



RAUNAK PROPERTIES (P) LTD.

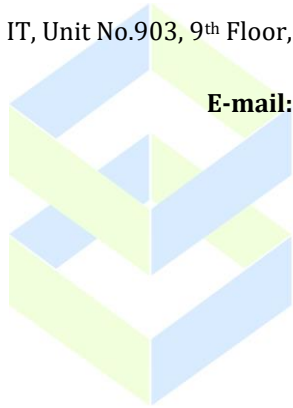
Corporate Office

Eco-Station

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APPLICATION FORM

TWIN TOWERS

436, G. T. Road (North), Howrah - 711 101

HIRA NO.-- HIRA/P/HOW/2019/000435

Name _____
Flat No. _____ Floor _____ Area _____

Twin Towers

436, G. T. Road (North), Howrah - 711 101

To :

M/s. Raunak Properties Pvt. Ltd.
6, Hanspukur Lane, 4th Floor, Laxmi Plaza
Kolkata-700 007

Sir,

I am /we are interested in possessing a residential unit in **Twin Towers, 436, G. T. Road (North), Howrah - 711 101**

we pay in cash / DD/ Banker's Cheque / Local Cheque bearing No. _____ drawn on _____

_____ (Bank) _____ (Branch)

Date _____ for Rs. _____ (Rupees _____

_____ only) in favour of "Raunak Properties..... Pvt. Ltd.", payable at Kolkata.

Booking Details:

Unit No.	Floor	Block	Area (Carpet area)	Balcony Area (carpet area)	TOTAL VALUE (as per carpet Area)	BHK	BASEMENT Car Parking	GROUND COVERED CAR Parking	Date of Agreement

I / We furnish the necessary particulars as under:

- Name of the Applicant: _____
- Name of Father / Husband: _____
- Name of the Co-applicant: _____
- Name of Father / Husband: _____

Photo of Applicant

Photo of Co-applicant

v. A) Mailing Address: _____

Post Office _____ Police Station _____

vi.B) Permanent Address: _____

Post Office _____ Police Station _____

- vii.
- | | Contact Details: Applicant | Co-Applicant |
|----|----------------------------|--------------|
| a. | Tel No: _____ | _____ |
| b. | Fax: _____ | _____ |
| c. | Email: _____ | _____ |

viii. Other Details:

a. Date of Birth: Applicant _____ Co-Applicant _____

b. Nationality : Applicant Indian / NRI / Foreigner Co-Applicant Indian / NRI / Foreigner

c. PAN No. : Applicant _____ Co-Applicant _____

d. ADHAR No. : Applicant _____ Co-Applicant _____

e. Occupation: Applicant _____ Co-Applicant _____

Name Of the company: _____ Co-Applicant _____

Phone No. (O): Applicant: _____ Co-Applicant _____

f. Purpose of Purchase: Residence / Investment

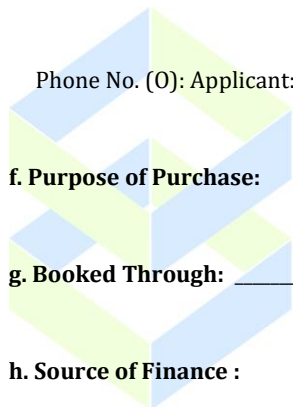
g. Booked Through: _____ Reference with Phone No.: _____

h. Source of Finance : Own Source / Dept. Housing Loan / Housing Finance Co.

Certified that the particulars given above are true to the best of my / our knowledge and belief.

Date: _____ Signature: _____ 1: _____

Place: _____ 2: _____



Builder & Developers

BHAWANI
GROUP



TERMS AND CONDITION GOVERNING ALLOTMENT OF FLATS IN TWIN TOWERS

1. The applicant intending purchaser/s has applied for a unit in the captioned Multi-Storied Building/Multi-block Complex with full knowledge of all laws, regulations applicable to the area and to the Building/complex, which also have been explained in detail by the vendor/developer and understood by the applicant/S. The payment of application money will not be constructed nor entitle the purchaser/s as concluded contract nor will claim any right over and in respect of any unit.
2. The applicant is fully aware of the rights & interest of the vendor/developer in the project and project land and its limitations and obligations.
3. The applicant has fully verified and satisfied about the genuineness, validity and marketability of the title to the land over which the above building / complex is proposed to be built and accordingly no objections, investigations or questions will be raised by the applicant in this respect at any time in future.
4. **PAYMENT SCHEDULE and OTHER CHARGES**
 - If the Agreement is not entered/executed upon payment of 10% of the cost of the said Unit/Flat within **30 (Thirty) days** from the date of booking then interest @18% on the amount payable shall be charged from the date of expiry of 30 days period till the date of the agreement.
 - After execution of agreement the aforesaid payment schedule should be strictly observed by the purchaser/s and the scheduled payment shall be made within **30 (Thirty) days** from the date of demand/agreement. Any delay will require payment of interest by the purchaser/s to the vendor/Developer as per clause 9.1, 9.2 & 9.3 of the Agreement for Sale (**Details of payment schedule as per attached Annexure I**).
 - Other charges should be paid by the Purchaser/s as per details mentioned in annexure I.
5. The basic sale price (B.S.P) per sq. ft does not include GST, PLC, car parking charges, administration charges, interest free maintenance security deposit, registration Charges, Stamp Duty for registration, Electrical Charges, Taxes and levies, legal documentation and administration charges etc.
6. During the course of construction, it may become necessary to modify /alter the drawings/designs/ specifications etc. as per HIRA. The applicant shall not raise any objection for such alternation /modification /changes / and accept the design /specifications.
7. In case the vendor/developer decides to construct additional floors/flats/shops and/ or additional blocks, the applicant for such condition shall raise no objection.
8. In the event of vendor/developer acquiring adjacent land and undertakes to construct additional building, that shall be deemed to be an extension of the present project style as and the common areas like entrance, lobby, corridor passage staircase security room/common toilets, pump room, lift shaft/life machine room, generator room, electrical room, society room and any other amenities (if any) and other facilities contemplated to be provided for the present complex shall be equally used and enjoyed by the owners of the apartments that may be constructed in future and the applicant shall not raise any objections whatsoever in this regards if it complies the HIRA.

9. In case of Multi Block complex as soon as the blocks are completed, possession of the units there of shall be handed over to the applicants pending completion of the common facilities like lobby, corridor passage staircase security room/common toilets, pump room, lift shaft/life machine room, generator room, electrical room, society room and other amenities (if any) and other facilities and the applicant shall not raise any objections an account of the same. Since all the common facilities and services will be developed gradually concerning the totality of the project and all other factors thereof, the applicant on account of all these any time in future.
10. The vendor/developer expects to deliver possession of the units by **March, 2020**. A grace period of six months is allowed and if any delay occurs due to Force Majeure reason, the applicant shall not claim any damages or compensation from the vendor/developers. However if the delay occurs due to the reason other than Force Majeure then the Vendor/Developer will pay interest as per clause 9 of Agreement for sale.
11. All taxes, levies that may be levied by Central/ State Govt./ Local Bodies/ Development Authorities after the date of booking shall be payable by the applicant, in addition to the cost of the unit. Also GST shall be paid by the Applicant/s as per the prevailing Norms of the Govt.
12. Parking space will be allotted at extra cost on first come first service basis, subject to full payment as decided by the vendor/developer.
13. The unit shall not be used for purposes other than the specific purposes for which it is intended.
14. **Nomination:** The purchaser/s shall not substitute his/her name with the name of nominee and the nomination shall be subject to prior approval of the vendor/developer. However for the transfer of name after execution of agreement 3% (Three percent) of total consideration amount along with GST at applicable rate is to be paid to the vendor/developer by the purchaser/s. Also the transfer of name shall be allowed if no default in payment as per the payment schedule is made by the purchaser/s.
15. For availing of home loan from financial instruction, such assignment /mortgage may be created with the written approval of the vendor/developer.
16. The intending purchaser/s shall get his/her complete address registered with the vendor/developer at the time of booking and it shall be his/her responsibility to inform the vendor/developer by registered A/D Letter about all subsequent changes, in absence of which all intimations shall be deemed to have been received by him/her at the time when these should ordinary reach at the address recorded with the vendor/developer and the intending purchaser/s shall be solely responsible for the consequences emanating there from.
17. **Cancellation:**

On cancellation of **Booking** at the instance of the purchaser/s prior to execution of agreement for sale, The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the HIRA, Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the Booking amount with GST paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation. The Purchaser/s shall bare the cost of the Registration of Agreement for Sale and Deed of Conveyance and Cancellation of Agreement for Sale, if required.

- If the Agreement is not entered/executed within 30 days from date of booking then the Booking shall be cancelled and the booking amount shall be forfeited only along with GST at applicable rate out of the amount paid by the purchaser/s to the vendor/developer. Also the rest amount, if any be paid, shall be refunded without any interest within 45 days from the date of cancellation.
- If the due amount and/or installments as per clause of the Agreement is not paid within time as per Registered Agreement for Sale from the date of demand then the vendor/developer shall have every liberty to cancel as stated in clause 9.1, 9.2 and 9.3 of the Agreement for Sale.

18. Amenities and facilities:

1. A. C. Community Hall
2. Open Party Lawn Area
3. Swimming Pool with Deck
4. A. C. Gymnasium & Indoor Games Room
5. Children Park
6. Temple
7. Beautified water body with Fountain
8. Jogging Track
9. CCTV surveillance
10. Video Door Phone
11. 24 hrs. security guard
12. Security Guard Cabin
13. Intercom
14. 24 hrs. Generator backup
15. Water de-ionisation Plant
16. Fire Fighting and detection system

Transformer

19. Any additional items of works desired by the purchaser/s shall be undertaken by the vendor/developer provided such requests are made in writing well in advance. The extra work shall be of such a nature that they don't involve any structural changes or alter the external appearance of the building and shall be at the sole discretion of the vendor/developer and the cost of the additional work as decided by the architect/engineer of the project along-with the amount of GST thereon shall be paid by the applicant to the vendor/developer in advance.
20. In terms of West Bengal Ownership Apartment Act and Rules framed and under HIRA there under every owner is bound to become a member of the association /society of such owners and they shall be bound by the Rules & Regulations, By-laws framed by such Association /Society including payment of monthly fees /charges etc as decided by society /association which will maintain/administer the common areas and facilities in the complex.
21. The applicant shall execute a memorandum evidencing taking possession, no claim certificate, declaration at time of handing over the units as per the Performa to be supplied by the vendor/developer.

22. The construction specification as given in the brochure relating to the project is indicative only and is liable to be changed /amended by the vendor/developer from time to time.
23. In case the vendor/developer provides additional facilities for the interest of the project apart from stated facilities the purchaser/s should abide by the terms and conditions and make additional payment for the same.
24. The booking shall be confirmed subject to execution of Apartment Buyers Agreement /Sale Deed in standard Format etc. of the vendor/developer.
25. It is also noted that after completion of the building the area of the unit may increase or decrease and the purchaser/s should abide by the same without raising any objection.
26. If the Purchaser/s intends to utilize any building materials in any part or portion of the said unit other than that of the materials as would be provided by the vendor/developer, the Purchaser/s will bear the extra cost of such building materials over and above the cost of building materials to be provided by the vendors. In this context the extra price to be determined by the engineer to be appointed by the Vendor. However if the same is provided by the purchaser/s the responsibility for the safety of the same till the fitting/installation shall be of purchaser/s only **and neither any monetary adjustments in the unit value shall be made in that account nor any material shall be returned.**
27. Any type of dispute among the parties herein shall be referred to one arbitrator chosen by mutual agreement, as per the Law of arbitration which may be in force and applicable and such arbitration proceedings shall be held at Kolkata, West Bengal and the award thereof shall be binding on both the parties.

We have read the understood that the terms and conditions governing allotment of units in the Twin Towers as detailed above and we agree to abide and bound by the same.

Date: _____

Signature: 1: _____

Place: _____

2: _____

ANNEXURE -I

Date

Block Floor Flat No Carpet Area

Base Price PLC FRC

CP Charges (BASEMENT/GROUND)

Club Membership charges: Rupees.....

Maintenance Charges Rupees

Total Consideration (+ GST applicable)

Payment Schedule:

- Booking Amount – Rs2,00,000/- + GST
- On Agreement – 20% of Consideration Amount (within 30 days of Booking Date)
- As per Demand
- On possession/registry – in full

Extra Charges:

- Club: 2 BHK Flat – Rs. 100,000/-
- Club: 3 BHK Flat – Rs. 125,000/-
- Club: 4 BHK Flat – Rs. 150,000/-

1. GST at Applicable rate

At the time of possession or registration whichever is earlier.

1. Legal Charges - @Rs.20000/- per flat or 0.65% whichever is higher.
2. Security Deposit : Rs.20/- per sqft on SBA.
3. Maintenance Deposit for One year: Rs.2/- per sqft on SBA per month
4. GST at Applicable

NOTE – Cheque will be payable in the name of 'Raunak Properties Pvt Ltd'

ANNEXURE -II

Flat No. Block..... Floor..... Area.....

Total Property Value Rupees

Own Contribution Rupees

Bank Loan Rupees.....

Preferred Bank

- ALLAHBAD BANK
- ICICI BANK
- HDFC BANK
- IDBI BANK
- LIC HFL

Bank: _____ Representative's Name _____

Phone No. _____

(In case of Bank Finance please produce sanction letter on the date of execution of Agreement for Sale)

Payment Plan:

For Agreement Rupees Agreement

Date.....

At the time of Booking Rupees..... Payment

Date.....

Rest amount for Agreement Payment

Date.....

Extra Cost:

At the time of Agreement

Club Membership Charges: Rupees.....

Maintenance Charges Rupees

At the time of Registration/ Possession

SECURITY DEPOSIT

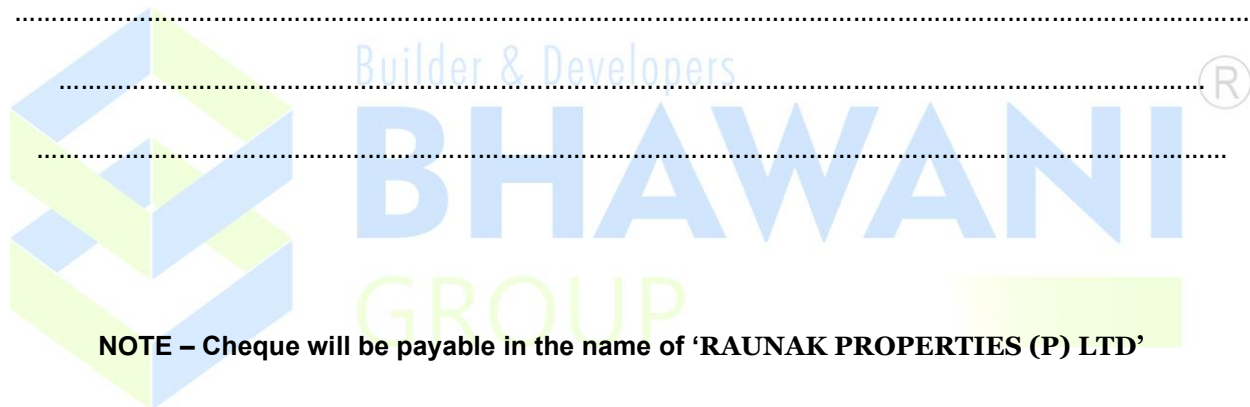
Legal Charges

Note

(If):.....

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NOTE - Cheque will be payable in the name of 'RAUNAK PROPERTIES (P) LTD'

**** GST as per applicable Rate ****