balance price
On Completion and Intimation of Possession On Registration	Balance Payment
	Stamp Duty, Registration charges and Other Govt. Levies extra.

\* With each payment GST should be paid @ Rs. 12%

\* Price quoted for Bungalows are valid for orders / Instructions given within 31.12.2015. Thereafter Price will be subject to the Market escalation.

**PLEASE NOTE :**

1. Preferential Location charges are applicable on selection of particular Plot of choice selected
2. Booking money of Rs. 50,000/- is refundable in case of non allotment. After allotment of Plot & Bungalow it will not be refunded.

**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 Plot & Bungalow after possession .
6. After handing over the possession of the Bungalow, allottee will be required to pay monthly maintenance charge as decided by the Company or the Maintenance Body.
7. If the allotment of the Plot 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 plan can transfer his/her allotted Bungalow to other party before registration provided all dues are cleared and transfer fee of **Rs. 25,000/-** is paid.
10. Sale Deed of the Plot 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 three 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 Plot & Bungalow. In case of such cancellation, the allottee shall have no right on the Bungalow. 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 amount as service charges without providing any interest.
14. The Company shall handover the possession of the Plot within 12 months & Bungalow within 18 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:** .....