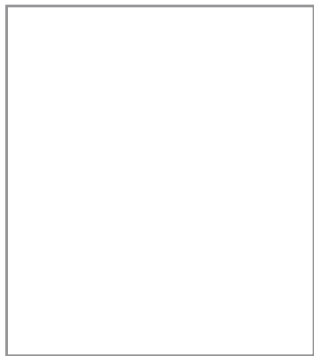

APPLICATION FORM



HIRA No.: HIRA/P/SOU/2020/001079 | HIRA Website: <https://hira.wb.gov.in/>

APPLICATION NO.

ROW BUNGALOW NO.:



Sole Applicant

INDIVIDUAL/JOINT APPLICANT FORM



Joint Applicant

1. SOLE/FIRST APPLICANT DETAILS:

Name: Mr. /Mrs. /Ms. /Dr.
Son/Daughter/Wife of:
Date of Birth: Date of Anniversary:
Occupation: Organization: Designation:
Profession/Nature of business:
Phone Nos. (M): (R): E-mail:
Nationality: Community: Resident/NRI/OCI/PIO:
PAN/GIR No.: Passport/Voters ID No.:
Aadhaar No.: OCI/PIO No.:
Permanent Address:
City: P.O.: P.S.:
State: PIN: Country:

2. JOINT APPLICANT DETAILS:

Name: Mr. /Mrs. /Ms. /Dr.
Son/Daughter/Wife of:
Relation to the First Applicant:
Date of Birth: Date of Anniversary:
Occupation: Organization: Designation:
Profession/Nature of business:
Phone Nos. (M): (R): E-mail:
Nationality: Community: Resident/NRI/OCI/PIO:
PAN/GIR No.: Passport/Voters ID No.:
Aadhaar No.: OCI/PIO No.:
Permanent Address:
City: P.O.: P.S.:
State: PIN: Country:

Contact details of the person to whom all correspondences would be sent:

Contact Person's Name:
Contact No.: E-mail:
Address:
City: P.O.: P.S.:
State: PIN: Country:

Details of Power of Attorney Holder (If any):

Name:
Contact No.: E-mail:
Address:
City: P.O.: P.S.:
State: PIN: Country:
IT PAN/GIR No. (if any):
Form 60 (in absence of IT PAN/ GIR No. /NRI).

ENTITY APPLICATION FORM

3. ENTITY DETAILS:

Name of the Organization:
Status: ☐ Proprietorship ☐ HUF ☐ Partnership ☐ Company ☐ AOP/BOI ☐ Others
Date of Incorporation: Place of Incorporation:
Nature of Business:
IT PAN No.: CIN No.:
Registered office Address:
City: P.O.: P.S.:
State: PIN: Country:
Correspondence Address:
City: P.O.: P.S.:
State: PIN: Country:
Contact Person's Name: Contact No.:
Name of Authorised Signatory: Designation:
Phone Nos. (M): (O): E-mail:
Mailing Address (If other than address of the above):
Father/Husband's name of Authorised Signatory:
PAN No. of Authorised Signatory: Aadhaar No. of Authorised Signatory:
Address of Authorised Signatory:
City: P.O.: P.S.:
State: PIN: Country:

4. INDICATE THE ROW BUNGALOW DETAILS (said Row Bungalow):

Row Bungalow No.:	Carpet Area (Sq. Ft.)	Built-up Area (Sq. Ft.)
Row Bungalow Type:		
Ground Floor		
First Floor		
First Floor Balcony		
Second Floor		
TOTAL		
Open Terrace (if any)		

Plot Area	Sq. Ft.	Cottahs

5. Loan required: ☐ Yes ☐ No

If yes, please mention preferred Financial Institution:

6. Payment Plan: ☐ Installment Payment ☐ Down Payment

7. How did you come to know about Southern Vista?

8. Purpose of purchase: ☐ Residential ☐ Investment

9. Booked through:

If through Real Estate Agent/Company then please mention HIRA Registration No.

10. Mode of Payment: ☐ Cheque ☐ Demand Draft ☐ P.O. ☐ Electronic Money Transfer

11. Payment details: Cheque/Draft No.: of Rs. /-(in words)

..... only in favour of

..... Dated:

Bank Name: Branch:

12. Nature of Bank Account (Please tick (✓) the option): NRE ()/NRO ()/FCNR ()

Bank Account No.: IFSC Code:

13. TOTAL PRICE:

Particulars		Amount (Rs.)
A.	Row Bungalow Price	
B.	Applicable Goods and Service Tax	
C.	Extra Charges	
i.	Club Charges @ Rs. 100/- per Sq. Ft. of Built-up Area	
ii.	Generator, Transformer & Electricity Expenses @ Rs. 100/- per Sq. Ft. of Built-up Area	
iii.	Legal Charges	20,000/-
iv.	Formation of Association	5,000/-
v.	Incidental Charges	10,000/-
D.	Applicable Goods and Service Tax	
TOTAL PRICE (A+B+C+D)		

In addition to the Total Price, the applicant will also be required to pay/deposit the following amounts in terms of the Payment Plan:

- (a) Cost/Deposit for obtaining Electricity Meter;
- (b) Stamp Duty/Registration Charges/Commission Charges and other incidental expenses in this regard for stamping, registration and commission;
- (c) Charges for mutation and separate assessment of the said Row Bungalow, mutation fee, if any, and other miscellaneous charges and incidental charges in relation to mutation;
- (d) Costs, charges and expenses for providing individual satellite, cable TV connection, per such connection as per actuals;
- (e) Costs for providing MS Grill for the windows, plus applicable taxes, if required; and
- (f) Interest Free advance common area maintenance charges amounting to Rs. 3/- per Sq. Ft. of Built-up Area for 12 months (Rs. only) (Maintenance Deposit) plus applicable GST thereon (if any).

14. List of documents to be submitted:

The following copy of KYC documents are required to be submitted along with the Application Form:

- A) In case of Individual and Joint applicants- PAN Card, Aadhaar Card, Address Proof (any one of Voters ID, Passport, Electricity Bill, Telephone Bill, Govt. of India Undertaking, Bank's Passbook, or any other Government's certified address) and Photographs of the applicants.
- B) In case of Limited and Private Limited Company- Memorandum and Articles of Association, Certificate of Incorporation, Latest Form 32, Latest Form 18, PAN Card of the Company, Trade License, Board Resolution in favour of Signing Authority; PAN Card, Aadhaar Card, Address Proof and Photographs of Directors and Signing Authority.
- C) In case of Partnership Firm- Partnership Deed, PAN Card of the Partnership Firm, Declaration of Commencement of Business from the Partners, Trade License; PAN Card, Aadhaar Card, Address Proof and Photographs of the Partners.
- D) In case of HUF- PAN Card of HUF and Karta, copy of Acknowledgement of Income Tax Return; Aadhaar Card, Address Proof and Photographs of the Karta, Signature verification of the Karta.
- E) In case of LLP- LLP Agreement, PAN Card, Trade License, Address Proof, LLP resolution for investment by members; PAN Card, Aadhaar Card and Photographs of members.

APPLICATION GUIDELINES

I/We confirm that I/we am/are aware and have also read and understood the meaning and purport of the Application Guidelines for making this application, which are as follows:

- 1. This Application Form is being submitted by me/us to you at your registered office and I/we am/are aware that I/we need to remit a sum of Rs. (10% of the Row Bungalow Price + GST) towards the Booking Amount for the said Row Bungalow sought to be booked by me/us and which Row Bungalow may be kindly allotted to me/us.
- 2. I/We am/are aware that the allotment of the said Row Bungalow, if made, will be based on a "first come first allotted" basis and subject to availability. In case of non-availability of the said Row Bungalow, you may offer to allot any other Row Bungalow of a similar size in the project. In case I/we fail/refuse to accept such alternative offer, you shall be entitled to reject my/our application and refund the application money received, without interest, without assigning me/us any reason whatsoever. You shall also be entitled to reject at your sole discretion my/our

application and refund the Booking Amount received, without interest and without assigning any reason.

3. I/We am/are aware that if I/we/any of us am/are/is the holder of a Person of Indian Origin (PIO Card) or is a Non-Resident Indian (NRI), my/our application(s) should be made in conformity with the applicable laws, rules and/or regulations governing transactions for acquisition of immovable property by such persons and it shall be my/our responsibility to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions and to ensure compliance with the same.
4. I/We am/are aware that on the acceptance of this Application Form, and upon my/us making payment of the Booking Amount in terms of the Payment Plan and the Cost Sheet annexed herewith (Annexure – A) and realization thereof an Agreement for Sale of the Row Bungalow (AFS) containing the terms and conditions agreed between you and me/us will be issued to me/us, and I/we shall be required to execute and register the same. Such Agreement for Sale shall need to be executed and registered within 30 days hereof. I/We agree to pay further installments of the Total Price and all other dues as stipulated in the Application/Payment Plan/Agreement For Sale or as may be varied in accordance to the agreed terms and conditions as enumerated in the Agreement for Sale failing which you may at your discretion be entitled to cancel the allotment in accordance to the provisions of the Agreement for Sale.
5. I/We am/are aware that in the event I/we fail and/or neglect to execute and register the Agreement for Sale within the stipulated timeline as mentioned above, then in such an event you shall be entitled to terminate the allotment of the said Row Bungalow in my/our favour and refund the amounts paid by me/us till then without any interest within 45 days from the date of such termination.
6. I/We may withdraw my/our application at any time before entering into an Agreement for Sale in respect of the said Row Bungalow. In all such cases, I/we shall be entitled to get refund of the amounts already paid, without any interest thereon.
7. If I/we fail to pay the due amounts to you as per the demand/intimation sent to me/us through post or email, I/we will become liable to pay interest at the rate specified in the West Bengal Housing Industry Regulation Rules, 2018 to you on the amounts due and payable from the respective due dates of such payment till the date it is paid in its entirety. If however, such payment is not made within a period of 60 days after the first default, you shall at your sole discretion, be entitled to cancel my/our application and refund all amounts received until then after deducting therefrom service charges/agreed liquidated damages for such breach calculated @10% (Ten percent) of the Row Bungalow Price + GST (Booking Amount) by way of Cancellation Charges. I/We shall neither make, nor shall any claims made by me/us for any damages, whatsoever, shall be tenable in the event of cancellation of the allotment.
8. I/We agree that I/we shall be entitled to receive possession of the said Row Bungalow only upon prior payment of all my/our dues including the Total Price of the said Row Bungalow and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on my/our part in pursuance of this Application and the Agreement for Sale. The obligation to hand over possession of the said Row Bungalow shall arise only thereafter.
9. Any changes/directions/conditions imposed by any competent authority at any stage of construction shall be binding on me/us as well as all other applicants who have signed similar Application Forms, without the requirement of any formal approval or consent from me/any of us for making any changes. If an application for provisional allotment of any Row Bungalow is required to be cancelled for such change of plans,

you will refund all amounts paid by me/us. However, no interest would be payable on such amount/amounts.

10. I/We agree not to transfer our allotment for 18 calendar months (lock-in period) following the date of Agreement for Sale and such allotment shall be non-transferable during such period. After this "lock-in" period, I/we may transfer the allotment subject to your prior written approval and upon I/we paying to you a Nomination Fee of 2% of the Total Price or the Nomination Price whichever is higher + GST (as applicable on that date) until the registration of the Deed of Conveyance in respect of said Row Bungalow is executed. I/ We understand that on such nomination the amounts already paid towards Stamp Duty and Registration Fee in connection with the registration of my/our Agreement for Sale are non-adjustable or non-refundable; and that the new nominee/transferee shall have to pay the Stamp Duty and Registration Fees applicable for execution of new Agreement for Sale.
11. I/We will be free to withdraw my/our application and cancel the allotment at any time after execution of the Agreement for Sale but before the possession of the said Row Bungalow is handed over to me/us. In such a case, you will refund the entire amounts paid by me/us to you till the time of such withdrawal/cancellation without any interest but after deduction of the Booking Amount of the said Row Bungalow in addition to all other charges including but not limited to interest on outstanding amounts and applicable GST as may be payable. However, in the event I/we am/are required to execute and present for registration of a Deed of Cancellation of allotment, I/we hereby agree to do so without any claim, charge and demand and further acknowledge that only on registration of such Deed of Cancellation, shall I/we be entitled to the aforesaid refund (if any).

I/We hereby also declare and confirm that:

1. I/We accept and agree to abide by the Application Guidelines mentioned above and the "Payment Plan and the Cost Sheet (Annexure – A)" prescribed by you and annexed hereto.
2. I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any Row Bungalow even after you acknowledge the receipt of the Booking Amount and/or upon execution of the Agreement for Sale.
3. I/We further confirm that this application will be effective only after I/we accept, sign and execute the Agreement for Sale on the standard format as may be provided by you and/or your Advocates without which this application will not confer any rights on me/us in respect of the said Row Bungalow. The allotment shall become final only upon my/our fulfillment of all the conditions set out in the Agreement for Sale and upon making the full and final payment as per the Payment Plan contained in the Agreement for Sale.
4. I/We further agree to sign and execute necessary documents as and when required by you.
5. In the event I/we am/are allotted a Row Bungalow, I/we unconditionally agree to pay all sums due in terms of the Payment Plan within the due dates of their payments as set out in the Agreement for Sale and not dispute the cancellation, if cancelled at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Agreement for Sale.
6. I/We hereby give my/our irrevocable consent to become a member of the Association of the Owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by you.
7. I/We solemnly declare and undertake to use the said Row Bungalow to be allotted to me/us for residential purposes only.

8. I/We hereby confirm and agree that I/we shall be jointly and severally liable for due compliance and fulfillment of my/our obligations in respect of purchase of the said Row Bungalow. I/We further agree that time for making payment of all consideration monies and other amounts as and when demanded by you shall be of essence.
9. I/We acknowledge that you have readily provided all the information and clarifications as were requisitioned by me/us and that none of them have been influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written and/or oral made on your behalf or on behalf of your selling agents or otherwise including, but not limited to, any representations relating to the description or physical condition of the Project, the size or dimensions of the said Row Bungalow/Project including all their physical characteristics, the services to be provided thereto, the facilities and/or amenities to be made available thereto or any other data except as specifically represented in this Application Form, presentation/brochure and that I/we have relied solely on my/our own judgment and investigation in deciding to acquire the said Row Bungalow and not by any oral or written representations or statements.
10. I/We confirm to have full knowledge of all the relevant laws, rules, regulations, notifications etc. applicable to such projects in general and/or to the Project in particular and the terms and conditions contained in this application and that I/we have clearly understood my/our respective rights, duties, responsibilities, obligations under each and every clause of this application.
11. I/We hereby solemnly declare that all the foregoing statements are true to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/We also undertake to inform you of any future changes related to the information and details shown in this Application Form.
12. You are authorized to make all correspondence with or to me/us at the address for correspondence or the registered email id in your records initially indicated in the Application Form, unless changed. Any change of address shall have to be notified in writing to your office and acknowledgement obtained for such change.
13. I/We agree that all communication shall be sent by you to the details of the person whose name appears as the first applicant in the Application Form shall for all purposes be considered as served on the allottees/both allottees, in case of application made by joint applicants.
14. I/We have signed the Application Form after having read and understood its meaning and purport and hereby confirm and accept that all previous Application Form/papers signed/delivered by me to you for the said Row Bungalow, if any, shall stand void and cancelled after signing & delivering this Application Form to you.

.....
Signature of Sole/First Applicant/Signing
Authority (in case of Entity)

.....
Signature of Joint Applicant

Place: Date:

Place: Date:

ANNEXURE-A**Payment Plan and the Cost Sheet**

The Total Price and the additional charges shall be paid by the Allottee in the following manner:

Particulars	Installments	Amount (in Rs.)
Booking Amount (on date of application)	10% of the Row Bungalow Price + GST	
On Execution of Agreement for Sale (within 30 days of application)	10% of the Row Bungalow Price + GST	
On Completion of Ground Floor Slab Casting	20% of the Row Bungalow Price + 50% of Club Charges + 50% of Generator, Transformer & Electricity Expenses + 50% of Legal charges + 50% of Incidental Charges + GST	
On Completion of Ultimate Floor Roof Casting	20% of the Row Bungalow Price + 50% of Club Charges + 50% of Generator, Transformer & Electricity Expenses + GST	
On Completion of Internal Brickwork of the Row Bungalow	20% of the Row Bungalow Price + GST	
On Completion of the Row Bungalow	10% of the Row Bungalow Price + GST	
On Offer of Possession	10% of the Row Bungalow Price + 50% of Legal charges + 50% of Incidental Charges + Charges for Formation of Association + Maintenance Deposit + GST	

***Any extra cost over and above the rate mentioned above, if incurred by the Promoter at the time of installation of the transformer and electricity connection shall be charged proportionately on actual basis.

.....
Signature of Applicant

Place: Date:



Southern
vista

YOUR OWN
GARDEN HOMES

Site Address: Chandpur Bادهugli, Southern Bypass, Malancha Phanri, Kolkata - 700 145
Contact No.: 9088 777 888 | E-mail: info@rajathomes.com | Website: www.rajathomes.com

Developer



Co-Developers

PRIMARC

