



APPLICATION FORM

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

HOWRAH AMTA ROAD, ADJACENT TO DPS-HOWRAH, OPPOSITE JEEVANDEEP NURSING HOME,
DOMJUR, HOWRAH. PIN-711409

APPLICATION FORM FOR INDIVIDUAL / OTHER LEGAL ENTITY (SOLE / JOINT)

(Fill up the application form and strike out portions those are not applicable and submit the Application Form)

To

RIYA MANBHARI PROJECTS LLP.

27, BRABOURNE ROAD, “NARAYANI BUILDING”

1ST FLOOR, ROOM NO-101, KOLKATA-700001

PHOTO

Dear Sir,

I/We hereby apply for booking of a residential flat in your Project named “**RIYA MANBHARI GREENS**” to be developed on a plot of land at Howrah Amta Road, adjacent to DPS-Howrah, opposite Jeevandeep Nursing Home, Domjur, Howrah. Pin-711409.

Required details are as below:-

SOLE / FIRST APPLICANT

(PLEASE READ GENERAL TERMS & CONDITION BEFORE FILLING UP)

Please fill in Block Letter :

1. Full Name : _____
2. Father / Husband's Name: _____
3. Status : Individual/Pvt. Ltd. Company/ Public Limited Company/HUF/Partnership Firm/Trust/Others :

4. Date of Birth/ Date of Incorporation: _____
5. Nationality: _____
6. Occupation: Business, Profession, Service, Self Employed
 House Wife, Student, Others (Please Specify) _____
7. Nature of Business/ Profession: _____
8. Residential Status: Resident Indian, Non-Resident Indian, Person of Indian Origin
9. Address: _____
I. Correspondence: _____
State _____ P.S. _____ PIN _____
II. Permanent: _____
State _____ P.S. _____ PIN _____

10. If Applicant is a minor please furnish age proof of the minor, name and address proof of natural guardian:

11. Phone No. (Resi) _____ (Off.) _____ (Mob.) _____

12. Fax No. _____ (e-mail) _____ (Alt. e-mail) _____

13. IT PAN : _____

14. Passport No: (Mandatory for NRI / PIO / OCI): _____

15. Details of Directors/ Partners/Trustee :

Sl. No.	Name	Address	PAN No.
1			
2			
3			
4			
5			

16. Other Details, if any : _____

DATE:

SIGNATURE

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

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Required details are as below:-

JOINT/SECOND APPLICANT

(PLEASE READ GENERAL TERMS & CONDITION BEFORE FILLING UP)

Please fill in Block Letter :

1. Full Name : _____
2. Father / Husband's Name: _____
3. Status : Individual/Pvt. Ltd. Company/ Public Limited Company/HUF/Partnership Firm/Trust/Others :

4. Date of Birth/ Date of Incorporation: _____
5. Nationality: _____
6. Occupation: Business, Profession, Service, Self Employed
 House Wife, Student, Others (Please Specify) _____
7. Nature of Business/ Profession: _____
8. Residential Status: Resident Indian, Non-Resident Indian, Person of Indian Origin
9. Address: _____
I. Correspondence: _____
State _____ P.S. _____ PIN _____
II. Permanent: _____
State _____ P.S. _____ PIN _____

10. If Applicant is a minor please furnish age proof of the minor, name and address proof of natural guardian:

11. Phone No. (Resi) _____ (Off.) _____ (Mob.) _____

12. Fax No. _____ (e-mail) _____ (Alt. e-mail) _____

13. IT PAN : _____

14. Passport No: (Mandatory for NRI / PIO / OCI): _____

15. Details of Directors/ Partners/Trustee :

Sl. No.	Name	Address	PAN No.
1			
2			
3			
4			
5			

16. Relationship with the First Applicant : _____

17. Other Details, if any : _____

DATE:

SIGNATURE

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

HOWRAH AMTA ROAD, ADJACENT TO DPS-HOWRAH, OPPOSITE JEEVANDEEP NURSING HOME,
DOMJUR, HOWRAH. PIN-711409

CHOICE OF FLAT

Please fill in Block Letters:

1. **Block No.** _____

2. **Floor No.** _____

3. **Flat No.** _____

4. **2 BHK / 3 BHK** _____

5. **Super Built up Area** _____

7. **Car Parking**

– Covered

– Open

8. **Two Wheeler Parking**

– Covered

– Open

DATE:

SIGNATURE:

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

HOWRAH AMTA ROAD, ADJACENT TO DPS-HOWRAH, OPPOSITE JEEVANDEEP NURSING HOME,
DOMJUR, HOWRAH. PIN-711409

PRICE & PAYMENT DETAILS:

1. BASIC PRICE of _____ sq. ft. (SBUA), @ ₹ _____ per sq.ft. = ₹ _____
 2. PLC CHARGES of _____ sq. ft. (SBUA), @ ₹ _____ per sq. ft. = ₹ _____
 3. FLOOR RISE CHARGES of _____ sq. ft. (SBUA), @ ₹ _____ per sq. ft. = ₹ _____
 4. CAR PARKING PRICE (Covered / Open) = ₹ _____
 5. TWO WHEELER PARKING (Covered / Open) = ₹ _____
- TOTAL CONSIDERATION** = ₹ _____

(Rupees _____)

PAYMENT SCHEDULE:

Sl. No.	Payment Terms	Payment Schedule	
1	On Booking	₹ 2,00,000/- + Service Tax	
2	On Agreement	20%	(-) Booking Amount (+) Service Tax
3	On Completion of Foundation	10%	(+) Service Tax
4	On Completion of Gr. Floor Roof Casting	10%	(+) Service Tax
5	On Completion of 1st Floor Roof Casting	5%	(+) Service Tax
6	On Completion of 2nd Floor Roof Casting	5%	(+) Service Tax
7	On Completion of 3rd Floor Roof Casting	5%	(+) Service Tax
8	On Completion of 4th Floor Roof Casting	5%	(+) Service Tax
9	On Completion of Brick Work	10%	(+) Service Tax
10	On Installation of Lift	5%	(+) Service Tax
11	On Completion of Internal Plaster Work	10%	(+) Service Tax
12	On Completion of Flooring	10%	(+) Service Tax
13	On Possession of Flat	5%	(+) Service Tax

DATE:

SIGNATURE:

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

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DOMJUR, HOWRAH. PIN-711409

EXTRA CHARGES AND DEPOSITS:

Extra Charges	Generator Charges @ ₹ 25/- per sq. ft on (SBUA) Electricity HTLT Charges @ ₹ 35/- per sq. ft on (SBUA) or Actual Legal Charges @ ₹ 15,000/- per unit Club Development Charges ₹ 50,000/- per unit Association Formation Charges @ ₹ 1/- per sq. ft on (SBUA).
Deposits	Maintenance for 12 months @ ₹ 1.5/- per sq. ft on (SBUA) p.m. * Sinking Fund for 6 months @ ₹ 1.5/- per sq. ft on (SBUA) p.m.* Panchayat Tax @ ₹ 15/- per sq.ft.)

PAYMENT SCHEDULE FOR EXTRA CHARGES AND DEPOSITS:

1. Generator Charges :- 50% at the time of completion of brick work of flat unit & 50% on the time of Possession.
2. Electricity Charges :- 100% at the time of Possession.
3. Legal Charges :- 50% at the time of Agreement & 50% on the time of Possession.
4. Club Development Charges :- 50% at the time of Agreement & 50% on the time of Possession.
5. Association Formation Charges :- 100% at the time of Possession.
6. Maintenance, Sinking Fund & Panchayat Tax Deposit :- 100 % at the time of Possession.
7. Service Tax Extra as per applicable + any other taxes as applicable.

* Deposits for Maintenance and Sinking fund are fixed as on date. It may vary as per the prevailing price at the time of handing over of flat.

APPLICANT PAYMENT DETAILS:

I / We enclose herewith DD/ Cheque No. _____ Drawn on _____

Branch _____ Dated _____ of ₹ _____ /-

(Rupees _____)

DATE:

SIGNATURE:

RESIDENTIAL APARTMENT AT “RIYA MANBHARI GREENS”

HOWRAH AMTA ROAD, ADJACENT OF DPS-HOWRAH, OPPOSITE JEEVANDEEP NURSING HOME,
DOMJUR, HOWRAH. PIN-711409

**A COPY OF FOLLOWING DOCUMENTS ARE REQUIRED FROM APPLICANT(S) AT THE TIME OF BOOKING.
IF THE BOOKING IS MADE IN THE NAME OF :**

1. INDIVIDUAL

- i. Photo ID proof (PAN Card, Voter ID Card and Passport)
- ii. Address Proof (Voter ID Card, Passport and Bank Pass Book)
- iii. PAN Card

2. COMPANY

- i. Memorandum and Articles of Association
- ii. Board resolution for purchasing property and Authorised Signatory
- iii. Trade License
- iv. PAN Card of the Company
- v. PAN Card of Directors and Authorised Signatory

3. PARTNERSHIP FIRM

- i. Partnership Deed
- ii. Authorisation Letter from the partners for Signatory on behalf of firm
- iii. Trade License
- iv. PAN Card of Firm
- v. PAN Card of Partners and Authorised Signatory

4. H.U.F.

- i. Registered Documents of H.U.F.
- ii. Power of Attorney (if any) of Authorised Signatory
- iii. PAN Card of Karta and Authorised Signatory
- iv. PAN Card of HUF

PERSONAL DETAILS

1. Date of Anniversary : _____
2. Spouse Birth Date: _____
3. No. of Children : _____
4. Name of children & date of birth : _____

5. How did you get to know about “RIYA MANBHARI GREENS”: through – (Direct, News papers/ Site hoarding / City hoardings/ Brokers/friends etc.)
6. Booking Reference _____

DATE:

SIGNATURE:

General Terms & Conditions (GTC) for Booking of Flats in “Riya Manbhari Greens”

RIYA MANBHARI PROJECTS LLP (hereinafter defined as “RMPL”) brings to you a Residential Project known as “*Riya Manbhari Greens*” in the town of Howrah, adjacent to DPS-Howrah at Howrah Amta Road, opposite Jeebandeep Nursing Home, Domjur, Howrah, Pin-711409, on the following “General Terms & Conditions” (GTC):-

1. Any individual (sole or joint), or any other legal entity can apply for booking of residential Flats in the ‘**Riya Manbhari Greens**’.
2. Booking shall be confirmed subject to availability of chosen Flats and also at the sole discretion of RMPL.
3. An Applicant applying for booking of flat will be required to furnish necessary documents as mentioned in the Application Form and / or otherwise required by RMPL from time to time.
4. Applications have to be made in the prescribed Application Form. It is important that care is taken to go through and understand the terms, conditions and instructions before filling in the Application Form.
5. Application must be accompanied by an A/c Payee cheque or Bank Draft or Pay Order drawn in favour of “**RIYA MANBHARI PROJECTS LLP**” payable at Kolkata for the amount of Application Money as stated in the payment schedule contained with Application Form and the same shall be deposited with our site sales office at Howrah Amta Road, Domjur – Howrah, Pin-711409 or our Corporate Office, 27, Brabourne Road, Narayani Building, 1st floor Room No-101, Kolkata-700001, during working hours.
6. If any information provided by the Applicant is found to be incorrect, then RMPL reserve the right to reject the Application / cancel the booking. If such cancellation takes place within 15 (fifteen) days of payment of application money, the amount paid till that date shall be refunded to the applicant without interest after deducting of ₹10,000/- (Rupees Ten Thousand only) as cancellation charges. However, if such cancellation takes place after 15 (fifteen) days from the date of payment of application money, then the applicant shall be refunded without interest after deduction of 10% (ten percent) of the total due amount.
7. All documents including the Agreements for sale and Deeds of Transfer / Conveyance regarding the Project shall be prepared by the Project Advocates, Messieurs Saha & Ray of 3A/1, 3rd Floor, Hastings Chambers, 7C, Kiran Shankar Roy Road, Kolkata - 700001.
8. The applicant has clearly understood that the application form does not make the applicant entitled to final allotment of the flat even after acknowledgement of receipt of the application money. After acknowledgement of receipt of the application money by RMPL the agreement for sale as per standard format prepared by the project advocates shall be executed between RMPL and the applicant. The applicant shall execute such agreement for sale within 15 (fifteen) days of being called upon to do so.
9. The Applicant accepts and agrees to abide by the Financials and Payment Schedule annexed hereto and undertakes to pay the Agreed Consideration, Additional Payments, Deposits, etc. in respect of the Flat within the respective due dates in accordance with the same. Possession of the Flat shall be made over to the Applicant subject to the Applicant making full payment of all dues including the Agreed Consideration, Additional Payments and Deposits (including those mentioned in the ‘Agreement for Sale’ and all other dues etc. to RMPL. The Deed of Transfer/ Conveyance of the Flat in the “**Riya Manbhari Greens**” shall be executed and registered in favour of the Applicant upon completion of construction of the new buildings and handing over of possession as aforesaid.
10. The agreed consideration and rate stated herein is exclusive of any kind of taxes, duties, charges levies etc. that may be levied by or be payable to the Government. All levies, duties, charges, surcharges, rates, taxes and outgoings including service tax, sales tax, VAT, Work contract Tax, CST, betterment fee, development charges etc., if any, that may be payable relating to the construction, transfer, ownership or maintenance of the Flat booked by the Applicant and/or the amounts payable for the same and/or relating to this Application, the Agreement for Sale and/or the Deed of Conveyance shall be the liability of the Applicant and the Applicant undertakes to make payment of the same in time or as and when the same is demanded by RMPL.
11. In case of default/delay in making any payment to RMPL, interest shall be payable by the Applicant at the rate of 18% (eighteen percent) per annum from the due date till the date of payment. In case of any deviation and/or default in adherence to the Financials and Payment Plan, this application shall be liable to be cancelled at the discretion of RMPL. Upon such cancellation the amount paid till that date shall be refunded within 60 (sixty) days to the Applicant without interest after deducting cancellation charges @10% (ten percent) of the total consideration amount.

DATE:

SIGNATURE:

12. The Applicant cannot assign or nominate anyone else in his/her/its place without obtaining prior written consent of RMPL and making payment of a Transfer Fee of 1% (One percent) of Sale Value to RMPL. However no assignment, nomination or transfer of allotment shall be permissible/allowed within 12 (twelve) months from the date of execution of Agreement for Sale.
13. RMPL shall maintain the project itself or through a professional Facility Management organization till completion of the entire project. Thereafter a company or Owners Association shall be formed by the RMPL making all Flat owners as its member and the said company and Owners Association shall maintain the project.
14. The Applicant shall pay all bills raised by the RMPL/the Facility Manager, within 7 (seven) days of presentation thereof, failing which the Applicant shall pay interest @ 2% (two percent) per month for the period of delay, computed from the date the payment became due till the date of payment, to the RMPL/the Facility Manager, as the case may be. If the bills remain outstanding for more than 2 (two) months, all common services shall be discontinued to the flat owners and the flat owners shall be disallowed from using the Common Portions and Facilities.
15. The Applicant declares and confirms that the Applicant has applied for booking of the flat in RMPL with full satisfaction of the right title and interest of the land owners and developer on which “**Riya Manbhari Greens**” is being constructed by RMPL.
16. RMPL shall have full right power and authority to make any variations, alterations, deletions and / or modification in plans and RMPL may make such changes either at its sole discretion or as may be directed by any competent authority and the Applicant shall have no right to object regarding the same.
17. All correspondence will be made with the Applicant at the address indicated in the Application Form unless change in address has been intimated to RMPL in writing by registered post with acknowledgement due.
18. Disputes if any arising out of the proposed booking shall be referred to M/s Saha & Ray of 7C, Kiran Shankar Roy Road, Kolkata. The arbitration shall be held in accordance with the Arbitration and Conciliation Act. 1996 as amended from time to time. The Arbitrator shall summary powers and may make interim orders and awards, whether interim or final. In connection with such arbitration only the Courts at Kolkata shall have jurisdiction.
19. RMPL at its sole discretion may relax or modify any of the conditions stated herein. It also reserves the right to reject any application without assigning any reason whatsoever.
20. RMPL and Land Owners / or its affiliated, officers, designated partner / partner, employees, agents, members, servants etc. shall not be liable for any direct, indirect, punitive, incidental, or consequential losses / claims / demand / damages suffered by any person /persons due to loss of documents, delay in postal services, delay in handing over possession of the flat /flats and any other eventualities beyond the control of RMPL and its associates and Applicant agrees to keep RMPL and Land Owners / or its affiliates, officers, designated partner / partner, employees, agents, members, servants, etc. saved harmless and indemnified with regards thereto.
21. The Applicant has read and understood the contents of the Application Form and this General Terms and Conditions and all terms, conditions obligations, considerations etc. contained herein are fully acceptable to and agreeable by Applicant and the Applicant gives his/her/its unconditional acceptance to the same. The Applicant undertakes to execute the Memorandum of Agreement for Sale as per RMPL’s standard format and all documents required by RMPL within 15 (fifteen) days of being called upon to do so.
22. The Applicant is aware that this application for provisional allotment shall always be subject to making timely payments by the Applicant as per the Financials and Payment Schedule and the compliance of the general terms and conditions which are duly agreed upon and accepted by the Applicant as also the terms and conditions mentioned in the Application Form, the Financials and Payment Schedule as also the Agreement to Sale.

DATE:

SIGNATURE:



Howrah Amta Road, Adjacent to DPS-Howrah, Opposite Jeevandeep Nursing Home, Domjur, Howrah, Pin-711409