



APPLICATION FORM

(KINDLY FILL THE FORM IN CAPITAL LETTERS ONLY)

FIRST / SOLE APPLICANT

Mr. / Ms. / M/s.
 S/o, D/o, W/o
 Occupation : Salried Business Nationality / Country :
 I. T. PAN : Bank A/c Details (only For NRI & Foreigners)
 Passport No.

CONTACT DETAILS

Phone Nos. Residential Office
 Mobile Fax
 E-mail Website
 Residential Address :
 City / State / Pin
 Office Address :
 City / State / Pin
 Mailing Address : Residential Office (or)
 Permanent Address : Residential Office (or)

SECOND / JOINT APPLICANT

Mr. / Ms. / M/s.
 S/o, D/o, W/o
 Occupation : Salried Business Nationality / Country :
 I. T. PAN : Bank A/c Details (only For NRI & Foreigners)
 Passport No.

FLAT DETAIL

Project Aponaloy - Shashti Flat No.
 Floor No. of Bedrooms (in words) Open Terrace Sq.ft

FINANCIALS

Super Built-up Area Sq. Ft. Rate Per Sq. Ft.
 O. T. Chargeable Area Sq. Ft. Rate Per Sq. Ft.
 Covered Car Park (Nos.) Rate Per Parking
 Covered Two Wheeler Park (Nos.) Rate Per Parking
 Total Amount

APPLICATION PAYMENT DETAILS

I/We enclose herewith Cash / DD / Cheque No.
 Drawn On Branch
 Dated for Rs. Rupees
 in favour of "RITIKA PROJECTS & DEVELOPERS PVT. LTD."

TERMS AND CONDITIONS

The following stipulations should be read carefully and understood before filling up the application form for an Apartment at Aponaloy - an ecofriendly residential project.
 RITIKA PROJECTS & DEVELOPERS PVT. LTD. having their office at 5C, Earle Street, First Floor, Kolkata - 700 026, are owner and developer of the land measuring 272. 1291 Cottahs approximately.

1. APPLICATION

- The applicant/s shall apply for allotment of an apartment and a parking space, if required, in the prescribed form duly filled by giving all particulars required therein in duplicate. The applicant/s shall pay Rs. 2,00,000/- by cheque / pay order drawn in favour of "RITIKA PROJECTS & DEVELOPERS PVT. LTD." at the time of application.
- Applications from persons other than Indian citizens domiciled in India shall be accepted after fulfillment of all necessary formalities in this regard as per Reserve Bank of India guidelines and as intimated by the Company's Bankers.

2. ALLOTMENT

- The choice and allotment of a residential unit/parking space to the eligible applicant's shall be normally done on a first-come-first serve basis and subject to availability of the said residential unit on the date of allotment.
- The Price of the residential unit and car/scooter parking space is fixed.
- If on scrutiny, even after application, it is found from the documents submitted or obtained subsequently that the applicant is not eligible for allotment of a residential unit for any reason, it may be decided to cancel the selection and / or allotment without prejudice to any other conditions herein.
- If the allotment of any residential unit is obtained by misrepresentation or fraud, the allotment shall be liable to be cancelled and the allottee shall not be entitled to claim any compensation.
- THE OWNER RESERVES THE RIGHT OF ALLOTMENT / SALE OF ANY RESIDENTIAL UNIT AND / OR REJECTION OF ANY APPLICATION WITHOUT ASSIGNING ANY REASON WHATSOEVER.
- IN CASE THE APPLICANT / ALLOTTEE WITHDRAWS OR CANCELS THE APPLICATION WITHIN 15 DAYS OF APPLICATION THE OWNER SHALL REFUND THE AMOUNT PAID BY THE APPLICANT ONLY AFTER DEDUCTING THE CANCELLATION CHARGES OF RS. 50,000/-, IF, HOWEVER, CANCELLATION OF THE UNIT IS MADE AFTER EXECUTION OF AGREEMENT OR AFTER 20 DAYS OF APPLICATION THEN RS. 1,00,000/- WILL BE DEDUCTED AS CANCELLATION CHARGES.
- THE APPLICANT / ALLOTTEE SHALL HAVE TO EXECUTE THE SALE AGREEMENT WITHIN 15 DAYS FROM THE DATE OF APPLICATION BY PAYING 20% OF THE SALE VALUE, IN DEFAULT, THE OWNER HAS THE RIGHT TO CANCEL THE APPLICATION MADE AND CANCELLATION CHARGES AS MENTIONED ABOVE WILL BE APPLICABLE.

3. GENERAL CONDITIONS

- It should be clearly understood that the allotment of a residential unit on the basis of the application will be at the sole discretion of the OWNER and merely by making an application, an individual applicant is not entitled to allotment of a residential unit although the applicant may have received from the OWNER or their Banker a receipt / acknowledgement of the application money.
- No complaint regarding design, layout, accommodation, specification etc., regarding amenities provided in the residential unit or in the project shall be entertained after the execution of conveyance and / or taking possession from the OWNER, whichever is earlier.
- Final area of Flat will be as per actual measurement and will be conveyed before possession. All calculations will be done accordingly.
- All rates & taxes payable to local authorities or other taxes, if any, in respect of the property shall be payable by all applicant with effect from the date of notification of possession or date of execution of the deed of conveyance or from the date of occupancy certificate as received from the Madhyamgram Municipality, whichever is earlier.
- The applicant shall not use the residential unit and other subservient areas for business or trade or professional use.

- The enclosed brochure is not a legal offering but only an informative material. The owner reserves the right to modify / change the facilities, layout, elevation and specifications without any prior notice. The square feet area mentioned may vary.
- In addition to the consideration payable by the applicant as stated herein above, the applicant shall also pay to the vendor the following :
 - Charges on account of Generator, Transformer / HT / LT line, fire fighting equipment and Club Membership and other related infrastructure which shall serve for common utilities of the Project and connection inside the flat.
 - Service Tax as levied by the Government.
 - All other levies / taxes / duties and statutory liabilities that pay be charged on the premises or the said unit or on transfer or construction, in terms hereof partially or wholly, as the case may be. The purchaser shall also pay separately to electricity supply co. for their own meter.
 - Maintenance, Municipal Tax & Temporary Electric deposits to be paid before taking possession of the flat.
 - All stamp duties, registration fees and allied expenses on execution of sale agreement and conveyance / registration of the sale deed or deeds and other documents to be executed and / or registered in pursuance hereof.
 - Solicitor / Legal Fees amounting 0.5% of the agreement value shall be payable to "Jhunj-hunwala & Co." separately by means of cheque payable at Kolkata.
- It is obligatory on the part of the Applicant to inform the Owner of any change in the mailing / permanent address mentioned in the application form. Letters sent and returned undelivered at the mailing / permanent addresses mentioned in this form would be deemed to have been delivered.

4. JURIDICAL CLAUSE

Mere filling up of the application form is in no way related to execution, sale of any agreement. It is a unilateral document only. Any disputes regarding this is subject to the laws applicable at the Sovereign Republic of India and adjudicable in appropriate Judiciary at Kolkata

5. LIMITATION CLAUSE

- No commission from prospective purchasers.
- The OWNER shall not be liable for any failure to perform or for delay in performance of any of the duties or obligations of the terms / provisions of the agreement if and to the extent such inability or delay is caused by or is attributable to an act of God, public enemy, fire, explosion, drought, war, riot, sabotage, revolution, insurrection, civil commotions, terrorism, hostilities, earthquake or accident.

DECLARATION

- I / We solemnly declare that :
- I / We have read and understood the terms and conditions and do hereby solemnly agree to abide by them.
 - All the above information is true to the best of my / our knowledge and nothing relevant has been concealed or suppressed.
 - I / We undertake to inform the company of the changes that may occur in the information and particulars furnished in the application in future.
 - I / We confirm that this Application shall not be deemed to be any acceptance by you of allotment to me / us of any flat.

SIGNATURE / S

Sole / 1st Applicant / Authorised Signatory	
Joint / 2nd Applicant / Authorised Signatory	
Date :	Place :

FOR OFFICE USE ONLY

Signature of Authorised Signatory
 Name Date

Ritika Projects and Developers Pvt. Ltd.

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 Website : www.residegroup.in

Site office

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