

AMRITA ALAYAM

BGA REALTORS

Branch Office: M. N. SARKAR ROAD, MAHANANDA PARA, SILIGURI 734001
Corp. Office: P-399, KEYATALA LANE, GARIAHAT- GOLPARK, KOLKATA – 700029

Application for ALLOTMENT OF RESIDENTIAL FLATS AT RANIDANGA, SILIGURI

DETAILS OF APPLICANT

NAME

ADDRESS

PHONE (R) (O).....
(M)

CHOICE OF FLAT

BLDG. NO. **BLOCK NO.** **FLAT NO.**

FLOOR **AREA (SBUA)**

FLAT VALUE RS. **PARKING VALUE RS.**

TOTAL VALUE RS. **BOOKING RS.**

MODE OF PAYMENT **M/R NO** **DT**

PAYMENT SCHEDULE – (OPTION – I)

Booking money Rs. 50,000/-

Remaining balance amount to be paid within 1 month of Booking prior processing of Registration.

Note: Booking money paid herewith shall be adjusted at the time of final installment of payment flat value

Date:

Place:

Signature of Applicant (s)

Contd.....P/2

PROJECT : AMRITA ALAYAM

**APPLICATION FOR ALLOTMENT OF RESIDENTIAL FLAT/S AT
AT RANIDANGA, SILIGURI**

**BGA REALTORS,
P-399, KEYATALA LANE,
KOLKATA - 700029**

I/We request that I/We may be allotted Residential flat/flats in your above project.

I/We agree to sign and execute as and when desired by the company, the flat buyer's agreement on the Company's standard format. I/We remit herewith a sum of Rs.....(Rupees). Only by Cash/Cheque/Demand Draft No..... Dated..... Drawn on..... being the money for allotment of Flat/Flats.

1. FIRST APPLICANT
SON /DAUGHTER/WIFE OF
ADDRESS

NATIONALITY PAN
RESIDENTIAL STATUS
RELIGION OCCUPATION.....
2. SECOND APPLICANT
SON /DAUGHTER/WIFE OF
ADDRESS

NATIONALITY PAN
RESIDENTIAL STATUS
RELIGION OCCUPATION.....
3. COMPANY
REGISTERED ADDRESS

PAN

SIGNATURE OF THE FIRST APPLICANT

Date:
Place:

SIGNATURE OF THE SECOND APPLICANT

Contd..P/3

Mutually Agreed Schedule Of Payment(Option –I)

On or before taking possessions of the said flat the purchaser/s shall
Pay the following amounts:

	Gr. Floor	1 st floor	2 nd floor	3 rd floor
Development & Power Distribution charges	Rs. 35,000/-	Rs. 35,000/-	Rs. 35,000/-	Rs. 35,000/-
Common Area Maintenance with Generator charges (2 yrs at a time)	Rs. 25,700/-	Rs. 25,700/-	Rs. 25,700/-	Rs. 25,700/-
GST on Maintenance Charge @ 18%	Rs. 4,626/-	Rs. 4,626/-	Rs. 4,626/-	Rs. 4,626/-
Total Amount of incidental charges	Rs. 65,326/-	Rs. 65,326/-	Rs. 65,326/-	Rs. 65,326/-

****GST is applicable as per Government Rules**

Failure to comply with mutually agreed payment schedule stated above will attract interest @ 2% per month

Date:

Place:

Signature of Applicant (s)

BGA REALTORS

P-399, KEYATALA LANE, KOLKATA – 700029

PARTICULARS OF FLAT AND PRICE OF FLAT “RANIDANGA, SILIGURI”

BLDG.	BLOCK	FLOOR
FLAT NO.	SQ.FT. (SBUA)	PRICE OF FLAT (RS.)

- (i) The price of flat is calculated on Super Built-up Area basis. Super Built-up Area is its Carpet Area + Area of Walls + Proportionate share of common pool areas, services areas and external areas.
- (ii) In addition to the value as above, a flat buyer has to pay proportionate amount of all taxes, fees, transformer installation, electrical distribution expenses and expenses of any betterment and / or Development fees payable to any statutory authority at actual.
- (iii) The Stamp Duty, Registration Charge, Legal and processing expenses involved in execution of Conveyance Deed is to be paid by the flat buyer.

GENERAL TERMS OF ALLOTMENT OF FLAT / FLATS

- Booking Money of Rs. 50,000/- to be paid per one unit/s flat along with the application for allotment of flat / flats.
- 30% of total value of flat / flats within 21 days from the date of Booking.
- Balance amount of total value Flat /Flats is to be paid in equal monthly installments
- In addition to above a flat buyer/s will have to pay before taking over possession of Flat / Flats:
 - Proportionate amount of all taxes, fees, transformer installation, electrical distribution expense payable to any statutory authority or authorities at actual.
 - Legal & documentation expenses Rs. 10,000/- payable to R. Ginodia & Co.
 - Common area Maintenance with generator charges @ Rs. 25,700/- (Rupees Twenty Five Thousand Seven Hundred only) payable at the time of possession.
- It will be the responsibility of the flat owners to have their own electric Meter connected from the WBSEDCL at their own cost.
- Booking Money once paid is NOT refundable.
- BGA Realtors** is entitled to cancel the booking and forfeit the “Booking Money” paid. In case of failure to comply with payment terms agreed by the Applicant/s.

Note: Cheques and Drafts are to be made only in favour of “**BGA REALTORS**”

DECLARATION

1. I/We hereby solemnly declare that all the foregoing facts are true to the best of my knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform BGA Realtors of any future changes, related to the information and details shown in this application form.
2. I/We also declare that I/We have read and understood the terms & conditions of sale and other information/conditions stated in the “General Terms of Allotment of Flat/Flats” including statement area and number of Apartments offered and Price & Payment schedules. I/We do hereby solemnly accept and agree to abide by them and also others as may be prescribed by BGA Realtors in future. I/We further agree to sign and execute the necessary documents as and when required by BGA Realtors.
3. I/We, unconditionally agree to pay the allotment money due (incase I/We are allotted any unit in terms of this application) within 21 days of the date of allotment, failing which the allotment made against my application would stand cancelled and the booking money forfeited as per the terms of the “general terms of allotment of flat/flats”.
4. In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the company reserves the right to cancel the booking without giving any notice to the applicant(s).
5. In case my/our application for booking of the said apartment is accepted and the company makes an allotment, then I/We undertake to execute all documents/agreements as per the company’s format according to the lawyers appointed by the Company and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the company in due course.
6. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful considerations to all facts, terms and conditions, I/We have signed this application form and paid the advance booking amount for allotment. I/We further undertake and assure the company that in the event of rejection of my/our application for booking as per decision of the company, even in the eventuality of forfeiture of my/our earnest money (as defined in schedule hereinafter) in accordance therewith, I/We shall be left with no right, title, interest or lien under this application or against any apartment in relation to the said Project ‘AMRITA ALAYAM’
7. I/We, solemnly declare that I/We want and shall use the apartment (applied for) for residential purpose only.
8. I/We have signed the application form after having read and understood what is written above.

SIGNATURE OF THE FIRST APPLICANT

Date:

Place:

SIGNATURE OF THE SECOND APPLICANT

GENERAL SPECIFICATION FOR THE FLATS OF THE RESIDENTIAL BUILDING
COMPLEX “AMRITA AYALAM” LOCATED AT RANIDANGA, SILIGURI

STRUCTURE	:	Construction will be of Standard solid block bricks / Red Bricks & RCC with Gravel designed by our Architect / Engineer.
FINISHING	:	External plastered surface shall be painted with cement paint and internal finishing will be with plaster of Paris over a coat of primer.
DOORS	:	All Doors shall be 32 mm. thick commercial flush doors with steel fittings. Frames are of Malaysia Sal finished with enamel paint.
WINDOWS	:	Fully glazed composite steel windows with steel fittings.
FLOORING	:	Ceramic Tiles flooring in all rooms and toilets.
TOILET	:	One white E.W.C. with PVC Cistern, white porcelain basin. All pipes will be of GI / PVC & fittings will be chromium plated & toilet wall will have colored glazed tiles upto lintel level. Hot & cold water line at shower place only.
ELECTRICALS	:	All rooms will have concealed wiring. All wirings will be of copper conductor of standard make. All rooms will consist of two light points, one fan point & one plug point. Kitchen will have one light point and one power point. One point for fridge connection and One calling bell point at the entrance will also be provided. TV & Tel. points in living/dining room will be provided.
KITCHENETTE	:	Raised Black Stone cooking platform with 2ft. high white/colored glazed tiles above cooking platform only and one Black Stone sink and one tap will be provided.
SEWAGE	:	Septic Tank
WATER	:	24 hrs. Water supply from Tube well with Pump
OTHER FACILITIES / AMENITIES	:	<ul style="list-style-type: none"> • Lift Facility in Each Block • Intercom facilities • AC Community Hall • Multi-Gym & Indoor Sports • Garden & Fountain • Stand by Generator for Pump, Lift, Area Lighting and 200 watt to all flats. • 24 hrs Security Guard • Shuttle Bus service from the Complex.

Date:

Place:

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT

Note: All specification, sized and layout etc. are tentative and subject to variations / additions and modifications decided by the Company or by an authorized competent authority.