

# Application Form

# ORCHARD

GODREJ SE7EN, JOKA, KOLKATA

JOINT DEVELOPEMENT PARTNER

**SELV EL**

A NATIONAL OUTDOOR MEDIA COMPANY

*Godrej* | **PROPERTIES**

# ORCHARD

GODREJ SE7EN, JOKA, KOLKATA

Orchard PH2B At Godrej SE7EN

## APPLICATION FORM

**WB RERA**

**Registration No.**

WB RERA/P/SOU/2023/000015

**WB RERA website:**

[rera.wb.gov.in](http://rera.wb.gov.in)

Sales order No :	Customer ID :	Date:
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To,	
Godrej Amitis Developers LLP Godrej One, 10th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, Maharashtra , India	

1	2	3

I/We, the Applicant/s mentioned below, request that I/we be allotted a residential flat / unit / apartment in the project "Orchard PH2B at Godrej SE7EN", situated at \_\_\_\_\_ ("Project") details whereof are as under and in terms of this Application Form , which is more particularly mentioned in Annexure G (Terms and Conditions).

### 1. APPLICANT/S DETAILS

IN CASE OF INDIVIDUAL			
	1 <sup>st</sup> Applicant	2 <sup>nd</sup> Applicant	3 <sup>rd</sup> Applicant
Full Name (in capital)			
Date of Birth			
PAN			
Nationality & Residential Status			

Permanent Address			
Mobile No.			
Email Id			
Address for Communication			
Payment share for TDS			

**Note:** Applicant's passport size photograph and photocopies of PAN Card/OCI/PIO and Voter Card to be mandatorily submitted along with this Application Form. All compliance in terms of the Foreign Exchange Management Act, 1999 and its amendments shall be the sole responsibility of the Applicant/s. By providing Applicant's personal information in this Application Form, the Applicant/s hereby consents and authorizes Godrej Properties Limited or/and its affiliates to communicate with the Applicant/s by email(s), call(s), SMS(es), WhatsApp, electronic communication(s) using digital media or via any other mode of communication in relation to any of the information pertaining to the Project.

✓ Anupa Datta Roy

(First/Sole Applicant)

\_\_\_\_\_ (Second Applicant)

\_\_\_\_\_ (Third Applicant)

In case of Company/ Partnership Firm/ LLP /Trust / HUF/	
Name	
Date of Incorporation/ Formation	
PAN/CIN/LLPIN	
Registered Office Address	
Name of Authorized Representative/ Partner /Karta/Trustee	

**Note:** If Applicant/s is Company/Partnership Firm/Limited Liability Partnership (LLP)/Trust/Hindu Undivided Family (HUF), then the following incorporation documents (as applicable) are required to be submitted along with this Application Form: (a) Certificate of Incorporation/Registration Certificate for the applicable entity (b) Memorandum of Association (c) Articles of Association (d) Partnership Deed (e) Limited Liability Partnership Agreement (f) Trust Deed (g) HUF PAN (h) Board/Partner/Trust's Resolution authorizing this purchase along with the name of the authorized representative/Partner. Please affix the official stamp/signature of the respective Company//Partnership Firm/LLP/Trust/HUF as may be applicable.

<b>2.</b>	<b>MODE OF BOOKING</b>
	Direct or Channel Partner : _____  Name of the Developer's sale's representative _____  Name, contact number, stamp and signature of Channel Partner (if applicable): _____  (WBRERA Registration No _____, Valid upto _____)
<b>3.</b>	<b>PURPOSE OF PURCHASE: Investment _____ Self-Use _____</b>
<b>4.</b>	<b>FINANCE FROM BANK/FINANCIAL INSTITUTION: YES / NO</b>  If yes, Preferred Financial Institution: _____.

## 5. DETAILS OF FLAT/UNIT ("Flat"/"Unit") SALE CONSIDERATION AND ESTIMATED OTHER CHARGES

I. Flat/Unit Details			
A	Details of Flat/Unit	Flat/Unit No.: _____, ___ Floor, Tower: ___. The Floor Plan/Unit Plan demarcating the Flat/Unit is attached as <b>Annexure A</b> .	
B	Location of Building	As shown shaded in _____ in the Plan attached as <b>Annexure B</b> hereto.	
C	Area (in square meters only)	Carpet Area*	
		Exclusive Areas**	
		<b>Total Area#</b>	
D	Car Park Space(s)		
		Independent	Dependent
		<i>Please mention the number of car park(s). Mention '0' where not applicable.]</i>	
E	Specification(s) of Flat/Unit	As per <b>Annexure C</b> .	
F	Common Areas Amenities and Facilities	As per <b>Annexure D &amp; E</b> .	
II. Sale Consideration (As per Annexure - F)			
A	Flat/Unit Carpet Area	Rs. _____/-	
B	Exclusive Areas	Rs. _____/-	
C	Car Parking Space(s)	Rs. _____/-	
D	Proportionate Common Areas Charges including Club house development Charges calculated on the Carpet Area	Rs. _____/-	
E	Facilities <i>[Note: this will include Club house membership fees/charges, PLC and floor rise.]</i>	Rs. _____/-	

✓ Arupa Dutta Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

<b>Total (Rounded off)</b>		Rs. _____ /- <b>(Rupees _____ Only)</b>
<b>F</b>	Payment Schedule	As per <b>Annexure F</b> .
<b>III. Estimated Other Charges</b>		As per <b>Annexure F</b> .

\*"Carpet Area" shall mean net usable floor area of the Flat/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Flat/Unit for exclusive use of the Applicant/s and exclusive open terrace area appurtenant to the Flat/Unit for exclusive use of the Applicant, but includes the area covered by the internal partition walls of the Flat/Unit.

○)"Exclusive Areas" shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Flat/Unit and meant for exclusive use of the Applicant/s and other areas appurtenant to the Flat/Unit for exclusive use of the Applicant/s.

#"Total Area" shall mean the Carpet Area and Exclusive Areas collectively.

<b>6.</b>	In addition to the sale consideration, estimated other charges, I/we agree and undertake to pay the following amounts as and when demanded by the Developer, towards:	
<b>a)</b>	All applicable and future taxes, levies, duties, cesses, charges including but not limited to goods and services tax (GST) and/or TDS, land under construction tax as demanded by the authorities, property tax, External Development Charges (EDC), Infrastructure Development Charges (IDC), lease rent, lease premium, if any applicable and/or all other direct/indirect taxes/duties, impositions levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies (" <b>Statutory Charges/ Other Charges</b> ") in respect of the Flat/Unit and/or the transaction contemplated herein and/or in respect of the sale consideration and/or the other amounts payable by me/us. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Developer shall be binding on me/us.	
<b>b)</b>	The Applicant/s hereby confirms and acknowledges that under Section 194-IA of the Income Tax Act, 1961, it is the Applicant/s responsibility for timely deduction of TDS and payment of the same to the authorities. Any default, penalty, claim or demand arising on account of the Applicant/s failing to deposit the deducted TDS amount or to submit the original TDS certificate shall be exclusively on the Applicant/s' account as per applicable Relevant Laws, to which the Applicant/s hereby agree and confirm to indemnify and keep indemnified the Developer at all times.	
<b>c)</b>	All costs, charges and expenses including but not limited to stamp duty, registration charges and/or incidental charges in connection with the any of the documents to be executed for the sale of the Flat/Unit including on this Application Form and/or the Allotment Letter and/or the Agreement for Sale (as defined below) as per the provisions of applicable laws, shall be borne and paid by the Applicant/s as and when demanded by the Developer.  I/We understand that, under the GST Law, a notified class of registered persons have to upload specified details on Invoice Registration Portal ("IRP") of GST for supplies made to registered	

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(First/Sole Applicant)

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(Third Applicant)

	<p>buyers and obtain an Invoice Reference No. (IRN) and Digitally Signed QR Code from the GST authorities at the time of issue of Invoice. Thereafter, such IRN and Digitally Signed QR Code needs to be affixed on Invoice to be issued by such registered person to the registered buyer. In relation thereto the I/we am/are providing declaration as annexed hereto as <b>Annexure H</b>.</p> <p>For the purpose of this Application Form, "GST" means and includes any tax imposed on the supply of goods or services or both under GST Law. "GST Law" shall mean and include the Integrated Goods &amp; Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods &amp; Services Tax Act and State Goods &amp; Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc. "Cess" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law. "Applicable Law" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, notifications, orders, bye-laws etc. including amendments/ modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government notifications, circulars, directives, order or direction, judgment, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Application Form or thereafter.</p>
7.	<p>I/We further confirm that I/we am submitting this Application Form after understanding the entire manner and scope of development to be undertaken in the Project, including the details of the Carpet Area, Exclusive Area, Common Areas and Facilities being provided, without relying on any of the publicity materials / advertisements published in any form or any channel by the Developer or any third party. I/We am/are aware and I/we confirm that the advisements / publicity material released does not provide any warranty and may not be providing complete details / disclosures as may be required under the Real Estate (Regulation and Development) Act, 2016 ("RERA")/ ("RERA")/ applicable laws read with the applicable Rules framed thereunder and I/we am/are not relying on the same for my/our decision to purchase the Flat/ Unit. I/We further confirm and undertake to not make any claim against the Developer or seek cancellation of the Application Form / allotment or refund of the monies paid by me/us by reason of anything contained in the publicity material / advertisement published in any form or in any channel, by the Developer or any third party. I/We acknowledge that I/we have not relied upon the interiors depicted / illustrated in marketing collaterals/ the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein and understand that the same is shown only as a suggested layout/ furnishing options without any obligation on the part of the Developer to provide the same.</p>
8.	<p>I/We acknowledge, agree and undertake that I/we shall neither hold the Developer or any of its affiliates liable/responsible for any representation/ commitment/offer made by any third party to me/us nor make any claims/demands on the Developers or any of its affiliates with respect thereto.</p>
9.	<p>Save and except the information / disclosure contained herein and on WB RERA website, I/we confirm and undertake not to make any claim against the Developer or seek cancellation of this Application Form / allotment letter/ Agreement for Sale or refund of the monies paid by me by reason of anything contained in other information / disclosure not forming part of this Application Form / allotment letter/ Agreement for Sale or the WB RERA website.</p>
10.	<p>I/We have fully read and understood the Terms and Conditions attached hereto as <b>Annexure G</b> which contains broad terms, conditions, representations, covenants, etc. as well as the terms of the Agreement for Sale uploaded on WB RERA website and do hereby agree, undertake and covenant to abide and be bound by them and also by the area, sale consideration, estimated other charges and payment terms as set out herein. The Terms and Conditions as mentioned in <b>Annexure G</b> forms an integral part of this Application Form and shall always be read together with this Application</p>


✓ Arupa Datta Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

	Form and be construed accordingly.															
<b>11.</b>	I/We have taken the decision to purchase the Flat/Unit in the Project out of my/our own free will after giving careful consideration to the nature and scope of the entire development explained to me/us in person including the disclosures contained herein as well as made available on WB RERA website and remitted the amounts payable thereof fully conscious of my rights, liabilities and obligations. All the above information provided by me/us is true and nothing has been concealed or suppressed. I/We further undertake to inform the Developer promptly of any changes to the above information and particulars furnished by me/us.															
<b>12.</b>	<p>I/We hereby confirm that, I/we have made the payment of the Application Money (money tendered along with this Application Form forming a part of the booking amount) towards the Flat, details whereof are as under:</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Payment Type</th> <th style="padding: 5px;">Bank Name</th> <th style="padding: 5px;">Amount</th> <th style="padding: 5px;">Branch</th> <th style="padding: 5px;">Transaction ID</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>I/We hereby understand that any payment shall be subject to realization and/or actual credit in Developer's bank account.</p>	Payment Type	Bank Name	Amount	Branch	Transaction ID										
Payment Type	Bank Name	Amount	Branch	Transaction ID												
<b>13.</b>	<p>In the event, the Developer is required to refund any amounts in terms of this Application Form, the Developer may refund such amounts in the below Bank account. I/We agree to update the Developer of any change in the Bank account details immediately and shall not hold the Developer liable in case of my/our failure in this regard.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Name of Account Holder</th> <th style="padding: 5px;">Bank Account No.</th> <th style="padding: 5px;">Name of the Bank and Branch</th> <th style="padding: 5px;">IFSC</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name of Account Holder	Bank Account No.	Name of the Bank and Branch	IFSC											
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 (First/Sole Applicant)

\_\_\_\_\_  
 (Second Applicant)

\_\_\_\_\_  
 (Third Applicant)

Preference of Parking (Please tick the preferred option)	
<input type="checkbox"/> MLCP	
<input type="checkbox"/> OCP(I)	
<input type="checkbox"/> GCP (D)	
<input type="checkbox"/> GCP(D)-MS	
<input type="checkbox"/> OCP(D)-MS	
<input type="checkbox"/> No Parking	
Parking Code	Type of parking
MLCP	Multi-Level Car Parking
OCP(I)	Open On Ground (Independent)
GCP(D)	Ground Covered Dependent
GCP(D)-MS	Ground Covered Dependent Mechanical Stack
OCP(D)-MS	Open Dependent Mechanical Stack Parking

\*\*The Allocation of the Parking Space in the Project shall be as per the applicable Bye-Laws/Constitutional documents of the Society/Association/Apex Body/ the Relevant Laws. The Parking Space shall be allocated on a right to use basis vis-à-vis the said Flat/Unit as a Limited Common Area.. The exact location of the Parking Space shall be finalized at the time of completion of the project and communicated to you subject to the subsequent ratification by the Society/Association/Apex Body

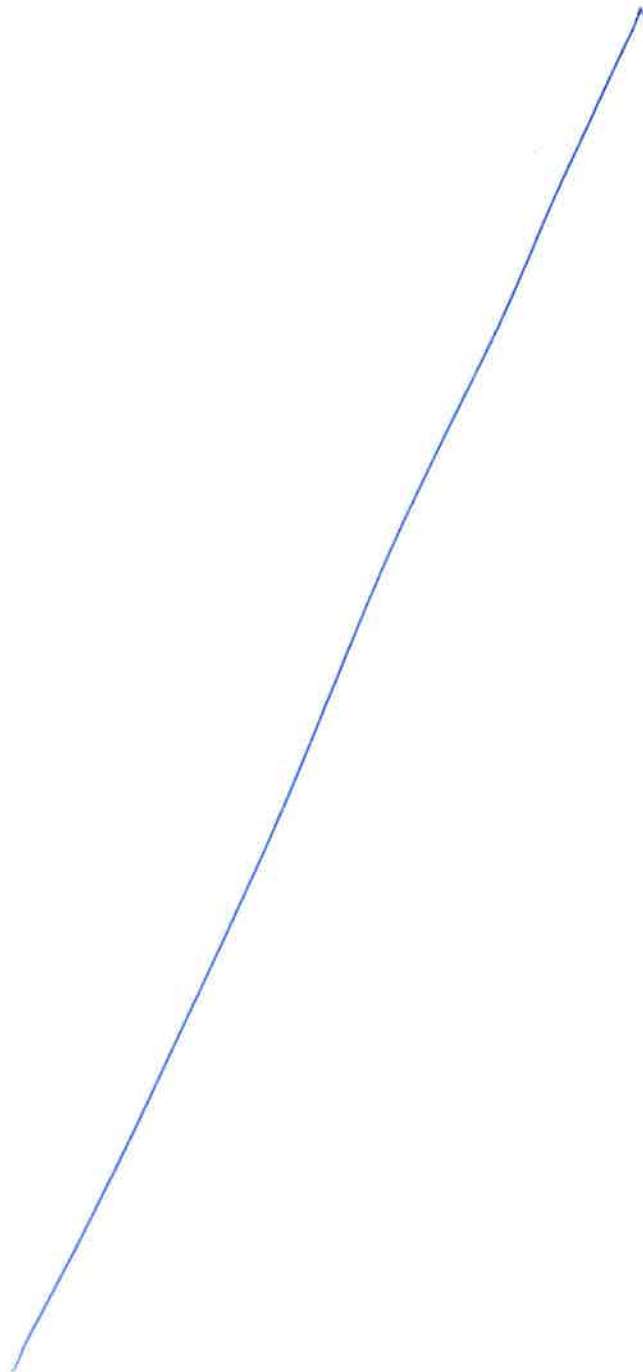


(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

**ANNEXURE - A**  
**FLOOR PLAN/UNIT PLAN**



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(First/Sole Applicant)

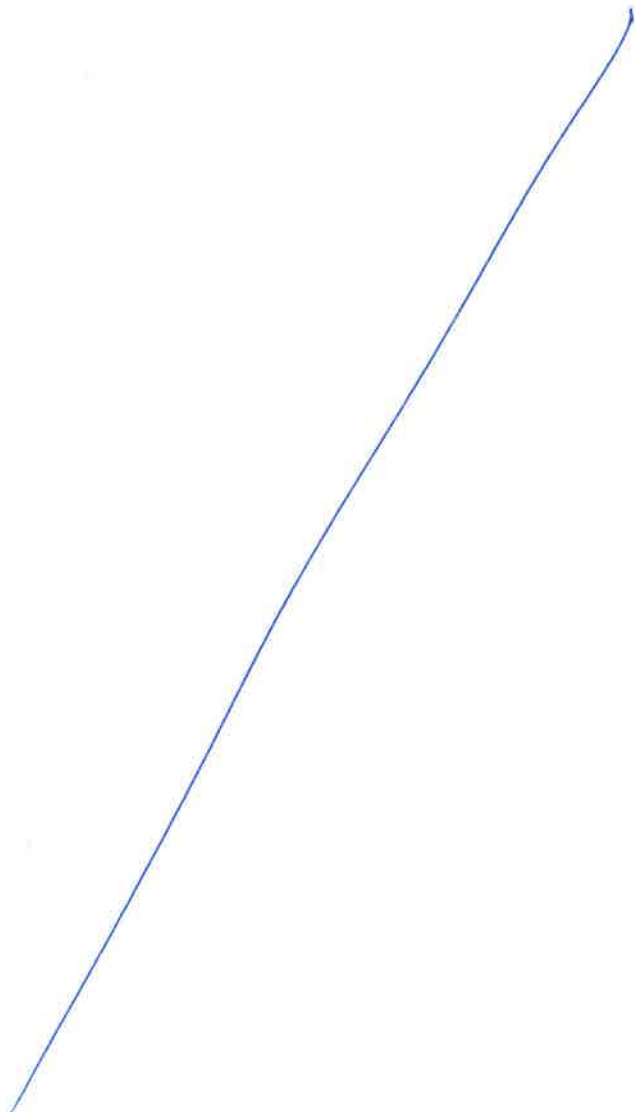
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(Second Applicant)

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(Third Applicant)

**ANNEXURE – B**  
**LOCATION OF THE BUILDING/TOWER**



\_\_\_\_\_  
(First/Sole Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(Third Applicant)

**ANNEXURE – C**  
**SPECIFICATIONS**

<b>STRUCTURE</b>	RCC Frame Structure with RCC wall and blockwork
<b>FLOORING</b>	
Living/Dining	Vitrified Tiles
Master Bedroom	Laminated Wooden Flooring
Other Bedrooms	Vitrified Tiles
Toilets-Floor	Anti-Skid Ceramic Tiles
Toilets-Dado	Ceramic
Kitchen Floor	Vitrified Tiles
Kitchen Dado	Ceramic
Utility	Ceramic
Common Lobby	Vitrified Tiles
GF Lobby	Vitrified tiles
Balconies	Ceramic tiles
<b>DOORS</b>	
Main Door	Modular door of 8 feet height
Internal Door	Prehung door /Modular door
Toilet Door	Prehung door /Modular door
<b>WINDOWS</b>	
All Windows	Aluminum powder coated glazed window as per developer choice
<b>WALL AND CEILING FINISH</b>	Ceiling- POP / Putty or Equivalent (Inside Apartment) Walls - Gypsum plaster or equivalent (Inside Apartment)
<b>PAINTING</b>	
External Paint - Towers	Weather Guard Paint



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

Parking Area	White Wash/Cement Based paint
<b>RAILING</b>	
For Living Room Balcony	MS Railing
For Utility and Staircase	MS Railing
<b>MEP</b>	
AC Points	1 BHK - 1 Living + Bedroom 2 BHK - Living + All Bedrooms 3 BHK - Living + All Bedrooms
<b>SANITARY FITTINGS &amp; FIXTURES</b>	
Kitchen & Utility	Single bowl stainless steel kitchen sink and one sink cock. Angular Stop Cock at Utility
Kitchen Counter	Granite Counter
<b>TOILET</b>	Wall hung WC Health Faucet Angular Stop Cock Concealed Sys
Shower Area	Angular Stop cock for Geyser, Overhead shower with single lever diverter
Basin Area	Wall hung basin, Pillar Cock, Angular stop cock
<b>LOFT</b>	Single Loft
<b>LIFT</b>	Automatic Lift
<b>VIDEO DOOR PHONE</b>	Video Door phone for individual flat

✓ *Asupa Datta Roy*

(First/Sole Applicant)

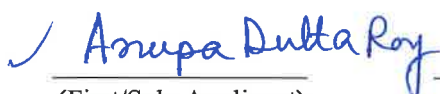
(Second Applicant)

(Third Applicant)

**ANNEXURE – D**  
**COMMON AREA AMENITIES**

**AMENITIES**

- Multi-purpose Room
- Waiting Area
- Mini Community Hall
- Kitchen / Pantry
- Indoor Games
- Gymnasium
- Multipurpose Court
- Open Air Sit Out
- Children's Play Area
- Swimming Pool
- Pool Deck



(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

**ANNEXURE – E**  
**COMMON AREA FACILITIES**

- Fire Fighting Facility
- Fire Lift
- Sewage Treatment Plant
- Water Treatment Plant
- Emergency evacuation facility through staircase

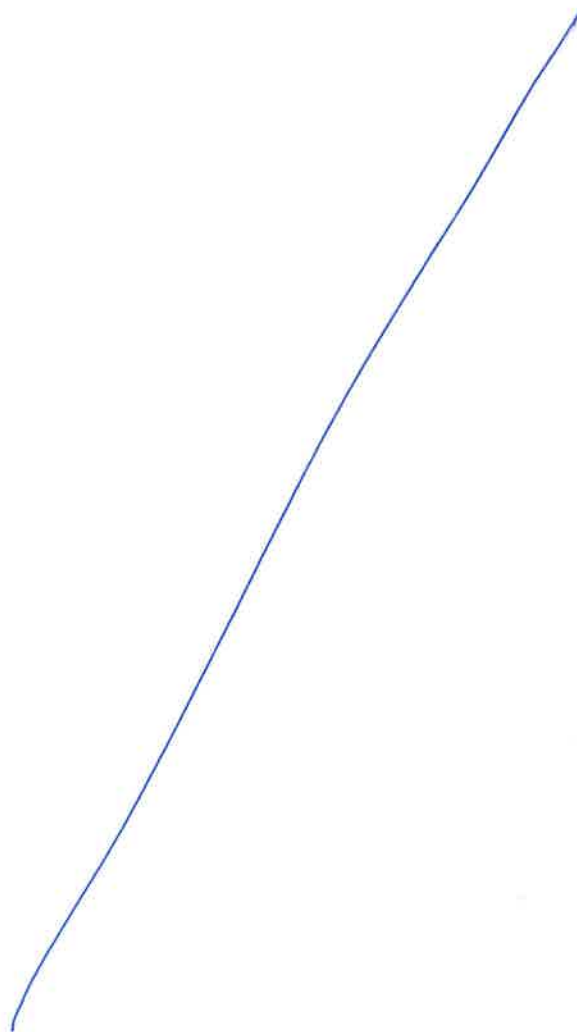
✓ Anupa Dutta Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

**ANNEXURE – F**  
**PAYMENT PLAN/ESTIMATED OTHER CHARGES**



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(First/Sole Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(Third Applicant)

ANNEXURE – G  
TERMS AND CONDITIONS

The Applicant/s agrees, acknowledges, confirms and covenants that:

(a) The Applicant/s is/are aware that:

- (1) By virtue of the Development agreement dated 30.09.2015, the Developer is entitled to the development right *inter alia* in respect of several Dags and Khatians situated under Mouza Banagram and Sarmasterchak, admeasuring in aggregate 20.23 Acres equivalent to 81867.91 Square meters under Kulerdari Gram Panchayat within P.S. Bishnupur District South 24 Parganas (“**Subject Land**”) on the terms and conditions stated therein.
- (2) The Developer shall develop the Subject Land and carry out the development in phase wise/segment wise manner in consonance with the applicable laws at the discretion of and in the manner the Developer may deem fit.
- (3) The Developer currently proposes to develop a portion of the Subject Land in the name of style of “**ORCHARD PH2B AT GODREJ SE7EN**” (hereinafter referred to as the said “**Project/Project Land**”), which is a mixed-use Residential Project comprising multistoried apartment buildings and this Application Form is towards the allotment of the Flat/Unit situated in the project.
- (4) The plans, specifications, images and other details herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The Applicant/s has / have been informed by the Developer and has / have understood that the Developer has applied for and obtained inter alia the approved sanctioned plan from the Zilla Parishad, Fire approval from the competent authority, the relevant clearance from the Airport Authority of India etc. The Developer is in the process of obtaining the balance approvals including the Environmental Clearance Certificate, and shall update when the same are received over a period of time.
- (5) The Applicant/s has / have been informed by the Developer the certain modifications/amendments may be proposed to be carried out in sanctioned building plan and which will be as per the sanction of the relevant authority and in accordance with law. The Applicant hereby confirms and undertakes that the Applicant/s and/or society / association/ condominium / limited company/ any other entity or combination of them shall without raising any objection, permit

✓ Anupa Dutta Roy

(First/Sole Applicant)

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(Third Applicant)

the proposed modifications/alternations. The Applicant(s) has/have, confirmed and consented to the same by signing the consent letter ("Consent Letter") enclosed hereto as **Annexure - I**

- (6) Post development of the Project Land/Subject Land, it is envisaged by the Developer, that the Developer may depending on the nature, scope and use of entire development, at its discretion, form a co-operative society / condominium /association/ limited company or combination of them, for the respective phases / each of the buildings in the Project or otherwise as it may deem fit and proper. Further, the Developer may form an apex organization (being either a co-operative society / condominium / limited company or combination of them) for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society / condominium / limited company or combination of them) for each of residential and commercial zones, if any, as the Developer may deem fit. As the Larger Land is being developed phase-wise/segment-wise, the Developer may in its discretion form a single co-operative society / condominium /apex body/apex bodies/ limited company for all the phases to be developed on the Larger Land including the Project.
- (7) The Applicant/s is/are aware that the title of the Project Land is clear and marketable subject to extent of mortgages (as stated herein) and litigations and as mentioned on WBRERA website. The Applicant/s has fully understood the development scheme as envisaged by the Developer.
- (8) The Applicant/s hereby agrees and undertakes to pay all the amounts due and payable to the Developer in accordance with the Payment Schedule on or before the respective due dates. Further, in the event the Applicant/s offers to make advance payments to the Developer simultaneously with the amounts due on completion of any of the payment milestones towards the Unit, at the express request of the Applicant/s, the Developer may offer a rebate to the Applicant/s as the Developer may deem fit and proper. It is hereby clarified that the foregoing rebate is further subject to the Applicant/s complying with all its obligations under this Application Form including timely payment of installments. Save as foregoing, the quantum of rebate shall not be subject to any change/withdrawal. Subject to timely payment of installments, the Applicant/s understands that in the event the Applicant/s wishes to make any advance payments, the Applicant/s can make the same only after the Applicant/s has registered the Agreement for Sale within the timelines stipulated by the Developer. The Applicant/s further understands and agrees that the Developer shall have the right to accept or reject such advance payment on such terms and conditions as the Developer may deem fit and proper.
- (9) For the purpose of this Application Form, the term Booking Amount shall mean 20% (twenty percent) of the total sale consideration ("**Booking Amount**"). The Applicant/s hereby agrees, confirms and undertakes to come forward and register the Agreement for Sale of the Unit on or before the payment of 10% (ten percent) of sale consideration to the Developer or as stipulated by the Developer, failing which the Developer shall without prejudice to any other rights be entitled at its sole discretion to (i) charge Interest to the Applicant/s and/or (ii) cancel this Application Form / allotment letter and forfeit the Booking Amount and the Non-Refundable Amounts as defined herein below.
- (10) The Developer, at its absolute discretion, shall be entitled to reject this Application Form without assigning any reason whatsoever. In the event of rejection of this Application Form, the booking amount tendered by the Applicant/s shall be refunded by the Developer without any liability towards interest/damages. Further, in the

✓ Anurupa Dutta Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

event the Developer decides to allot the Unit in favor of the Applicant/s, the Developer will send the intimation thereof to the Applicant to make payments as per the Payment Schedule towards further consideration. Upon receipt of the same, the Developer shall proceed with allotment of the Unit and registration of the Agreement for Sale.

- (11) The Applicant/s further agree and understand that the allotment of the Unit is further subject to the Applicant/s paying the requisite stamp duty and registration charges and registering the Agreement for Sale within the timelines stipulated by the Developer, failing which, the Developer is entitled to charge Interest as mutually agreed under the terms of this Application Form. The Applicant/s further agrees and understands that in the event the Applicant/s fail to register the Agreement for Sale within the stipulated timelines or pay the stamp duty as required, within the timelines stipulated above, the Developer at its sole discretion reserve the right to cancel the Allotment Letter / Application Form and forfeit the amounts as per the terms mentioned in this Application Form and the Non – Refundable Amounts as defined herein below shall stand forfeited and the Applicant/s shall not raise any claims/dispute and waive off any rights/claims to the contrary that the Applicant/s may have under any applicable law.
- (12) The Applicant/s is not vested with any right, interest or entitlement in or over the Flat/Apartment/Commercial unit, until a formal agreement for sale is executed and registered between the Developer/Godrej and the Applicant/s under the applicable laws within the timelines stipulated by the Developer. The term “allot” or “allotment” or “Allotment Letter” wherever included in the Application Form shall always mean “provisional allotment” till the Agreement for Sale is executed and registered by the Developer/Godrej and the Applicant/s.
- (13) The Applicant/s understands that the Applicant’s eligibility to avail subvention plan, if offered, for payments, shall be decided by the bank/financial institution in their sole discretion and in accordance with their policies, terms and conditions.
- (14) All outstanding amounts payable by any party under this transaction to other shall carry such applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under Act and Rules made thereunder (“Interest”) from the date they fall due till the date of receipt/realization of payment by the other party. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
- (15) In the event if the Applicant/s fails or neglects to (i) make the payment of the sale consideration and all other amounts due including but not limited to estimated other charges due from the Applicant/s as mentioned in this Application Form and/or Allotment Letter and/or Agreement for Sale on due dates (ii) comply with the obligations as set out herein/ Allotment Letter/ Agreement for Sale including timely registration of Agreement for Sale, at any point of time, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer, to cancel/terminate this transaction and forfeit the (a) Booking Amount including but not limited to the Application Money, from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as determined by the Developer (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of the Agreement for Sale, if Agreement for Sale is registered and (g) any other

✓ Anupa Dutta Roy

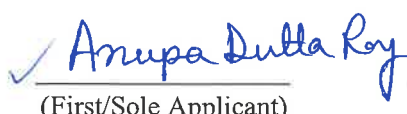
(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

applicable taxes and (h) subvention cost (if the Applicant/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank, (collectively referred to as the “**Non-Refundable Amount**”). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest upon registration of the deed of cancellation, if applicable. For the sake of clarity, the interest and/or taxes paid on the sale consideration shall not be refunded upon such cancellation / termination. Upon cancellation, the Applicant/s shall not have any right, title and/or interest in the Unit and/or car park space and/or the Project and/or the Project Land and or any part thereof and the Applicant/s waive his/their right to claim and/or dispute against the Developer in any manner.

- (16) The Applicant further agrees that in the event that this Application Form is withdrawn/cancelled by the Applicants for reasons not attributable to Developers fault, then the Developer/Godrej shall be entitled to forfeit the Non – Refundable Amounts.
- (17) The Applicant/s acknowledges and agrees that such forfeiture as stated herein and the refund of the balance amount, if any, to the Applicant/s shall be deemed to be full and final settlement of the claim and the Developer shall be entitled to sell the Unit to any third party of the Developer choice without any recourse to the Applicant.
- (18) Without prejudice to the Developer’s right to charge Interest, in the event the Applicant/s fails to (i) pay the requisite stamp duty and registration charges within the stipulated timelines and / or (ii) come forward for registration of the Agreement for Sale within the stipulated timelines, the Developer may, at its sole discretion reserves its right to cancel this Application Form/revoke the allotment of the Flat/Unit and in event the Developer exercises its right to cancel/ revoke, then the Non-Refundable Amounts as defined herein shall stand forfeited and the Applicant/s shall not raise any claims/dispute and waive off any rights/claims to the contrary that the Applicant/s may have under any applicable law.
- (19) The Applicant/s further agrees that in the event this Application Form is withdrawn/cancelled by the Applicant/s for reasons not attributable to Developer’s default, then the Developer shall be entitled to forfeit the Booking amount and Non Refundable Amount.
- (20) The name of the individual towers and/or the respective phases in the Project may be amended at the sole discretion of the Developer and the Applicant/s shall not be entitled to raise any objection/hindrance on the same.
- (21) Except for the Car Parking Space preferred in accordance to this Application Form, the Applicant/s agrees and confirms that all parking spaces including open parking spaces will be dealt with in accordance with the applicable laws as well as bye-laws and constitutional documents of the society / association. The Applicant/s hereby declares and confirms that except for the Car Parking Space allotted by the Society/Association/Apex Body, the Applicant/s does not require any parking space including open car parking space and accordingly the Applicant/s waives his claim, right, title, interest whatsoever on the areas of parking space in the Project. The Applicant/s further agrees and undertakes that he/she/they shall have no concerns towards the identification and allotment/allocation of parking space done by Developer / association / apex body, at any time and shall not challenge the same anytime in future. The Applicant/s agrees and acknowledges that Developer/society/the association/apex body shall deal with the parking space in the manner association / apex body deems fit, subject to the terms of bye-laws and constitutional documents of the association / apex body / the applicable laws. The

  
Anupa Dulla Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

Developer acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Sale Consideration. The Applicant/s agrees and acknowledges that the Car Parking Space in the Project cannot be transferred / leased / sold or dealt otherwise independently of the Flat/Unit. All clauses of this Application Form and the Agreement for Sale pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to the Car Parking Space.

- (22) The Applicant/s further agrees and acknowledges that if in the event of any variation in the Carpet Area of the Unit, the sale consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a prorate adjustment in the last installment payable by the Applicant/s towards the Sale Consideration. It is hereby clarified in case of variations/ additions required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Developer shall intimate the Applicant/s in writing and the Applicant/s hereby gives its consent for such variation or addition.
- (23) The Applicant/s agrees and understands that the estimated Other Charges as mentioned in **Annexure F** are only estimated amounts and are payable by the Applicants/s over and above the total sale consideration. The Applicant/s agrees and undertakes to pay all charges towards electricity, water and sewerage connection, maintenance charges, etc. for upkeep and maintenance of various common services and facilities and limited common area (if any), as may be called upon by the Developer.
- (24) The Developer shall offer possession of the Unit to the Applicant/s on or before 31<sup>st</sup> December, 2027 (“**Delivery Date**”) and shall deliver the Common Areas and Facilities on or before the Delivery Date. The Delivery Date shall stand reasonably extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Applicant/s including on account of any default on the part of the Applicant/s. In case the Developer is unable to offer possession on or before the Delivery Date for any reasons other than those set out in the foregoing, then on demand in writing by the Applicant/s, the Developer shall refund the amounts received from the Applicant/s along with prescribed Interest in accordance to the applicable laws.
- (25) In the event the Applicant/s fails to take possession of the Unit within the stipulated timelines, then the Applicant/s shall be liable to pay to the Developer Rs.110/- (Rupees One Hundred and Ten Only) per month per square meter on the Total Area of the Unit and applicable maintenance charges for the upkeep and maintenance of the Unit.
- (26) Due to any operation of law / statutory order/otherwise, if a portion of the Project or the entire Project is discontinued/ modified resulting in cancellation of allotment, then the Applicant/s affected by such discontinuation/ modification will have no right of compensation from the Developer in any manner including any loss of profit. The Developer will, however, refund all the money received from the Applicant/s without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
- (27) The Applicant/s agrees and consents to the appointment of Godrej Living Pvt. Ltd. Or any other agency, firm, corporate body, organization or any other person nominated by the Developer as a facility management company to manage, upkeep and maintain the Building together with other buildings and the Project Land/Subject Land, Sewerage Treatment Plant, garbage disposal system and such other facilities that the Developer may require to install, operate and to maintain common areas, amenities, common facilities, parking areas and open spaces. The Applicant/s

✓ Anupa Dutta Roy

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)

acknowledges that the Developer may also retain some portion to different terms of use as may be permissible under law, and with respect to the same.

/ units / Unit in the Project which may be subject the Applicant/s shall not raise any objections

- (28) The Applicant/s shall not be entitled to transfer/assign his interest in the Flat in favor of any third party unless (i) 50 (Fifty percent) of the sale consideration has already been paid; and (ii) a term of 1.5 (one and half years) (i.e. eighteen months) has elapsed from the date of issuance of this Allotment Letter, whichever is later,; and (iii) the Applicant/s has obtained prior written consent of the Developer. The Developer reserves the right to allow such transfer at its sole discretion on payment of transfer charges of **Rs. 1615/- (Rupees One Thousand Six Hundred and Fifteen only)** per square meter (1 Square meter = 10.7369 Square feet) plus taxes as applicable on the Total Area. On such transfer recorded / endorsed by the Developer, the Applicant/s along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Application Form /Agreement for Sale. The Applicant/s shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.
- (29) In the case of joint application for the Unit, unless a duly executed instruction by all such joint Applicant/s is provided to the Developer at the time of termination, all payments/ refund to be made by the Developer to the Applicant/s under the terms of the transaction documents, upon termination, shall be made to the first mentioned Applicant, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Applicants.
- (30) All terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder ("**Rules and Regulations**") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act and the Rules and Regulations shall be deemed to be automatically included in this Applications Form and similarly any such provision which is inconsistent or contradictory to the Act and the Rules and Regulations shall not have any effect.
- (31) In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under law, have the right to settle the dispute through arbitration in accordance to the procedure laid down under the applicable laws. Costs of arbitration shall be shared equally by the Parties. The award of the Arbitrator shall be final and binding on the Parties to the reference. This transaction will be subject to the exclusive jurisdiction of Courts at Kolkata only.
- (32) Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa, which means the use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this Application form so demands.

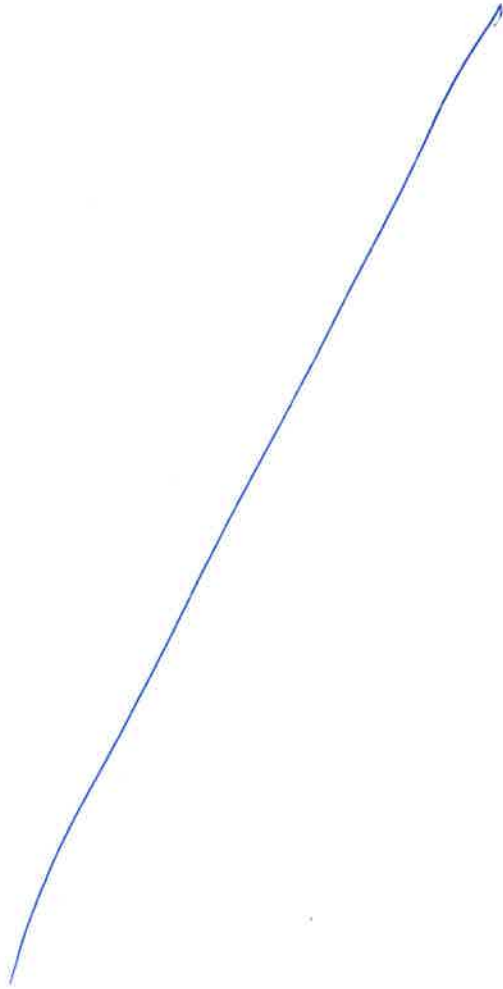
The contents of this Application Form, including the terms and conditions therein and price and payment plan have been explained to me/us and I/we hereby solemnly agree to be bound by them.

✓ Anupa Dutta Roy  
(First/Sole Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(Third Applicant)

**ANNEXURE H**  
**(GST DECLARATION)**



\_\_\_\_\_  
(First/Sole Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(Third Applicant)

**ANNEXURE - I**  
**CONSENT LETTER**

To,  
Godrej Amitis Developers LLP  
Godrej One, 5<sup>th</sup> Floor,  
Pirojshanagar, Eastern Express Highway,  
Vikhroli (East),  
Mumbai – 400 079.

Ref: Application dated \_\_\_\_\_ bearing Ref No. \_\_\_\_\_ in respect of Unit No. \_\_\_\_\_ on the \_\_\_\_\_ floor in tower \_\_\_\_\_ together with the right to use \_\_\_\_\_ number of car parking space in the project known as “**ORCHARD PH2B AT GODREJ SE7EN**” lying and situated at Mouza - Banagram, J.L. No. 16, Police Station - Bishnupur, within the jurisdiction of the Raspuja Gram Panchayat, District South 24 Parganas (Hereinafter referred to as the said **PROJECT**).

Sir,

I/We, \_\_\_\_\_ have applied for the said unit vide above referred application on the terms and conditions mentioned therein.

We have been informed, that the plans, specifications, images and other details herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The process of approvals has been initiated and some of the approvals including the Environmental Clearance Certificate, may be received over a period of time.

In light of the aforesaid, I/we have been informed by the Developer and have understood that certain modifications/amendments may be proposed to be carried out in sanctioned building plan and which will be as per the sanction of the relevant authority and in accordance with law. I/We hereby confirms and undertake I/we shall without raising any objection, permit the proposed modifications/alternations.

We therefore, hereby give our unconditional and unequivocal consent for the actions to be undertake by you under the applicable laws.

Thanking you,

\_\_\_\_\_  
[SIGNATURE OF THE APPLICANT]

✓ *Anupa Datta Roy*

(First/Sole Applicant)

(Second Applicant)

(Third Applicant)



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The sale is subject to terms of the application form and the agreement for sale. All specifications of the units shall be as per the final agreement between the parties. Customer are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The images shown are artist's impression/stock images. The details shown in the images and representations made herein are only indicative in nature/approximate in nature and are only for the purpose of illustrating/indicating a possible layout of the Project/Unit and do not form part of the standard specifications/amenities/services/to be provided in the flat. This project is developed by Godrej Amitis Developers LLP where in Godrej Properties Limited is a partner, in the name and style of "ORCHARD PH2B AT GODREJ SE7EN" having RERA Registration No. WBRERA/P/SOU/2023/000015. Registration of the mark GODREJ SE7EN TM has been applied for the Trademarks registry. The same may not be used by any means or in any forms whatsoever without written permission. \*excluding car parking charges and GST. Statutory and stamp duty charges as applicable. The applicant shall make themselves fully aware prior to signing of the application form. T&C apply. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANUPA DUTTA ROY  
AMAL KANTI BASU  
18/12/1973

Permanent Account Number

AYXPD6244Q

*Anupa Dutta Roy*  
Signature / Let Them!!  
Signature



Anupa Dutta Roy



Anupa Dutta Roy



## GST Declaration Letter

Date: \_\_\_\_\_

To,

Godrej Amitis Developers LLP  
Godrej One,  
5th Floor, Pirojshanagar,  
Eastern Express Highway, Vikhroli (East),  
Mumbai - 400 079,  
Maharashtra, India

Dear Sir/Madam,

**Subject:** Declaration Letter for No GST Registration under GST Laws for the purpose of issuance of E-Invoice under Rule 48(4) of the CGST Rules, 2017

**Ref:** Application No. \_\_\_\_\_ dated \_\_\_\_\_ for allotment of the Flat no. \_\_\_\_\_ on the \_\_\_\_\_ floor in \_\_\_\_\_ Wing ("Flat") in the Project "Godrej \_\_\_\_\_" in the name of \_\_\_\_\_ (First Applicant).

With reference to the captioned matter, we understand that as per Rule 48(4) of CGST Rules, 2017, notified class of registered persons have to upload specified details on Invoice Registration Portal (IRP) of GST for supplies made to registered buyers and obtain an Invoice Reference Number (IRN) and Digitally Signed QR Code from the GST Authorities at the time of issue of invoice. Thereafter such IRN and Digitally Signed QR Code need to be affixed on invoice to be issued by such registered person to the registered buyer ("E-invoice").

Presently, E-invoicing is mandated from 1<sup>st</sup> October 2020 for only notified class of registered persons making supply to persons registered under GST. As informed to me/us, I / We understand that the said Rules are applicable for the Project "Godrej \_\_\_\_\_". I / We further acknowledge and understand that the E Invoices would be raised in the name of First Applicant only.

I/We wish to declare that I/we am/are not registered under GST Laws and accordingly you shall not issue me/us E-invoice as prescribed under GST Laws.

I/We further agree that you have informed me/us with the requirements of E-invoicing under GST Law. I/We shall be responsible to intimate and provide GST Registration number to you whenever I/we get registered myself/ourselves under GST Law along with copy of GST Registration certificate. Further I/we shall be responsible to intimate for any change in GST Registration from time to time.

In view of the above, I/We further undertake the responsibility for correct disclosure of GST registration status and indemnify and allow you to recover any cost, compensation or penal charges imposed by the GST Authorities on the Company along with applicable taxes for incorrect invoicing due to incomplete / incorrect details provided by me/us.

We understand that updation of GST Registration in your billing and accounting system will take some time and you will update the same in your system on best efforts basis. We also understand and acknowledge that E-invoice will be issued to me/us only in case GST Registration Number and Certificate copy is provided atleast 7 working days before the date of issue of invoice for next instalment due.

I/We accept the above in all respects.

Thanking you,  
Name & Signature of the Customer:

*Anupa Rulta Roy*

# ORCHARD

GODREJ SEVEN, JOKA, KOLKATA

Date: \_\_\_\_\_

To,  
Godrej Amitis Developers LLP  
Godrej One,  
5th Floor, Pirojshanagar ,  
Eastern Express Highway, Vikhroli (East),  
Mumbai - 400 079,  
Maharashtra , India

**Subject:** Declaration about TDS awareness

I/We have submitted my/our application form with necessary booking amount for booking the flat no. \_\_\_\_\_.

I/We understand and acknowledge that since my/our unit's sale consideration is more than 50 lakhs, I/we are required to deduct 1% TDS on every payment that I/we make to you and make this 1% payment to the income tax department.

I/we have been familiarized with the Sec 194 IA of the income Tax Act, 1961 under which with effect from June 1 , 2013 every property buyer need to deduct 1% TDS while making instalment payment for the property. This 1% TDS needs to be credited with the central government by filling form 26QB either using online payment option or over the counter payment option.

I/we am/are fully aware that timely deduction of TDS and payment of the same to the authorities is my/our responsibility and any delay in the same will lead to my/our incurring penalty and interest to the authorities.

You have familiarized me/us with the process steps for the same and have also provided the necessary details to enable me/us to make these payments in future. I/we hereby agree and undertake to deposit the TDS with the government authorities and further to submit the signed TDS certificate in prescribed Form 16B within 15 days from the date of TDS payment to you.

Thanking you

Name:

Unit No. Applied:

Project Name:

Signature: ✓ *Arupa Dutta Roy*

Proforma Cost Sheet

Phase	2B	Tower	J2	Carpet Area (Sq. Mtr.)	59.41	
Flat/Unit Code	J2A-107	Flat/Unit Type	3 BR	Exclusive Area (Sq. Mtr.)	3.72	

Parameters	Amount
A. Sales Consideration: Carpet Area, Exclusive Area including all amenities and facilities	₹ 56,06,220
B. Documentation Charges	₹ 15,000
C. Society Formation Charge	₹ 2,000
D. Other Charges inclusive of 2 Years Maintenance Advance	₹ 76,176
E. Sinking Fund Deposit	₹ 31,740
F. Applicable Taxes	₹ 2,97,083
<b>TOTAL PRICE (A+B+C+D+E+F)</b>	<b>₹ 60,28,219</b>

Events	Instalment Amount [a]	GST [b]	Total [c] = [a] + [b]	TDS 1% of [a]	Total Instalment Payable [c] - TDS
Booking Amount (9.9% of Sales Consideration)	₹ 5,55,016	₹ 27,751	₹ 5,82,767	₹ 5,550	₹ 5,77,217
<b>REGISTRATION OF AGREEMENT TO SALE WITHIN 15 DAYS OF BOOKING</b>					
Within 90 days of booking (15.1% of Sales Consideration + Documentation Charges)	₹ 8,61,539	₹ 45,307	₹ 9,06,846	₹ 8,615	₹ 8,98,231
On Completion of Piling (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of Plinth (7.5% of Sales Consideration)	₹ 4,20,467	₹ 21,023	₹ 4,41,490	₹ 4,205	₹ 4,37,285
On Completion of 2nd Floor Slab (7.5% of Sales Consideration)	₹ 4,20,467	₹ 21,023	₹ 4,41,490	₹ 4,205	₹ 4,37,285
On Completion of 5th Floor Slab (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of 9th Floor Slab (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of 13th Floor Slab (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of 17th Floor Slab (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of Top Floor Slab (5% of Sales Consideration)	₹ 2,80,311	₹ 14,016	₹ 2,94,327	₹ 2,803	₹ 2,91,524
On Completion of Internal Blockwork (10% of Sales Consideration)	₹ 5,60,622	₹ 28,031	₹ 5,88,653	₹ 5,606	₹ 5,83,047
On Completion of Internal Plumbing (7.5% of Sales Consideration)	₹ 4,20,467	₹ 21,023	₹ 4,41,490	₹ 4,205	₹ 4,37,285
On Completion of Internal Flooring (7.5% of Sales Consideration)	₹ 4,20,467	₹ 21,023	₹ 4,41,490	₹ 4,205	₹ 4,37,285
On Notice of Possession (5% of Sales Consideration + Maintenance Advance + Sinking Fund + Other Charges)	₹ 3,90,225	₹ 27,806	₹ 4,18,031	₹ 3,585	₹ 4,14,446
<b>Total Amount :</b>	<b>₹ 57,31,136</b>	<b>₹ 2,97,083</b>	<b>₹ 60,28,219</b>	<b>₹ 56,994</b>	<b>₹ 59,71,225</b>

Terms & Conditions:

- Stamp Duty, Registration Charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / EDC / IDC, Land Under Construction tax (LUC), Goods and Services Tax (GST) and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).
- "Other Charges" as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.
- Taxes, brokerage and Government duties/levies/cesses are non-refundable.
- The Applicant(s) has/have to deduct the applicable Tax Deducted at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.
- The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.
- This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building/floor/flat/unit.
- 1 square meter = 10,7639 square feet.
- All cheques/demand drafts/RTGS/NEFT/ wire transfer/UPI remittance should be issued / deposited in favor of "\_\_\_\_\_ Account" payable at \_\_\_\_\_.
- The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only.
- Third party payments are not allowed.
- Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale.
- I/We hereby provide my/our consent and declare that the entire costs to be incurred towards registration formalities, inclusive but not limited to Solicitor(s)/Advocate(s) fees, Legal charges, miscellaneous and other expenses, estimated at Rs. 18000/- (Rupees Eighteen Thousands only), to be paid at actuals, plus taxes as applicable, shall be borne by me/us additional to the total price mentioned above. The above mentioned payment to be made by me/us directly to the Solicitor(s)/Advocate (s) appointed by Developer.

# CAR PARKING [Only applicable to the car parking that are provided to the customer on a right to use basis]:

This is basis the preference provided by the Allottee in the Application form.

Allocation of the parking space in the project is on a right to use basis and will be as per applicable bye laws/constitutional documents of the society/Association/Apex Body/the relevant laws.

The exact location of the car parking space shall be communicated at the time of handing over of possession of the said unit and the ratification of the same shall be as per applicable bye laws/constitutional documents of the society/Association/Apex Body/the relevant laws.

Signature of First / Sole Applicant

Signature of Second Applicant

Signature of Third Applicant

Issue date: 09-09-2023

Software Version: SM\_G7\_PH2B\_V02\_2\_16052023

Anurupa Dutta Roy