



| FIRST/SOLE APPLICATION | SECOND APPLICATION |
|-----------------------------------|-----------------------------------|
| NAME | NAME |
| FATHER'S/HUSBAND'S NAME | FATHER'S/HUSBAND'S NAME |
| PROJECT NAME | RELATIONSHIP WITH FIRST APPLICANT |
| I.T PAN NO | I.T PAN NO |
| OCCUPATION & NAME OF COMPANY/FIRM | OCCUPATION & NAME OF COMPANY/FIRM |
| SOURCE OF FUND : OWN / LOAN | REFERANCE |

| CONTACT DETAILS | BOOKING DETAILS |
|---|--------------------------|
| RESIDENTIAL ADDRESS | PREFERRED FLAT DTAILS |
| OFFICE ADDRSS | Block No :- |
| LANDLINE CONTACT NO & MOBILE NO OF BOTH APPLICATION | Super Area (sq ft) :- |
| EMAIL ADDRESS | Flat type (1/2/3 BHK) :- |
| | Floor No & Flat Type :- |
| | APPLICATION MONEY |
| | Cheque No & Date :- |
| | Drawn on :- |
| | Amount (Rs) :- |
| | Next payment date :- |
| | Next payment Amount :- |

Note: All payment shall be through a/c payee cheque or demand draft in favor of "JAI SADGURU ADVISORY & AGENCY SERVICES PVT. LTD".

| *SALE CONSIDERATION | DECLARATION |
|---------------------|--|
| | I hereby apply for allotment of above mentioned apartment situated at New Town, Jatragachi, Beside Eco Park, Kolkata, West Bengal, India. I have hereby read and understood the payment schedule being proposed by the company along with the term and condition as started in the next page of this application form and hereby give my unconditional acceptance for the same. All informations furnished above is true and correct and nothing relevant has been concealed suppressed. |
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| | |

*Service Tax is payable separately which is applicable on each & every installment of above mentioned sale consideration

| SIGNATURE OF FIRST/SOLE APPLICATION | SIGNATURE OF SECOND APPLICATION |
|-------------------------------------|---------------------------------|
| Date: | Place: |



*TERM & CONDITION

1. **Application:** This application constitutes an offer to acquire residential premises as mentioned in the Application, on the term and condition of allotment and sale agreement thereof as made and laid down by the company. The Application does not confer any right of allotment and the Company reserves the right to accept or reject any Application at its discretion and without assigning any reason for the same.
2. **Acceptance of offer:** The Company will communicate its decision to the Applicant's within 07 (seven) days from the date of receipt of Application. If the Application is accepted by the Company the Applicant's will be sent a communication to that effect by way an intimation letter or email. If the application is not accept by the company, the Application Money shall be return without interest within 15 days from the date of application, without assigning any reason thereof.
3. **Enforceable contract:** The Application form together with these terms and conditions are one document ("Application Form") and shall be binding as a whole on the Applicant. Once the Applicant has completed and signed the Application Form, he may not withdraw his offer to purchase the said residential premise(s) and the Application Form will constitute an enforceable contract between the Applicant and the Company.
4. **Application Money:** The Application shall be accompanied by a Cheque / Demand Draft / Pay Order payable at Kolkata, drawn in favor of "JAI SADGURU ADVISORY & AGENCY SERVICES PVT. LTD" towards the Amount of the Application Money payable. On acceptance of the Application by the Company, the Application Money shall be treated as booking amount, which will be adjust against the total consideration. Application & allotment shall be valid only after the realization of the application money cheque.
5. **Memorandum of Understanding:** The application shall be treated as accepted only after execution of Memorandum of Understanding and on payment of minimum five Lacs as booking money.
6. **Schedule of payments:** The Application's shall be required to make payment in accordance with the Schedule of Payment started in the Memorandum of Understanding and/or the said Agreement (when executed). After minimum payment of five Lacs as booking money, no further payment shall have to be made till building plan is approved. All over-due payments shall attract interest at 24% per annum from the dates they fall due till the date of actual payment.
7. **Lock-in:** The Application shall not transfer, assign or part with its interest or benefit under allotment/agreement or part with the possession of the premises for a period of 12 month from the date of execution or Memorandum of Understanding or till the date of possession, whichever is earlier. Such transfer subsequently will be subject to appropriate transfer charges of Rs. 50 per sq ft and written NOC from the Company.
8. **Cancellation:** Application shall stay invested for minimum 9 months and can exercise his right to cancel only if plan station is not obtained within 3 month from the date of execution of Memorandum of understanding and such cancellation notice from applicant in writing must reach our company address as mentioned at bottom of this page or else no claim from the applicant for full refund (with 18% interest p.a on invested amount) shall be entertained understood the content of this Clause (8), Applicant hereby agrees to abide by said Clause (8) stipulated by the Company out of free will and consent.
9. **Housing Finance:** Company's referred banker/financier shall have the first right of rejection for processing home loan of applicant.
10. **Execution of Memorandum of Understanding:** In case applicant fails to execute Memorandum of Understanding with the company within 10 days of signing this application form, then company reserve the right to cancel the said booking and forfeit the entire application money. Further company at its own discretion reserves full right to allot/sell the said flat to any other prospect, without entertaining any claim whatever from the applicant. Further base price/rate is not subject to any escalation only after the execution of Memorandum of Understanding.

11. **Disclaimer:** The Company doesn't take responsibility of loan approval/eligibility of the applicant pertaining to the flat being purchased. Further, the enclosed brochure is not a legal offering but only an informative material and content of the brochure may be altered either at the sole discretion of the company or its appointed architect/engineer.

I, the above named Applicant, hereby agree to bound by terms and conditions in this Application Form. I also agree and confirm that I shall execute Memorandum / Agreement within term day of signing this application form.

Signature..... Date.....
Place.....

Regd Office: Plot No- AI - 56, Street No- 29. New Town, Action Area - 1, Kolkata - 700 156.Land Mark - Aahirini Market