

North Grandé

Health above all

A PROJECT BY CHITRAHILL REALTY



HEALTH ABOVE ALL

EXCLUSIVE 2, 3 & 4 BHK RESIDENCES

APPLICATION FORM

A Project by

ChitraHill Realty

Application form no. _____

Application Form



Please fill in relevant portions fully in BLOCK letters; strike out portions that are not applicable.

To,
ChitraHill Realty
Daimond Chambers,
4, Chowringhee Lane, 7th Floor, Room No. #7,
Kolkata - 700016

Dear Sir,

I/We wish to register a residential flat in the project named "NORTH GRANDE" being developed by "CHITRAHILL REALTY" at 128, Rabindra Sarani, PS.-Nimta, Kolkata-700049, Dist-North 24 Parganas, W.B.

I/We remit herewith a sum of Rs. _____ (Rupees _____
_____ Only) drawn on
_____ Bank, Vide Bank Draft/ RTGS/
NEFT/ Pay order No/ Cheque No. _____ dated _____ in favour of "CHITRAHILL REALTY NORTH
GRANDE" in case of Developer's allocation and in favour of "UPLINK PROPERTIES PVT. LTD." in case of Landlord's allocation both
payable at Kolkata, as 'Application Money'.

I/ We have clearly understood that this application does not constitute an Agreement to sell and I/We do not become entitled to the provisional and/or final allotment of/ Residential Apartment / notwithstanding the fact that CHITRAHILL REALTY /UPLINK PROPERTIES PVT. LTD. may have issued a receipt in acknowledgment of the Application Money tendered with the application and encashed the same. It is only after I/We am/are issued the Allotment Letter (mentioned hereunder) from CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD.as per company's standard format that the allotment shall become binding upon CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD.

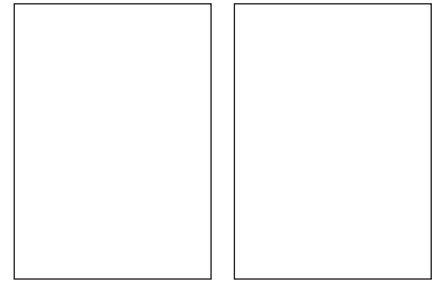
I/We have clearly understood and agreed that this application form will be processed by CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD. only after payment/ realisation of Application money of Rs. _____ (Rupees _____
_____ only) as specified in the Payment Schedule together with application form complete in all respects.

X _____
Signature of the Applicant

X _____
Signature of the Co-Applicant

A | APPLICANT

Full Name Mr./ Mrs. / Dr. / KARTA / M/S : _____



Father's / Husband's / Director's / Partner's Name : _____

Address (Correspondence) : _____

City : _____ State : _____ Pin Code :

Address (Permanent/Registered): _____

City : _____ State : _____ Pin Code :

DOB : Date of Anniversary: Date of Incorporation:

Gender : Male Female Nationality : _____ Occupation : _____

PAN : Passport No. : _____

Contact Details :

Mobile : _____ Office : _____ Residence : _____

E-mail ID : _____

B | CO-APPLICANT

Full Name Mr./ Mrs. / Dr. / KARTA / M/S : _____

Father's / Husband's / Director's / Partner's Name : _____

Address (Correspondence) : _____

City : _____ State : _____ Pin Code :

Address (Permanent/Registered): _____

City : _____ State : _____ Pin Code :

DOB : Date of Anniversary: Date of Incorporation:

Gender : Male Female Nationality : _____ Occupation : _____

PAN : Passport No. : _____

Contact Details :

Mobile : _____ Office : _____ Residence : _____

E-mail ID : _____

X
Signature of the Applicant

X
Signature of the Co-Applicant

C | UNIT DETAILS

Wing : _____ Floor: _____ Unit No. : _____

Unit Area (SBA): _____ sq.ft Number of Car Parking: _____ Type : OPEN Type : COVERED

D | PRICE DETAILS

Basic Rate : ₹ _____ per sq.ft.
Preferred Location (South Facing + Garden Facing) : ₹ _____ per sq.ft.
Floor Escalation : ₹ _____ per sq.ft.
Chargeable Rate : ₹ _____ per sq.ft.
Unit Cost : ₹ _____
Car Parking Cost : ₹ _____ per bay
Total Unit Cost : ₹ _____

Rupees _____ only

Extra Charges -

*Works Contract (Sales) Tax, Service Tax, VAT & other Government taxes duties & impositions as applicable from time to time, as per Annexure "A", not a part of the total unit cost, to be paid as per agreement.

E | DOCUMENTS REQUIRED

Documents required in case of an Individual:

1. One Copy of Passport size Photo of all the applicants _____
2. Pan card copy of the applicants _____
3. Signature verification of the applicants _____
4. Address proof of the applicants _____
5. Photocopy of the Passport (mandatory for NRI's) _____

Documents required in case of Company

1. Articles of Association & Memorandum of Association _____
2. Board resolution _____
3. Copy of PAN card of the Firm _____
4. Signature Verification of the Authorized Signatory _____
5. Photograph of the Authorized Signatory _____
6. Address proof of the Authorized Signatory _____
7. Copy of Pan card of the Authorized Signatory _____
8. Address Proof of Firm _____

Documents required in case of HUF

1. Copy of the Acknowledgment of Income Tax Return _____
2. Details of the Karta and Members of the HUF _____
3. Address proof of the Karta _____
4. Copy of Pan Card of HUF _____
5. Signature verification of the Karta _____
6. Photograph of the Karta _____
7. Copy of Pan card of the Karta _____

X _____
Signature of the Applicant

X _____
Signature of the Co-Applicant

DECLARATION

1. I/We hereby solemnly declare that the above mentioned facts are true to my knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD. of any future changes related to the information and details shown in this Application Form.

2. I/We hereby also declare that I/we have read and understood and all other information/conditions stated in the accompanying GENERAL TERMS & CONDITIONS including consideration of the units and price & payment schedule. By signing this Application form, I/We do hereby solemnly accept and agree to abide by the terms & conditions as stipulated in the accompanying GENERAL TERMS & CONDITIONS, which may be modified or amended by as and when Required.

3. CANCELLATION :

The applicant(s) shall be entitled to cancel the application and upon such cancellation CHITRAHILL REALTY/ UPLINK PROPERTIES PVT. LTD. shall refund the money paid by the Applicant(s) without interest subject to forfeiture of the following sums as detailed hereinunder:

Before execution of the Agreement for Sale Rs. 1,00,000/- (Rupees One Lac only)

After execution of the Agreement for Sale 5% (Five percent) of the total flat value.

Less all taxes paid

4. IF APPLICABLE: I / We hereby declare that and confirm that I am / We are a Non Resident Indian / Person of Indian Origin and I /We shall comply with all the statutory compliances as required from time to time under applicable laws / rules. and THE COMPANY shall not be liable for the same in any manner what so ever. () (Tick if applicable)

5. REJECTION AND REFUNDS

(a) Application remaining incomplete or deficient in any respect and/or not accompanied by the required remittance and/or relevant documentary evidence will be liable to be rejected. Application(s) containing information known to the applicant as false are liable to be summarily rejected and allotment shall stand cancelled whenever such defect are detected at any point of time even if allotment has been made. Upon such cancellation, the installments paid will be refunded without any interest after deduction as stated in clause 5(b).

(b) Application money received from the applicant/s will be refunded without interest to the applicant(s) who are unable to get an allotment from CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD. and Cheque for such refund shall be dispatched within 90 (Ninety) days from the date of receipt of the communication of non-allotment.

6. The Promoter shall be entitled to have the plan as is or 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 which the applicant(s) shall not raise an objection in any manner whatsoever.

7. In case the applicant(s) commits default in making payment of the consideration or in observing his/her covenants in the Agreement, then the Promoter shall be entitled to terminate the allotment / agreement without in any way becoming liable to the applicant(s) and upon the Promoter having entered into a contract for sale of the said Unit / Car parking space, the Promoter shall refund to the applicant(s) the earnest money paid by the applicant(s) to the Promoter after deduction of a sum equivalent to% (.....percent) of the consideration as and by way of pre-determined compensation / liquidated damages, it being clarified that other amounts on account of extras shall not be refunded.

8. The applicant(s) shall be bound to become a member of the Maintenance Company / the Association and shall sign and execute all paper, documents and applications for the purpose of formation of the same and proportionately pay and incur all costs, fees, charges, and expenses in that behalf and do all the necessary acts, deeds, matters and things.

9. The Nomination Charges will be 2% of the total unit cost including car parking after execution of the sale agreement and Rs. 1,00,000/- before execution of the sale agreement.

10. I/We have signed this application form after having read and understood what is written in this form.

11. I/We, confirm that the sale is direct / through Sales Associate Mr. / M/s. _____

(Signature/s of the First/Sole Applicant)

(Signature/s of the Joint/Second Applicant)

CHITRAHILL REALTY / UPLINK PROPERTIES PVT. LTD.
(Confirming Party)

(Sales Associate Signature/Seal)

Date _____

Place _____

Annexure 'A'**[Payment Schedule and Deposits and other charges]**

(Details / break up of deposits are exclusive of Service Tax)

Payment Schedule

On Booking		As applicable against BHK of Unit
On Sale Agreement (Within 45 days from booking date)	20%	(Base price + PLC + Car Park price after adjusting Booking amount) + Documentation Charges + Applicable S.Tax
On Foundation	15%	(Base price + PLC + Car Park price) + Applicable Service Tax
On Ground Floor Roof Casting	10%	(Base price + PLC + Car Park price) + Applicable Service Tax
On 1st Floor Roof Casting	10%	(Base price + PLC + Car Park price) + Applicable Service Tax
On 2nd Floor Roof Casting	10%	(Base price + PLC + Car Park price) + Applicable Service Tax
On 3rd Floor Roof Casting	5%	(Base price + PLC + Car Park price) + Applicable Service Tax + 50% of Mandatory Cost except Maintenance & Sinking Fund
On 4th Floor Roof Casting	5%	(Base price + PLC + Car Park price) + Applicable Service Tax
On 5th Floor Roof Casting	5%	(Base price + PLC + Car Park price) + Applicable Service Tax
On 6th Floor Roof Casting	5%	(Base price + PLC + Car Park price) + Applicable Service Tax
On Brick Work of Unit	5%	(Base price + PLC + Car Park price) + Applicable Service Tax
On Flooring of Unit	5%	(Base price + PLC + Car Park price) + Applicable Service Tax
On or Before Possession	5%	(Base price + PLC + Car Park price) + Applicable Service Tax + 50% of Mandatory Cost along with Maintenance & Sinking Fund

Notes:

- 1) Service Tax & other taxes will be charged extra as per applicable rates on all payment.
- 2) We will demand mandatory cost in Two parts - i) On or before 3rd floor roof casting and ii) On or before possession.
- 3) Payments received by cheques are subject to realisation.
- 4) Registration Cost and Legal Charges for the same will be extra and shall be born by customer.
- 5) Customer can opt more power backup after paying applicable amount, But written request should come before execution of Sale Agreement.
- 6) All Payments to be made in the name of :

a) For Developer's allocation:

"CHITRAHILL REALTY NORTH GRANDE"
Bank Name : HDFC Bank Ltd.
Current Account No. : 50200003112995
IFSC Code : HDFC 0001128
Branch Name : Salt Lake Sector-3

b) For Landlord's allocation:

"UPLINK PROPERTIES PVT LTD"
Bank Name : DENA Bank
Current Account No. : 054711023921
IFSC Code : BKDN0910547
Branch Name : BECKBAGAN BRANCH, 3 M L MITRA ROAD, KOLKATA-700017

- 7) Payment for Documentation Charges plus applicable service tax fo Sale Agreement will be in the name of **"V C AGARWAL AND COMPANY"**

Details of Mandatory Costs & Deposits :

- 1) Interest Free Maintenance Security Deposit @ Rs. 36/- per sqft. For One Year
- 2) Sinking fund @ Rs. 24/- per sqft
- 3) Transformer and Electricity charges @ Rs. 50/- per sqft. (Without meter deposit)
- 4) Club Membership fee @ Rs. 75/- per sqft. of the super built up area of the flat
- 5) A sum of Rs. 10,000/- towards documentation Charge for execution of agreement for sale
- 6) Interest Free Municipal Tax Deposit @ Rs. 18/ - per sqft
- 7) CESC meter & connection Charges on actuals
- 8) Stamp Duty, Registration Charges, Incidental Expenses, Govt. Taxes and Levies, any other charges will be as applicable
- 9) Cost for power backup :
 - a)For 2 BHK - 500 Watt - Rs. 20,000/-
 - b)For 3 BHK (Small) - 1000 Watt - Rs. 40,000/-
 - c)For 3 BHK (Medium) - 1000 Watt - Rs. 40000/-
 - c)For 3 BHK (Extreme Big) - 1250 Watt - Rs. 50,000/-
 - d)For 4 BHK - 1500 Watt - Rs. 60,000/-

X
Signature of the Applicant

X
Signature of the Co-Applicant

Remarks(if any)

X _____
Signature of the Applicant

X _____
Signature of the Co-Applicant

ACKNOWLEDGEMENT SLIP

Received Application No. _____

Name of the Sole /First Applicant FULL NAME, in CAPITAL Letters (In the order of First, Middle and Last Name, Leaving a space between words)

Mr./Ms./Mrs./Dr./Col. _____

Cheque/ Demand Draft/ Pay Order No. _____ Dated _____

Drawn on _____ Bank

_____ Branch.

Date: _____

Name & Signature of Sales Person

X _____
Signature of the Applicant

X _____
Signature of the Co-Applicant

Jointly Developed By:

