



AFFIX PHOTOGRAPH

APPLICATION FORM

(FOR ALLOTMENT OF FLATS AT LARICA TOWNSHIP BARASAT, OPP: LOKENATH TEMPLE) BARASAT BARRACKPORE ROAD, KOLKATA - 700126

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

(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
10. PHONE NUMBERS
12. MOBILE NUMBERS
14. FAX NUMBER
15. E.MAIL ID
16. OCCUPATION
8. ANNUAL INCOME
9. DATE OF BIRTH (1ST APPLICANT.....), (2ND APPLICANT.....)
10. NAME & ADDRESS OF REFERENCE
11. SIGNATURE OF APPLICANT(S)
12. BOOKED BY:

18. TYPE OF FLAT YOU WISH TO APPLY :

TYPE OF APARTMENT	SUPER BUILT UP AREA	TICK & SIGN
1 Room	255 sq.ft	
2 Rooms	390 sq.ft	
2 Rooms	435 sq.ft	
2 Rooms	446 sq.ft	
2 Rooms	503 sq.ft	
2 Rooms	535 sq.ft	
3 Rooms	646 sq.ft	
4 Rooms	965 sq.ft	

19. PRICES :

Basic Price : Rs. 2200/- per sq. ft.

Electrical charges / Infrastructure (Mandatory) @ Rs. 75/- per sq. ft.

(Security deposit charges extra as per requirement of power.)

Preferential Location charges (Optional) @100/- extra per sq.ft.

Two Wheeler Parking (Mandatory) : Rs. 30,000/-

OR

Covered Car Parking (optional) : Rs. 200000/-

Value Add : Vitrified Tiles / Modular Switches,

Hot & Cold water line, Designer Tiles in toilet, Branded Toilet fittings. Granite working platform in kitchen (Optional) @ Rs. 120/- extra per sq. ft. Club

Membership (Optional) : Rs. 50,000/-

TOTAL VALUE OF FLAT

* GST will be applicable as per Govt rate

20. PAYMENT SHEDULE: - (Please Tick) SCHEME I : 30%-70% SCHEME:

SCHEME II: CONSTRUCTION LINKED PAYMENT PLAN SCHEME III: READY

POSSESSION/ BANK LOAN SCHEME IV: 10/15 YEARS EMI PAYMENT SCHEME

21. I wish to apply and avail central subsidiary under "CLSS" scheme.

My Annual income is Rs. p.a.

22. ADDRESS PROOF GIVEN : YES / NO : ADHAR CARD COPY ENCLOSED

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

24. DETAILS OF APPLICATION MONEY :

CASH / DEMAND DRAFT / CHEQUE NO. :DATE :

BANK

BRANCH

25. APPLICATION MONEY RS. 25,000/- (Rupees Twenty five Thousand only) + S.T.

26. DEMAND DRAFT / CHEQUE should be in favour of

LARICA ESTATES LIMITED payable at KOLKATA

26. SIGNATURE OF APPLICANT(S)

1..... 2.....

PAYMENT SCHEDULE

SCHEME I : 30%-70% SCHEME:

Under this scheme one has to pay 30% of the total amount within 45 days of booking. Balance payment on possession through bank loan. Pre EMI interest will be paid by the company till intimation of possession.

SCHEME II : – CONSTRUCTION LINKED PAYMENT PLAN

Payment Stages	Payment Amount / percent
On Booking	Rs. 25,000
Within 30 days of Confirmation	10% of sale price
On start of Excavation	10% of sale price
On Completion of Ground floor Plinth	10% of sale price
On Completion of Ground floor Roof slab	10% 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 4 th floor Roof slab	10% of Sale price
On Completion of Brick work of flat	10% 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

* GST is applicable as per Govt rate

Scheme III: Ready Possession :

On application Rs/- 25000 and balance within 15 days of confirmation. Only limited ready flats available for ready occupation.

Scheme IV:

EMI payment Plan for 10/15 years with “CLSS” subsidiary scheme and financed by Financial institution / Bank

Terms and Conditions of Allotment

1. Any additional facility as may be required or 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. The Time payment of installments is the essence of this application.
4. Membership to Larica Township club is optional & available
5. All correspondence will be made with the allottee at the address mentioned in their application form. Changes of address should be notified to the Company immediately.
6. It is understood that the allottee is having full knowledge of Laws, Notification & rules applicable in general.
7. Allottee will also be liable to pay Municipal tax for the apartment after possession. Electricity infrastructure and security charges will be extra.
8. Application money after allotment of flat is non refundable.
9. Allottee can make advance payment of installments (Minimum one year) and in such case 8% discount on such advance payment will be allowed.
10. After handing over the possession of the apartment allottee will be required to pay monthly maintenance charge as decided by the Company or Maintenance Body.
11. If the allotment of apartment is obtained by misrepresentation or fraud the allotment shall be liable to be cancelled & the allottee shall not be entitled to claim any compensation.
12. The intending allottee agrees that the allotment of the apartment is subject to the FORCE MAJURE clause.
13. Regular Installment should be paid within 10th of every month. Late-fee will be charged @ Rs.10/- per day per installment for regular scheme. Any payment / installment of Rs.25,000 or above if delayed late fee @ Rs.25/- per day will be charged.
14. Delay in payments of installments from the respective due date over 6 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 apartment. In case of such cancellation the allottee shall have no right and/or line on the apartment. Such payment will be refunded to the allottee without any interest and after deduction of said charges.
15. The allottee under installment payment plan can transfer his/her allotment / apartment only after 1 year from the date of allotment Certificate provided dues are clear and transfer fees of Rs. 25,000/- are paid.
16. Conveyance Deed of the apartment shall be executed and registered in favour of allottee after full payment is made and possession is handed over. Allottee will be required to pay Legal fees, Stamp Duty, Registration charges and other charges if any as may be levied by Government from time to time.
17. In case of cancellation by the applicant/s at any time before execution / registration of the deed provided up to date payment are made the company shall have right to deduct 20% of the amount paid by allottee without any interest as service charges.
18. Disputes if any shall be subject to the jurisdiction of courts of Law at Kolkata only.

Accepted

Allottee