



AFFIX PHOTOGRAPH

APPLICATION FORM

(FOR ALLOTMENT OF STUDIO APARTMENT 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)
BLOCK NO :
APARTMENT 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. NAME OF THE APPLICANT (THIRD) :
- 6. RELATION WITH FIRST APPLICANT :
- 7. NOMINEE (IF ANY) :
- 8. ADDRESS FOR CORRESPONDENCE :

9. PERMANENT ADDRESS :

10. PHONE NUMBERS :
 ■

11. MOBILE NUMBERS :

12. FAX NUMBER :
 ■

13. E.MAIL ID :

14. OCCUPATION

15. DATE OF BIRTH (1ST APPLICANT), (2ND APPLICANT)(3RD APPLICANT.....)

16. NAME & ADDRESS OF REFERENCE :

17. SIGNATURE OF APPLICANT(S) 2

3. 18. BOOKED BY

19. TYPE OF STUDIO APARTMENT WISH TO APPLY :

TYPE OF FLAT	SUPER BUILT UP AREA	PRICE (RS.)	TICK & SIGN
UNFURNISHED	500 SQ. FT.	12.99 LAKHS	
FURNISHED	500 SQ. FT.	14.99 LAKHS	
DELUXE FURNISHED	500 SQ. FT.	16.99 LAKHS	

DELUXE FURNISHED INCLUDES –The apartment with Double Air Conditioner, Double Bed, Almirah Double Curtain, Bathroom shower cubical, Music system, Wooden & carpet Flooring, sofa, Sofa centre table, Dressing table, Electrical Kettle, Dinner set, Fridge, T.V(LED) Geyser, Kitchen chimney, Electrical Fittings (Fans and light),

FURNISHED INCLUDES - The apartment with Air Conditioner, Double Bed, Almirah , Curtains, sofa, Sofa centre table, Dressing table, Electrical Kettle, Fridge, T.V(LED) , Geyser, Kitchen chimney, Electrical Fittings (Fans and light),

UNFURNISHED – Only the Vacant apartment

20. PRICES :

STUDIO APARTMENT	Rs. _____
Covered Parking (car)	Rs. 2,00,000
Open Parking Place (car)	Rs. 1,00,000
Covered Parking 2 wheeler	Rs. 25,000 Rs.
Club Membership (Admission Charge) (Optional)	75,000
TOTAL VALUE STUDIO APPERTMENT	

* 12% GST Extra

21. PAYMENT SCHEDULE: DOWN PAYMENT / 24 INSTALMENTS / CONSTRUCTION LINKED PAYMENT

22. PREFFERED USE : OWN AND RENTING OPTION / EXCLUSIVE SELF USE

23. PAN NUMBER : (Photocopy of PAN CARD to be enclosed)

24. DETAILS OF APPLICATION MONEY:

CASH / DEMAND DRAFT / CHEQUE NO. : **DE**
 BANK.....
 BRANCH.....

25. APPLICATION MONEY RS. 1,00,000/- (Rupees One Lakh only)

26. DEMAND DRAFT / CHEQUE should be in favour of

LARICA ESTATES LIMITED payable at KOLKATA

27. SIGNATURE OF APPLICANT(S) 1 2

3.....

SCHEME – 1	
DOWN PAYMENT PLAN (8% DISCOUNT ON 95% OF PRICE)	
On Booking : Rs. 100,000 Within 30 days from Confirmation: 95% of sale value Less Adv. Paid On Possession : Balance 5% Amount On Registration : Stamp Duty + Registration + Govt. Levies extra.	
SCHEME 2 – EASY INSTALMENT PLAN	
<p>Under this scheme after you have paid the initial Booking payment(Rs. 1,00,000) And after confirmation , within 30 days additional (Rs 1,00,000), we offer you the facility of paying the Balance Price of your luxurious apartment in 24 equal monthly installments at 0% interest. Stamp Duty, Registration charges and other Govt. Levies extra.</p>	
SCHEME – 3 – CONSTRUCTION LINKED PAYMENT PLAN	
Payment Stages	Payment Amount / percent
On Booking	Rs. 100,000
Within 30 days of Booking	5% of sale price
Within 60 days of Booking	5% of sale price
On start of Excavation	5% of sale price
On Completion of Ground floor Plinth	5% of sale price
On Completion of Ground floor Roof slab	5% of Sale price
On Completion of 1st floor Roof slab	10% of Sale price
On Completion of 2nd floor Roof slab	10% of Sale price
On Completion of 3rd floor Roof slab	10% of Sale price
On Completion of Brick work of flat	5% of Sale price
On Completion of Internal Plaster	5% of Sale price
On Completion of External Plaster	5% of Sale price
On Completion of Door / Window/ Grill fittings	5% of Sale price
On Completion of Tile / Flooring	5% of Sale price
On Completion of Electrical Wiring	5% of Sale price
On Completion and Intimation of Possession	Balance Payment
On Registration	Stamp Duty, Registration Charges and other Govt. Levies extra.
<p>* With each payment GST should be paid @ Rs. 12%</p>	

PLEASE NOTE :

- 1. Booking money of Rs.1 00,000/- is refundable in case of non allotment.

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 studio apartment, allottee will be required to pay monthly Maintenance charge as decided by the Company or the Maintenance Body.
- 7. If the allotment of the apartment is obtained by misrepresentation of fraudulent means the allotment shall be liable to be cancelled and the allottee shall not be entitled to claim any compensation.
- 8. The intending allottee agrees that the allotment of the studio apartment is subject to the FORCE MAJURE clause.
- 9. The allottee under any plan can transfer his/her allotted Apartment to other party before registration provided all dues are cleared and transfer fee of Rs. 25,000/- is paid.
- 10. Sale Deed of the studio apartment 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 studio apartment. In case of such cancellation, the allottee shall have no right on the studio apartment. Such payment will be refunded to the allottee without any interest and after deduction of said charges.
 Regular installment should be paid within time. Late fee will be charged @18% per annum
 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 studio apartment within 36 months.

DECLARATION :

I / We declare that the information given in this application is TRUE & CORRECT. I / We agree that the allotment of the studio apartment 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 studio apartment 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:

1 2.....

3