



VIRAAJ

Group



Project Name

VIRAAJ CONCRETE INDIA PRIVATE LIMITED.

C/26, Ramkrishna Upanibesh,
Kolkata -700092.

FLAT BOOKING FORM

A Executive :

Project Name :

Date :

Name _____	Name _____
(First Applicant)	(Second Applicant)
S/o/D/o/W/o _____	S/o/D/o/W/o _____
Date/s of Birth _____	Date of Birth _____
Address _____ _____	Address _____ _____
Nationality: _____	Nationality: _____
MOBILE: _____	MOBILE _____
E-MAIL: _____	
PAN/ GIR NO _____	
Company Name _____	Designation _____
Company Address _____	

For Non Resident/Foreign National of Indian Origin

Passport Number : _____

PRICING AND PAYMENT PLAN

UNIT TO BE BOOKED

Block No: _____

Floor No: _____

Apartment No: _____

Apartment Type: _____

Super built-up area: _____

Parking Space No: _____

RATE Per SQFT RS. _____

Parking Type (Covered / Open) : _____

A. DETAILS OF SALE PRICE OF UNIT

FLAT VALUE Rs. _____ PARKING CHARGE Rs. _____

DISCOUNT ALLOWED Rs. _____

NET FLAT VALUE RS. _____

B. GST CHARGES

On Total Flat Cost @ 12% = Rs. _____

On Extra Charges @ 18% = Rs. _____

Total SALE VALUE: (A+B) = Rs. _____

Booking Payment Plan : Rs. _____

LOAN REQUIRED : YES NO

LOAN AMOUNT

DECLARATION

I/We the Applicant/s hereby declare that the above particulars given by me/us for allotment of the apartment to for the project namely are true and correct and nothing has been concealed or suppressed. I/We hereby confirm and undertake that I/We have read and understood the Terms & Conditions as contained herein, which have been duly signed by me/us and I/We further undertake to abide by the same.

Purchaser/s Signatures/S: 1. _____ 2. _____

For Office use only

Application/Processing fee: R2500/- Cheque No._____ Date._____

Bank._____

Booking Amount Rs._____ Cheque No._____ Date:_____

Bank_____

Sales Executive/ Unit Manager _____ MANAGING DIRECTOR_____

IDICATIVE TERMS & CONDITIONS FORMING A PART OF APPLICATION FOR ALLOTMENT OF A RESIDENTIAL FLAT IN –

1. The Applicant(s) [intending purchaser(s)] has/have applied for allotment of a flat in the above mentioned multi storied building with full knowledge of all laws, regulations and applicable to the area and to the complex (the “Said Complex”).
2. The Applicant(s) is/are fully aware of the rights and interest of (the “Developer”) in the project and the project land and its limitations and obligations
3. The Applicant(s) has/have fully verified and satisfied themselves about the genuineness, validity and marketability of the Developer’s title to the project land over which the said Complex is proposed to be built and accordingly no objections, investigations or questions will be raised by the Applicant(s) in this respect at any time in the future.
4. The Applicant(s) has/have inspected & satisfied themselves about the site, tentative drawings and design for the Said complex, its tentative location plan, the competency, eligibility, limitations and obligations of the Developer in respect thereof & accordingly no further investigations/objections will be raised by the Applicant(s) in this respect at any time in the future.

First/Sole Applicant

Second/Joint Applicant

5. The Applicant(s) has/have fully understood that the Base Rate (B.R) per sq.ft does not include parking charges, Administration charges (if any), interest free Maintenance Security, Registration Charges, Stamp Duty for registration of the said flat, Electrical charges, Applicable Taxes and Levies, legal documentation and/or any other incidental expenses, which shall be paid in addition to the B.R as and when demanded by the developer.

6. In case the Applicant(s) is/are and NRI/PIO, his/her/their application(s) should be made in conformity with the laws, rules and regulations governing acquisition of immoveable property in India by an NRI/PIO and it shall be the sole responsibility of the Applicant(s) to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions.

7. That rate per square feet means the rate per sq.ft of the Super Built-up Area of the said flat. In context of the present application, the Built-up Area of said flat shall include the proportionate share of common passage and common areas of the concerned floor in which the said flat is located and the Super Built-Up Area of the said flat, which shall be countered towards common service/utility areas like entrance, security room/common toilets, lift shaft, pump room, generator room, electrical room, community room, sewerage tank, water reservoir etc. That are meant for common usage by all residents of the Said Complex.

8. Payment of each installment will become due on achievement of stage of construction irrespective of its sequence and the Applicant(s) agree/s and undertake/s that in respect thereto the decision of the Developer shall be conclusive, final and binding.

9. During the course of construction, it may become necessary to modify/alter the drawings/ specifications/designs etc. Which may result increase or decrease in the Super Built – up Area of the said flat? In such an event, the cost of the said flat will be recalculated at the original rate at which it was booked. The Application(s) shall not raise any objection for such alterations/modification/changes and shall accept the recalculated cost. However, the Application(s) shall be informed of such charges, if any, whenever required, in advance.

10. The Developer expects to deliver possession of the said flat within the _____ months from the date of execution of the Sale Agreement for the said flat, provided however the Completion Date may be extended by a period of 6 (six) months (Extended period)

11. The Applicant(s) shall be liable to pay prorated share of any Value Added Tax, General Service Tax or any other statutory taxes, duties, charges, GST, CESS, LEVIES or any other fresh incidents of tax as may be levied by the Government, as may be found applicable to the sale of the said flat.

12. The Applicant shall liable to pay Rs.2000/- for the legal set photocopy.

13. The Applicant(s) shall further make payment of registration charges, stamp duty and other incidental expenses, if any, as and when demanded by the Developer to enable it to convey the said flat in favor of the Applicant(s) as per the respective clause of the Agreement for Sale.

14. The Applicant(s) shall pay all installments within 7 days of the due date mentioned in the demand letter issued by the Developer for the relevant installment, failing which the Developer shall charge interest @ 18% per annum for up to 30 days from the expiry of the original payment period. If payment of the installment is not remitted even within these 37 days, then the Developer shall be entitled to cancel the provisional allotment of the said flat and the sale Agreement, if executed and the following clause 15 shall apply.

First/Sole Applicant

Second/Joint Applicant

15. In case any cheque(s) issued by the Applicant(s) is dishonored for any reason, the Developer shall be entitled to charge cheque Dishonoring Charges (“CDC”) as follows:

- A) In case of cheques up to Rs. 2, 00,000/- only the CDC shall be Rs. 500/- only per dishonored cheque.
- B) In case of cheque above Rs. 2, 00,000/- only, the CDC shall be Rs. 800/- only per dishonored cheque

16. In the event of cancelation or withdrawal of application by the applicant(s) or in the event of cancelation of the provisional allotment by the Developer due to any default on the part of the Application(s) before execution of the Sale Agreement, including submission of fraudulent information by the applicant(s) and/or non-payment of dues, the following sums shall be forfeited by the Developer:@ 25% of Booking Money

17. Transfer of allotment of the said flat shall be subject to the following terms and conditions : In case the allotment of the said flat is transferred to a spouse, child and/or parents: o Within six (6) months from the date of the Provisional Allotment Letter, a nominal transfer fee of Rs. 5000 shall be payable to the Developer. o After six (6) months from the date of issuance of the Provisional Allotment Letter, a transfer fee of 2% of the total sale value of the said flat shall be payable to the developer. In case the allotment of the said flat is transferred to anyone other than a spouse, child and/or parents, a transfer fee of 2% of the total sale value of the said flat shall be payable to the Developer.

18. The Developer will not entertain any requests for modification in the external facades of and the internal layouts of the apartments within the towers.

19. In case the Developer acquires adjacent land decides to expand the said Complex by constructing additional floors/flats/ shops and/or additional blocks, no objection shall be raised by the Applicant(s) for such construction. Further the common amenities & facilities provided within the said complex shall be equally used and enjoyed by the flat owners of the additional blocks/apartments that may be constructed in the future and the Applicant(s) shall not raise any objections whatsoever in this regard.

20. It shall be the responsibility of the Applicant(s) to inform the Developer in writing, preferably through registered post with A/D, about all subsequent changes, if any, required by the Applicant(s). It shall, further, be the responsibility of the Applicant(s) to ensure that the communication reaches the Developer in time, and the Applicant(s) shall remain responsible for any default in payment and other consequences that might occur from non-receipt of any such communication.

21. The Applicant(s) shall execute any and all necessary documents before/after taking possession of the said flat, as may be required by the West Bengal apartment Ownership Act 1972 and Rules framed there under, WBSEDCL rules and regulations and/ or any other applicable laws.

22. As per the West Bengal Apartment ownership Act 1972 and rules framed there under, the Applicant(s) shall be bound to become a member of the apartment owners association/society formed by the apartment owners of the Said Complex and the Applicant(s) shall also be bound by the rules, regulations and by laws framed by such association/society including payment of monthly fees/charges etc. as decided by the society/association which will maintain/administer the common areas and facilities within the said complex.

23. The Applicant(s) shall execute such documents as may be reasonably required by the Developer evidencing taking possession of the said Flat, no claim certificate, declaration etc.

24. The construction specifications as given in the brochure relating to the project are indicative only and are liable to be changed/ amended by the Developer from time to time.

25. The provisional allotment shall be confirmed subject to execution of the Sale Agreement and Conveyance Deed in the standard format of the Developer.

26. Any dispute arising out of this application for allotment of the said flat among the parties hereto shall be resolved as per the arbitration laws which may be in force at the time and such arbitration proceedings shall be held at Kolkata, West Bengal and the award thereof shall be binding on both the parties. I/We have fully read and understood the above Terms & Conditions and agrees to abide by the same.. I/We understand that the Terms & Conditions given above are indicative with a view to acquaint me/us with the Terms& Condition as are comprehensively set out in the Sale Agreement for the said flat which shall supersede the Terms & Conditions set out in this application or any other communication.

First/Sole Applicant

Second/Joint Applicant

Date:

Place: