

Serial No.

JAI MATA DI

APPLICATION FORM



IDENTITY PRIDE

BY GANGOTRI GROUP



CORPORATE OFFICE

Godrej Genesis Building, Block EP & GP Unit No 1006, Plot -XI 10th Floor, Sector V, Salt Lake city
Kolkata - 700-091, West Bengal, Phone: 033 4062-8172

SITE ADDRESS

35, Jessore Road, Nager Bazar, Kolkata - 700 028

✉ customercare@gangotri-group.com 🌐 www.gangotri-group.com

☎ +91-8336980808 📞 +91-8820510101

Please fill in relevant portions of the APPLICATION FORM for individual/joint or other entity. Strike out portions that are not applicable and deposit the APPLICATION FORM in the below mentioned address.

HIRA Registratation No: WBRERA/P/NOR/2024/002023

Unit No.:

Channel Partner:



IDENTITY PRIDE



Please affix a recent passport size photo

FIRST APPLICANT

Mr/Mrs/Ms:

S/W/D Of:

Guardian's Name(If Minor):

Nationality & Residential status:

Date of Birth: Anniversary Date:

Date of Birth of Spouse:

Occupation: [] Service [] Professional [] Business [] Student [] Housewife [] Any other.....(Please Specify)

Number of Family Members:

MAILING ADDRESS

.....

.....

City: Pin : Country :

ISD/STD Code: Post Office: Police Station:

Phone: Mobile: E-mail:

PERMANENT ADDRESS

.....

.....

City: Pin : Country :

ISD/STD Code: Post Office: Police Station:

Phone: Mobile: E-mail:

OFFICE NAME & ADDRESS

.....

.....

City: Pin : Country :

ISD/STD Code: Post Office: Police Station:

Phone: Mobile: E-mail:

JOINT APPLICANT

Mr/Mrs/Ms:

S/W/D Of:

Guardian's Name (If Minor):

Nationality & Residential status:

Date of Birth: Anniversary Date:

Date of Birth of Spouse:

Occupation: [] Service [] Professional [] Business [] Student [] Housewife [] Any

other.....(Please Specify)

Number of Family Members:

MAILING ADDRESS

.....

.....

City: Pin : Country :

ISD/STD Code: Post Office: Police Station:

Phone: Mobile: E-mail:

PERMANENT ADDRESS

.....

.....

P.S: P.O:

City: Pin: Country: ISD/STD Code:

Phone: Mobile: E-mail:

OFFICE NAME & ADDRESS

.....

.....

P.S: P.O:

City: Pin : Country : FAX:

PAN: Ward/Circle/Range (where assessed) :

NOMINEE/NOMINEE(S)

Name: Address:
 Relationship.....

DECLARATION BY NOMINEE/NOMINEE(S)

That I/ We accept and agree to abide by the terms and conditions which are applicable to the Allottee/
 Allottee(s).

Signature of Nominee 1

Signature of Nominee 2

OTHER ENTITY

Name of Organization:
 Status: Proprietorship Firm HUF Company Partnership Others.....
 Date and Place of incorporation:
 Registered/Head Office address:
 City: State : Country : PIN: Name of Authorised
 signatory with designation: Phone:
 Mobile: E-mail:
 PAN:

ADDITIONAL INFORMATION(PERSON OF INDIA ORIGIN)

Details	Sole / First Applicant	Joint Applicant
Nationality		
Native Place in India		
Passport (Please Strike The inappropriate one)	<input type="checkbox"/> India <input type="checkbox"/> Foreign	<input type="checkbox"/> India <input type="checkbox"/> Foreign
Place and Date of issue		
Contact person in India, Address of correspondence with contact details		
NRO Account with name of Bank & Branch		
NRF Account with name of Bank & Branch		
FCNR Account with name of Bank & Branch		

APARTMENT PREFERENCE

Unit No.: Floor No.: Unit Type: Size:
 Rate: Price:
 Car Park(s):- MLCP / Covered Car Park Price:
 Total Sale Price:
 Extra Charges:

PAYMENT DETAILS

Payment Plan: [] Down [] Installment

Application Money: (Rupees).....

Chaque/DD/PO No: Dated : Drawn on :
 in favour of **"GRAP DEVELOPERS LLP Payble at Kolkata "**.

ICICI Bank , Saltlake Sector - V	A/C Type : Collection Escrow	Branch A/c No. : 105605006428	IFSC : ICICI0001056
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Thanking You,
 Your's Faithfully,

Signature of Sole/First Applicant

Signature of Joint Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Resident of India:

1. Copy of PAN card (Mandatory)
2. Copy of Aadhar card / Voter card / Passport (Any one)

Partnership Firm:

1. Copy of PAN card of the company. (Stamp & Sign)
2. Copy of Partner Aadhar card & Pan Card.
3. Copy of Partnership Deed. (Stamp & Sign)
4. In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company :

1. Copy of PAN card of the company. (Stamp & Sign)
2. Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Director / Secretary / Signing authority of the Company.
3. List of Director & Director Pan Card /Aadhar Card.
4. Board resolution authorizing the signatory of the application from to buy property on behalf ofthe company.

Hindu Undivided Family (HUF):

1. Copy of PAN card of HUF.
2. Authority letter from all co-parceor's of HUF authorizing the Karta to act on behalf of HUF.

NRI/Foreign National of Indian Origin :

1. Copy of the individual's passport.
2. In case of demand draft (DD) , the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the allottee.
3. In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only

(Photographs in all cases)

Note: All documents must be self attested

PAYMENT SCHEDULE

PAYMENT SCHEDULE AND OTHER TERMS & CONDITIONS		
FLAT CHARGES + GST as applicable		
Cheque in favour of: " GRAP DEVELOPERS LLP "		
NORMAL PAYMENT SCHEDULE		
Sl.	Total Consideration*	Amount to be paid (in Rupees)
1	On Application	Rs. 2,00,000/-
2	On Allotment (including booking amount)	10%
3	On Agreement for sale-within 15 days from Allotment date	10% of total Consideration + 50 % Legal Fees + 50 % Club Membership + 50% of Utility Charges
4	On Completion of piling of your Block / Building	10%
5	On Completion of foundation of your Block / Building	10%
6	On Completion of 2 nd floor roof casting of your Block / Building.	10%
7	On Completion of 4 th floor roof casting of your Block / Building.	10%
8	On Completion of 7 th floor roof casting of your Block / Building.	10%
9	On Completion of brick work of your flat	10%
10	On Completion of Flooring work of Your Flat	10%
11	On Intimation of Possession of your flat	i) 10% of total Consideration + 50% of Legal Fees + 50% Club Membership + 50 % Utility Charges
		ii) Interest Free Maintenance Security + Interest Free Municipal Tax Deposit + Sinking Fund (GST as applicable)
GRAP DEVELOPERS LLP :	ICICI Bank , Saltlake Sector - V	Branch Account No. : 105605006428
	Account Type : Collection Escrow	IFSC : ICICI0001056

EXTRAS & DEPOSITS

Sl.	Total Consideration	Amount to be paid (in rupees)**
1	Club Charges	50 per sq. ft
2	Utility Charges such as DG connection, Electricity etc.	75 per sq. ft
3	Legal Charges	Rs. 41000/- per unit
4	Sinking Fund	25 per sq. ft
5	Interest Free Municipal Tax Deposit (IFMD))	3 per sq ft *12 months = Rs 36 per sq ft
6	Interest Free Maintenance Security (IFMS)	3 per sq ft *24 months = Rs 72 per sq ft
7	CESC meter and connection charges (On Intimation of Possession)	On actual
8	Stamp duty, Registration Charges, Incidental Expenses, Govt. Taxes and levies, and other charges.	As applicable

GST AS APPLICABLE

OTHER IMPORTANT TERMS & CONDITIONS
Cancellation Charges of Rs.25/- per sqft + GST as applicable to be deducted if cancelled within 15 days of application.
Cancellation Charges will be 10% + GST as applicable of total consideration.
Late payment charges as per Agreement for sale + GST as applicable.
The Company does not undertake and entertain any Cash transactions of any matter.
Nomination charges @ 150/- sq.ft. + GST as applicable. Lock in period 12 Months from the date of allotment.

Disclaimer: Taxes both present and future as applicable such as GST shall be paid as and when demanded by the developer. Above Payment Schedule, Terms & Conditions or any other details can be changed altered and / or modified at any time at the sole discretion of the Developer.

TERMS & CONDITIONS

APPLICATION

a) The applicant(s) shall apply to the Developer for allotment of Flat/ Unit and parking space in the prescribed form duly filled in giving all particulars required therein. The applicant(s) shall pay the Application Money of Rs. 2, 00,000/- (Two Lakh) as mentioned in payment schedule of the Application Form by means of Cheque/RTGS /Pay Order drawn in favour of "GRAP DEVELOPERS LLP" payable at Kolkata.

b) Application from persons other than Indian citizens domiciled in India shall be accepted after fulfillment of all necessary formalities in this regard as per The Reserve Bank of India and intimated by the Company's Bankers.

ALLOTMENT

a) The choice and allotment of a residential unit/flat to the eligible applicant/s shall normally be done on a first-come-first-serve basis and subject to availability of the said residential unit/flat on the date of allotment.

b) If on scrutiny, even after application, it is found from the documents submitted or obtained subsequently that the applicant is not eligible for allotment of residential unit/flat for any reason; Developer may decide to cancel the selection and/or allotment without prejudice to any other conditions herein.

c) If the allotment of any residential unit/flat is obtained by misrepresentation or fraud, the allotment shall be liable to be cancelled and the applicant/allottee shall not be entitled to any claim or compensation.

d) The Developer reserves the right to accept or reject any 'Expression of Interest' upon scrutiny at its sole discretion without assigning any reason whatsoever. The payment of Booking/Registration Fee does not confirm or convey allotment to the Applicant(s).

e) In case the applicant/allottee fails in executing the agreement for sale or defaults in making the due payment on time as agreed upon the date and time of booking or withdraws or cancels its application/ allotment the management shall have the right to cancel the said application / booking / allotment and refund the amount paid by the applicant only after deducting the minimum liquidated damages of Rs. 25,000/- (Rupees Twenty five thousand only) or as revised or decided by the management (Developers at its discretion). The refund shall be made only after the said cancelled flat/unit is reallocated to another applicant.

f) TDS deduction 1% is mandatory if the unit/flat value is more than Rs.50, 00,000 (Fifty Lakh). The purchaser is solely responsible for depositing of TDS to the Govt authority. In case of failure in payment of TDS in time and any consequences arising out of the same, the developer shall not be held responsible.

GENERAL CONDITIONS

a) No Complaint regarding design, layout, accommodation, specification, etc. regarding amenities provided in the residential unit/flat or the project shall be entertained after the execution of conveyance and/or taking possession from the DEVELOPER, whichever is earlier.

b) The developer on receipt of 20% of the total consideration amount shall handover the Buyer Agreement to the applicant and the applicant shall execute the Buyer's Agreement within 7 working days from the receipt of the same.

c) The developer shall provide all the necessary documents in relation to the project after receipt of signed application Form and application/ booking amount subject to payment of additional charges of Rs.5, 000/- as documentation charge.

d) The applicant shall not use the residential Unit, common areas or other subservient areas for business or trade or professional use other than residential purpose.

e) All rates & taxes payable to local authorities or other taxes, if any, in respect of the property shall become payable by the applicant with effect from the date of notification of possession or date of execution of the deed of conveyance or from the date of occupancy certificate as received from the governing bodies/authorities, whichever is earlier.

f) Time is of the essence with respect to the Applicant's obligations set out in the EOI/ Agreements for Sale, viz., to pay the sale price along with other payments such as stamp duty, registration charges, GST etc. and to perform and observe the other obligations of the Applicant(s), which will have to be paid/complied with on or before stipulated dates or as and when demanded by the Company, as applicable.

g) Any Request for change in choice of Apartment(s) is strictly subject to availability and in any case is subject to the absolute discretion of the Developer. The Developer is entitled to reject any such requests without assigning reasons.

h) The Plans, Designs, Specifications, Super Built Up Areas, Apartment Numbers are tentative and the same are subject to alterations, modifications as the Developer may consider necessary or as directed by the Competent Authority or Architect. The Applicant(s) therefore agrees and confirms that he/she has/shall have no objection in the event the Company intends to increase the proposed number of floors in one or more building(s) in the Project and increase or reduce the area of any individual unit, and that the Company is fully entitled to do so after seeking the necessary approvals and permissions for the same from the Competent Authority.

In addition to the consideration payable by the purchaser as stated herein above, the purchaser shall also pay to the DEVELOPER the following:

i) All other levies/taxes/duties/GST and other statutory liabilities that may be charged on the premises or the said unit or on its transfer or construction in terms hereof partially or the said unit or on its transfer or construction in terms hereof partially or wholly, as the case may be. The purchaser shall also pay security deposit separately to electricity supply co. for their own meter.

ii) Sinking fund/Deposit/Advance for Maintenance to be deposited with the Developer before the possession of the flat.

iii) Corporation Tax deposit to be deposited with the Developer before the possession of the flat.

iv) All stamp duties, registration fees and allied expenses on execution of sale agreement and conveyance and registration of the sale deed or deeds and other documents to be executed and / or registered in pursuance hereof.

v) Solicitor/Legal Fees shall be payable separately.

j) Mere filling up of the application forms is in no way related to execution of any agreement. It is a unilateral document only.

k) The enclosed brochure is not a legal offering but only an informative material. The DEVELOPER reserves the right to modify/change the facilities, layout, elevation and specifications without any prior notice. The square feet area mentioned may vary and will be finalized on or before possession.

JURISDICTION CLAUSE

The Terms and Conditions will be governed and construed under the Laws of India. Any dispute, difference or claim arising out of or in connection with this Application Form shall be referred to Arbitration by a Sole Arbitrator to be appointed by the Developer, the Arbitration to be conducted in accordance with the Arbitration and Conciliation Act 1996, or any amendments or any re-enactments thereof. The venue of such Arbitration will be at Kolkata. Subject to Arbitration, the Registration Form including the terms and conditions shall be unconditionally and irrevocably submitted to exclusive jurisdictions of the Courts at Kolkata.

LIMITATION CLAUSE

DEVELOPER shall not be liable for any failure to perform or for delay in performance of any of the duties or obligations of the terms / provisions herein contained and to the extent such inability or delay is caused by or is attributable to an act of God, public enemy, fire, explosion, perils of the sea, drought, war, riot, sabotage, revolution insurrection, civil commotions, hostilities or accident embargo.

NB: Any query or communication either present or future by the applicant with regards to his/her/its application should be communicated through

a) Email: _____

b) Contact No: _____

Read, understood and accepted.

Signature of First Applicant
Name:
Place:
Date:

Signature of Joint Applicant
Name:
Place:
Date: