

APPLICATION FOR RESIDENTIAL APARTMENT IN “PRANA”

Application No. _____

To

Tiru Fine Residency LLP
204, AJC Bose Road
5th Floor,
Kolkata – 700017.

Dear Sir,

Re : Flat No._____, _____ floor of the proposed Block No._____ in the proposed Building Complex _____ at _____ likely to contain a Built Up Area of _____ Square Feet (Carpet Area being _____ Square Feet) (including designated store room) **with** _____ covered / open car parking rights (collectively called “the **Unit**”).

I / We are enclosing herewith the Application Form for allotment of the said Unit, which you are requested to kindly accept my application for allotting the said Unit.

Account Payee Cheque / Demand Draft / Pay Order no. _____ dated _____ payable at _____, _____ Bank, _____ branch, for Rs. _____, drawn in your favour towards the booking amount is enclosed herewith.

I confirm that I have read and understood the meaning and purport of the Terms and Conditions, being part of the Application Form, and agree and confirm that I / we shall be bound by the same.

Signature of Sole / First Applicant

Signature of Joint Applicant/s

Enclo : as above

CORPORATE OFFICE: **TIRU FINE RESIDENCY LLP**
TIRUMALA HOUSE,
51 SHAKESPEAR SARANI, 2ND FLOOR,
Kolkata 700017

REGISTERED OFFICE: 204, AJC Bose Road
5th Floor,
Kolkata – 700017.

Project/Site Address: **“PRANA”**
MATIGARA, KHAPRAIL ROAD
BESIDE BARSANA CLUB & RESORTS
SILIGURI - 734010

Please affix a
recent
passport size
photograph

I. SOLE / FIRST APPLICANT

Mr. / Ms. _____

Son/Wife/Daughter of _____

Nationality _____ Date of Birth _____

IT PAN _____ (copy annexed)

Aadhar No. _____ (copy annexed)

Anniversary Date _____ Date of Birth of Spouse _____

Occupation: Service () Professional () Business ()

Student () House Wife () Any other.....
(Please specify)

CORRESPONDENCE ADDRESS

City _____ Pin _____ Country _____

Phone _____ Mobile _____ Fax _____ Email _____

PERMANENT ADDRESS

City _____ Pin _____ Country _____

Phone _____ Mobile _____ Fax _____ Email _____

II. JOINT APPLICANT-1

**Please affix
a recent
passport
size
photograph**

Mr. / Ms. _____

Son/Wife/Daughter of _____

Nationality _____ Date of Birth _____

IT PAN _____ (copy annexed)

Aadhar No. _____ (copy annexed)

Anniversary Date _____ Date of Birth of Spouse _____

Occupation: Service () Professional () Business ()

Student () House Wife () Any other.....
(Please specify)

CORRESPONDENCE ADDRESS

City _____ Pin _____ Country _____

Phone _____ Mobile _____ Fax _____ Email _____

PERMANENT ADDRESS

City _____ Pin _____ Country _____

Phone _____ Mobile _____ Fax _____ Email _____

III. JOINT APPLICANT-2

Mr. / Ms. _____

Son/Wife/Daughter of _____

Nationality _____ Date of Birth _____

IT PAN _____ (copy annexed)

Aadhar No. _____ (copy annexed)

Anniversary Date _____ Date of Birth of Spouse _____

Occupation: Service () Professional () Business ()

Student () House Wife () Any other.....
(Please specify)

CORRESPONDENCE ADDRESS

City _____ Pin _____ Country _____

Phone _____ Mobile _____ Fax _____ Email _____

PERMANENT ADDRESS

City_____ Pin _____ Country_____

Phone _____ Mobile _____ Fax _____ Email _____

IV. Additional details to be provided in case applicant / joint applicant/s is / are not individuals:

Name of the organization _____

Status () Proprietorship Firm () HUF () Company

() Partnership Firm () Others (specify) _____

Date and Place of incorporation / registration _____

Registered/Head Office address _____

City _____ State _____ Country _____ Pin/Zi p_____

IT PAN _____

CIN / LLPIN _____

Name of authorized signatory with designation _____

Phone _____ Mobile _____ Fax _____ Email _____

Documents required (as applicable):

Board Resolution of the Company / LLP, Authority Letter of Firm, Constitution Documents, Copy of Pan Card, Certificate of Incorporation / registration.

ADDITIONAL INFORMATION – IN CASE OF PERSON OF INDIAN ORIGIN OR OVERSEAS CITIZEN OF INDIA OR NON RESIDENT INDIAN

Details	Sole/First Applicant	Joint Applicant
Nationality		
Native place in India		
Passport (Please strike the inappropriate one)	() Indian () Foreign	() Indian () Foreign
Place & Date of issue		
Contact person in India, Address of correspondence With contact details		
NRO Account with name of bank & branch		
NRE Account with name of bank & branch		
FCNR Account with name of bank & branch		

Documents to be furnished:

1. Copy of Passport;
2. PIO / OCI Card;
3. PAN Card, if obtained;

Applicant declares that as a Person of Indian Origin or Overseas Citizen of India or a Non-Resident Indian, the application is made in conformity with the regulations governing the transactions for the acquisition of immovable property by such persons under FEMA and allied rules and notifications and it shall be the applicant's responsibility to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions.

APARTMENT PREFERENCE

- i) Block Number.....
- ii) Floor Number.....
- iii) Flat No.
- iv) Area (Built-up) (Carpet)
- v) No. of Car Park(s) (Open / Covered)
- vi) Base Price (Flat and Car Park/s): `Rs.....
- vii) Floor Rise: ` Rs.....
- viii) Other PLC (____): ` Rs.....
- ix) Total Price [(vi) + (vii) + (viii)]: ` Rs.....

Notes:

1. Extra Charges & Deposits - (as per Annexure "A"), not a part of the total Apartment Cost, to be paid additionally at the times to be specified in the agreement);
2. Total Price is payable as per Annexure "B";
3. Specification of constructions are as per Annexure "C".
4. GST payable, as applicable from time to time.

PAYMENT DETAILS

Payment Plan () Down () Installment

Application Money Rs. (Rupees
.....)

only (inclusive of GST amount of Rs. _____) Cheque/DD/PO No.
.....

dated Drawn on In
favour of "_____", payable at _____ RTGS / NEFT Details
_____ .

Annexure”A”

Details of Extras & Deposits:

1.

2.

3.

4.

5.

Annexure “B”

Details of Installments

Annexure “C”

Specifications of construction

Terms & Conditions

1. This application is only a request of the applicant/s for allotment of Apartment and does not create any right whatsoever or howsoever in the applicant.
2. Promoter reserves the right not to accept the said application and also the right to allot / transfer the Apartment/s to any other person without any objection / obstruction from the applicant or any other person claiming through him / her / it.
3. Promoter at its absolute discretion shall be entitled to reject the application without assigning any reason whatsoever or howsoever.
4. The applicant/s agree that in the event of non-acceptance / rejection of the application by the Promoter, the application amount will be refunded without interest within 15 days of non-acceptance / rejection.
5. In case the applicant/s desire to withdraw the application for purchase of Apartment any time hereafter, or in case of default by the applicant/s to execute the agreement for transfer (in short “the **agreement**”) within 30 days of allotment, then the Promoter will be entitled to deduct a sum of Rs. 50,000.00 out of the application money and refund the balance to the applicant/s within 45 days thereafter and the applicant/s shall forfeit the right to be allotted the Flat / Apartment and the applicant/s hereby consent to the same.
6. The applicant shall be bound by the terms and conditions as be contained in the agreement, which shall be generally common to all prospective buyers of flats / apartments / units.
7. The applicant cannot transfer / nominate / assign the allotment / benefits of contract for a period till expiry of one year from the date of execution of the agreement, whereafter the applicant shall be entitled to transfer or alienate his rights under the agreement subject to the applicant not being in default in observance of his obligations under the Agreement (including as regards payments) and fulfillment of the conditions for such transfer / nomination to be stipulated in the agreement, including payment of a fee / charge of Rs. 50.00 per sq. ft., plus applicable GST, to the Promoter. It being clarified that any change in applicant's control or ownership (if being a Company or a partnership or an LLP etc.) shall come within the purview of such nomination / assignment / transfer and be subject to the above conditions.
8. The applicant shall pay interest @ 12% (Twelve percent) per annum on all sums becoming due and which the applicant fails to pay to the Promoter within the period stipulated in the allotment letter / agreement, without prejudice to the other rights of the Promoter.

9. In case the information provided is incorrect or misleading or if applicant commits default in making payment of the consideration or in observing his covenants under the agreement, then the Promoter shall be entitled to terminate the allotment / agreement without in any way becoming liable to the applicant and upon the Promoter having entered into a contract for sale of the said Apartment, the Promoter shall refund to the applicant the earnest money paid by the applicant to the Promoter after deduction of a sum equivalent to **10% (Ten percent) of the Total Price** as and by way of pre-determined compensation/liquidated damages, it being clarified that other amounts on account of Extras shall not be refunded.
10. The Promoter shall be entitled to have the plan as may be sanctioned from time to time to be modified and/or altered. In case additional constructions are sanctioned by the concerned authorities, then the Promoter shall be entitled to construct and deal with to its own benefit, to which the applicant shall not raise any objection.
11. The applicant shall be bound to become a member of the Maintenance Company / Association and shall sign and execute all papers, documents and applications for the purpose of formation of the same and proportionately pay and incur all costs fees and expenses in that behalf and do all the necessary acts deeds and things.
12. The applicant declares that the specifications attached hereto as **Annexure "C"** will be the specifications of the Apartment and shall supersede all other communication or impression that the applicant may have gathered about the specification of the Apartment or the project in general from the Pamphlets, Brochures, Walkthrough, Leaflets or any other marketing Communication tools or otherwise.
13. Promoter shall be absolutely entitled to enter into any agreement or arrangement with the owners and/or co-owners of adjoining properties. In such event, such additional land added on to the existing property shall increase the scope and ambit of the development presently envisaged and the applicant shall not be entitled to raise any objection or dispute (notwithstanding any temporary inconvenience or difficulty that the Purchaser may be subjected to) nor to claim refund or reduction of the consideration and other amounts payable by the applicant hereunder nor to claim any amount or consideration from the Promoter on account thereof and furthermore the applicant shall fully co-operate with the Promoter and sign execute and submit all affidavits, declarations, powers, authorities, no objections, consents etc., as may be required by the Promoter.
14. Promoter may in its absolute discretion shall also be entitled to enter into any agreement or arrangement with the owners/occupiers of any other property adjoining / contiguous / in close vicinity (in short "Nearby Property") to the existing property thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of some or all of the Common Areas Installations and Facilities in the existing property in lieu/exchange of such owners/occupiers

of the such Nearby Property granting similar right of user and enjoyment to the unit-owners/occupiers of the existing property of some or all of the Common Areas Installations and Facilities comprised in such Nearby Property.

15. Unless an agreement is executed in writing, the applicant/s shall not be entitled to and hereby agree not to set up any oral agreement whatsoever or howsoever.

Signature of Sole / First Applicant

Name :

Date :

Place : _____, Kolkata _____.

Signature of Joint Applicant(s)

Name :

Date :