



ORCHARD
avaasa

Sub : Application for provisional booking of Unit/s in the project "Orchard Avaasa" being developed at Hidco Street No 709, Action Area II D, Rajarhat, Kolkata – 700136

FIRST/ SOLE APPLICANT

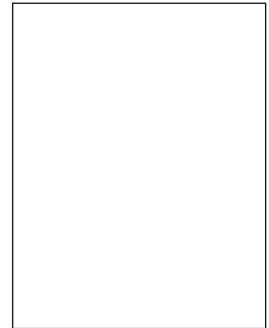
Mr. / Ms. / Mrs. / M/s _____

S/o., D/o., W/o., C/o. _____

Occupation: _____ Age: _____ years

Nationality: _____ I.T. PAN: _____

DOB: _____ Anniversary Date : _____



SECOND/ JOINT APPLICANT

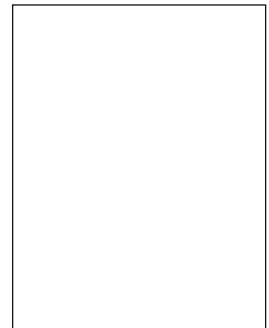
Mr. / Ms. / Mrs. / M/s _____

S/o., D/o., W/o., C/o. _____

Occupation: _____ Age: _____ years

Nationality: _____ I.T. PAN: _____

DOB: _____ Anniversary Date : _____



CONTACT DETAILS

Residential Address _____
Pin _____

Post Office _____ Police Station _____

Mailing Address _____
Pin _____

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

(Email:) _____

Booking Source _____

(Note: Additional information will be required for NRI/POI applicant/s.)

CHOICE OF UNIT

BHK: 2 (Two) 3 (Three)

Flat Type: A B C D E F G

Floor: Carpet Area (sqft): _____ Balcony area (sqft): _____ Open Terrace (sqft): _____

Parking: Open Covered Mechanical Gr. Covered Mechanical 1st Level Covered Mechanical open /dedendent Mechanical Pit Covered

FOR OFFICE USE ONLY

PRICING PARTICULARS

Flat Value	<input type="text"/>
Parking	<input type="text"/>
Extra Development Charges (EDC)	<input type="text"/>
Total Consideration	<input type="text"/>

ADDITIONAL CHARGES

	RATE	TOTAL PRICE
Security Deposit	<input type="text"/>	<input type="text"/>
Advance Maintenance (For 12 Months)	<input type="text"/>	<input type="text"/>
Municipal Deposit	<input type="text"/>	<input type="text"/>

Note: Taxes will be applicable as per govt. norms.

PAYMENT SCHEDULE

SI. No	Payment Event	Flat	Parking	EDC
1	Booking Amount	Rs. 2,00,000/-		
2	Execution of Sale Agreement (within 30 days of Booking)	10%	10%	20%
3	On completion of Piling	10%	10%	
4	On completion of Ground Floor Slab Casting	10%	10%	
5	On completion of 2nd floor Roof Casting	10%	10%	
6	On completion of 4th floor Roof Casting	5%	5%	
7	On completion of 6th floor Roof Casting	5%	5%	
8	On completion of 8th floor Roof Casting	5%	5%	
9	On completion of 10th floor Roof Casting	5%	5%	
10	On completion of 13th floor Roof Casting	5%	5%	
11	On completion of Flooring of the unit booked	15%	15%	40%
12	On completion of the Unit booked	10%	10%	40%
13	On Possession of the unit booked	10%	10%	

*NOTE- Booking amount is adjustable with the next payment.

APPLICATION PAYMENT DETAILS

SI.	Cheque/ DD No.	Date	Drawn On Bank & Branch	Amount

Signature of First/ Sole Applicant

Signature of Second Applicant

PAYMENTS TERMS

1. In case the applicant / allottee fails in executing the agreement for sale or default in making all payments within the stipulated time, the management shall reserve the right to charge interest as per applicable laws and further delay in payment the management reserve the right to cancel the flat and forfeit the booking amount and interest charges as applicable.
2. Nomination of ones booking would be allowed only after one year of the Sale Agreement as well as payment of nomination fees @ 2% of total Consideration.
3. In addition to the consideration the purchaser shall pay all other levies/ taxes/ duties and statutory liabilities which may be impose by the Govt. from time to time.
4. TDS as applicable needs to be deducted by the allottee and deposited to the concerned department.

TERMS AND CONDITIONS

1. The following stipulations should be read carefully and understood before filling up the application form for allotment of an apartment at Orchard Avaasa a residential project being carried out by Oswal Properties Private Limited (herein referred as the promoter) having registered office at 159, Rabindra Sarani, Onkar Mansion, 2nd Floor, Room No-2C. Kolkata —700007.
2. The applicant shall pay the application money by means of cheque/ Pay Order drawn in favour of Oswal Properties Private Limited payable at Kolkata.
3. Application from person other than Indian citizen domiciled in India shall be accepted after fulfillment of all necessary formalities as per The Reserve Bank Of India.
4. The applicant shall bear the responsibility in case the particulars given by the applicant are incorrect. The applicant shall however inform the promoter in case of any changes in the particulars as mentioned in the application form.
5. The choice of the apartment will be done on first-come-first serve basis and is subject to availability and the promoter reserves the right to allot.
6. If on scrutiny even after application it is found from the documents submitted that the applicant is not eligible for allotment of residential Unit for any reason it may be decided to cancel the selection of the allotment without prejudice to any other condition herein.
7. If the allotment of any residential Unit is obtained by misrepresentation or fraud the allotment shall be liable to be cancelled and the allotment shall not be entitled to claim any compensation.

8. The applicant shall not use the residential Unit for business of trade or professional use.
9. The applicant shall not raise objections to any lawful additional constructions undertaken in the Project including construction of any additional building/tower by M/s. Oswal Properties Private Limited.
10. The applicant agrees and understands that all images/illustrations/models shown in the sales material including brochures and promotional videos are indicative for representational purposes only. The actual Unit and other specifications, amenities and facilities in the Project on completion may vary from the representational images/ illustrations/models and the applicant shall not make any issue or claims in respect thereto.
11. The applicant understands that the final allotment of parking space/s in the Project to the applicant shall be at the absolute discretion of M/s. Oswal Properties Private Limited and the applicant shall not make any issue or claims in respect thereto.
12. The applicant understands that the parking layout plan as provided in the sanctioned building plan of the Project may undergo modification/alteration as per the applicable laws and the applicant shall not make any issue or claims in respect thereto.
13. The applicant understands and agrees that the specifications, amenities and facilities to be provided in the Project may undergo certain changes and alterations as permitted under the applicable laws and the applicant shall not make any issue or claims in respect thereto.
14. The applicant understands that this Application Form shall be read and interpreted along with the standard Agreement for Sale to be executed by the applicant on successful allotment of an Unit.

DECLARATION

1. I/We have read and understood all the Terms and Conditions as laid herein before submitting this Application Form and also agree to abide by them and also others including Area, Price, and Payment Terms prescribed by you.
2. I/We undertake to inform you of any changes to the above information and particulars furnished by me/us.
3. I/We shall not be entitled to and hereby agree not to set up any oral agreement whatsoever or howsoever. Documentation Charges/ Legal Fees shall be payable separately.
4. I/We have sought details explanation and clarifications and after giving careful consideration to all fact, terms, conditions and representations made by the Builder. I/We have signed this Application Form and paid the amount payable thereof fully of my/our liabilities and obligations towards the builder.

Signature of First/ Sole Applicant

Signature of Second Applicant

Date

K. Y. C. DOCUMENT SUBMITTED

- Passport Size Photograph
- Pan Card
- Voter Id Card
- Aadhar Card
- Passport
- Electricity Bill
- Telephone Bill (BSNL Only)
- Others _____