

APPLICATION FORM



ON KOLKATA DELHI EXPRESS WAY, NH2
ADJACENT TO KAJORA FLYOVER, PASHCIM BARDHHMAN -713338

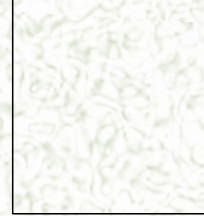
APPLICATION FORM FOR ALLOTMENT OF BUNGALOW AT “SILVER CITY”
VILL + PO -KAJORA, DIST – PASCHIM BARDHHMAN - 713338

FORM FOR INDIVIDUAL /JOINT OR OTHER ENTITY.

(Fill up the application form Strike out portions that are not applicable and submit the Application Form)

First Applicant:

To
MTM REALITY LLP,
Bye lane, 7C, N.S.B. Road,
Sadanand Chakravorty Lane,
Searsol Raniganj, Paschim Barddhaman-713358



Dear Sir,
I/We hereby apply for allotment of a residential Bungalow in your Project named “SILVER CITY”
Vill + P.O.- Kajora, Dist – Paschim Bardhhman - 713338

Required details are as below:-

SOLE / FIRST APPLICANT

(PLEASE READ BASIC TERMS & CONDITION BEFORE FILLING UP)

Please fill in Block Letter-

1-Full Name : _____

2-Father / Husband's Name: _____

3-Status : Individual/Pvt. Ltd. Company/ Public Limited Company/HUF/Partnership Firm/Trust/Others –

4-Date of Birth/ Date of Incorporation: _____

5-Nationality: _____

6-Occupation: ☐ service ☐ Self Employed ☐ House Wife ☐ Student ☐ Business
☐ Others (Please Specify) _____

7-Profession / Nature of business: _____

8-Status ☐ Resident Indian ☐ Non-Resident Indian ☐ Person of Indian Origin

9-Residential Address. _____

10-Office Address. _____

11-Permanent Address _____

12-Address for correspondence _____

13-If Applicant is a minor please furnish proof of age of the minor and the name, address of natural guardian.

14-Phone Nos(Resi) _____ (off.) _____ (Mob.) _____

15- E-mail _____

16-IT PAN _____

17-ADHAR NO _____

18-Bank A/C details : _____

19-Passport No. (Mandatory for NRI / Foreigners)

20-Details of Directors/ Partners/Trustee :

S.No.	Name	Address	PAN No.
1			
2			
3			
4			
5			

21: Other Details , if any : _____

DATE.

SIGNATURE

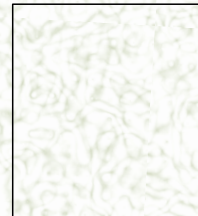
APPLICATION FORM FOR ALLOTMENT OF BUNGALOW AT "SILVER CITY"
VILL + PO -KAJORA, DIST – PASCHIM BARDHHMAN - 713338

FORM FOR INDIVIDUAL /JOINT OR OTHER ENTITY.

(Fill up the application form Strike out portions that are not applicable and submit the Application Form)

Joint Applicant:

To
MTM REALITY LLP,
Bye lane, 7C, N.S.B. Road,
Sadanand Chakravorty Lane,
Searsol Raniganj, Paschim Barddhaman-713358



Dear Sir,
I/We hereby apply for allotment of a residential Bungalow in your Project named "SILVER CITY"
Vill + P.O.- Kajora, Dist – Paschim Bardhhman - 713338

Required details are as below:-

JOINT APPLICANT

(PLEASE READ BASIC TERMS & CONDITION BEFORE FILLING UP)

Please fill in Block Letter-

1-Full Name : _____

2-Father / Husband's Name: _____

3-Status : Individual/Pvt. Ltd. Company/ Public Limited Company/HUF/Partnership Firm/Trust/Others –

4-Date of Birth/ Date of Incorporation: _____

5-Nationality: _____

6-Occupation: ☐ service ☐ Self Employed ☐ House Wife ☐ Student ☐ Business
☐ Others (Please Specify) _____

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9-Residential Address. _____

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13-If Applicant is a minor please furnish proof of age of the minor and the name, address of natural guardian.

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16-IT PAN _____

17-ADHAR NO _____

18-Bank A/C details : _____

19-Passport No. (Mandatory for NRI / Foreigners)

20-Details of Directors/ Partners/Trustee :

S.No.	Name	Address	PAN No.
1			
2			
3			
4			
5			

21- Relationship with First Applicant _____

22- Other Details , if any : _____

DATE.

SIGNATURE

RESIDENTIAL COMPLEX OF BUNGALOW WITH LAND AT "SILVER CITY"
VILL + PO = KAJORA, DIST – PASCHIM BARDHHMAN – 713338

CHOICE OF BUNGALOW

Please fill in Block Letter-

1. **BUNGALOW No.** _____
2. Type "A"(4BHK+U+CP) / Type "B"(3BHK+S+CP) / Type "C" (3 BHK+U+CP) / Type "P" (4 BHK+U+CP) / Type "E" (4 BHK+U+CP+SQ) = _____
3. **Built up Area** _____ *

*

Note – Built up Area shall mean and include the plinth area of the building including the thickness of the outer walls, internal walls, pillars, balcony and also included share of the staircase .

PRICE & PAYMENT DETAILS

1-TOTAL CONSIDERATION = Rs. _____ /-
(Rupees _____)

PAYMENT SCHEDULE

Sl. No	Payment Terms	Payment Shedule
1	On Booking	151000/- (+) Goods & Service Tax
2	On Signing of Agreement (within 30 days)	Balance amount of 20% (20%-151000/-) (+) Goods & Service Tax
3	On Completion of Foundation	10% (+) Goods & Service Tax
4	On Completion of Gr. Floor Roof Casting	10% (+) Goods & Service Tax
5	On Completion of Ist Floor Roof Casting	10% (+) Goods & Service Tax
6	On Completion of Gr. Floor Brick Work	10% (+) Goods & Service Tax
7	On Completion of 1st Floor Brick Work	10% (+) Goods & Service Tax
8	On Completion of Wiring & Door Fixing	10% (+) Goods & Service Tax
9	On Completion of Internal Plaster Work	7.5% (+) Goods & Service Tax
10	On Completion of Flooring	7.5% (+) Goods & Service Tax
11	On Possession of Bungalow	5% (+) Goods & Service Tax

Date.

Signature.

Deposits	<p><u>Maintenance for 12 months on or before Possession</u></p> <p>“A” Type = 600/- per unit p.m.</p> <p>“B” Type = 500/- per unit p.m.</p> <p>“C” Type = 400/- per unit p.m.</p> <p>“P” Type = 1000/- per unit p.m.</p> <p>“E” Type = 1200/- per unit p.m.</p>
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PERSONAL DETAILS

1.Date of Anniversary : _____

2.Spouse Birth Date: _____

3.No. of Children _____

4. Name of children & date of birth:

5. How did you get to know about “**SILVER CITY**” : through – (News papers/ hoarding / Channel Partner / Website/ Digital Marketing/ word of mouth/others)

6. Booking Reference _____

Booking made by :-

Cheque / DD No _____, Drawn on _____ Date _____

Rs. _____ /-(Rupees _____ only

Date.

Signature.

MTM REALITY LLP brings to you a Residential Project known as “Silver City” in your city adjacent to Kajora Flyover, on the Kolkata Delhi Express Way, NH2, Kajora, Paschim Bardhaman, PIN – 713338, on the following general terms & Conditions :-

1. Any individual, or any other legal entity can apply for booking of residential Bungalow in the “Silver City”
2. Booking shall be confirmed subject to availability of chosen Bungalow and also at the sole discretion of MTM REALITY LLP.
3. An Applicant applying for Booking of Bungalow will be required to furnish necessary documents as mentioned in this booklet and / or otherwise required by MTM REALITY LLP from time to time.
4. Applications have to be made in the prescribed Application Form. It is important that care is taken to go through and understand the terms, conditions and instructions before filling in the Application Form.
5. Applications must be accompanied by a crossed cheque, UPI or bank draft or pay order drawn in favour of “MTM REALITY LLP” payable on any bank for the amount of application Money as stated in the payment schedule contained with this GTC and the same should be deposited with our site sales office at Silver City (Kajora) in working hours.
6. If any information provided by the Applicant is found to be incorrect, then **MTM REALITY LLP** reserve the right to reject the Application / cancel the booking. Upon such cancellation the amount paid till that date shall be refunded to the applicant without interest after deducting 10% cancellation charges of the amount paid.
7. All deeds agreements and documents including the Agreements for sale and Deeds of Transfer / Conveyance regarding the Project shall be prepared by the Project Advocates Messrs. Saha & Ray Co. of 7C, Kiran Shankar Roy Road, Kolkata.
8. The applicant has clearly understood that this application form does not make the applicant entitled to final allotment of the Bungalow even after acknowledgement of receipt of the application money. The expression ‘allotment’ and all its grammatical variations wherever used herein, shall always mean ‘provisional allotment’ and the same will remain provisional till final confirmation of MTM REALITY LLP has been obtained. After confirmation of allotment by MTM REALITY LLP the agreement for sale as per standard format prepared by the project advocates shall be executed between MTM REALITY LLP and the applicant. The applicant shall execute such agreement for sale within 30 days of being called upon to do so.
9. The Applicant accepts and agrees to abide by the Financials and Payment Schedule annexed hereto and undertakes to pay the Agreed Consideration, Additional Payments, Deposits, etc. in respect of the Bungalow within the respective due dates in accordance with the same. Possession of the Bungalow shall be made over to the Applicant subject to the Applicant making full payment of all dues including the Agreed Consideration, Additional Payments and Deposits (including those mentioned in the Agreement for Sale and all other dues etc. to MTM REALITY LLP. The Deed of Transfer/ Conveyance of the Bungalow in the “Silver City” shall be executed and registered in favour of the Applicant upon completion of construction of the new buildings and handing over of possession as aforesaid.

Date.

Signature.

10. The Financials stated herein is exclusive of any kind of taxes, duties, charges levies etc. that may be levied by or be payable to the Government. All levies, duties, charges, surcharges, rates, taxes and outgoings including GST, service tax, sales tax, VAT, Works Contract Tax, CST, betterment fee, development charges etc., if any, that may be payable relating to the construction, transfer, ownership or maintenance of the Bungalow booked by the Applicant and/or the amounts payable for the same and/or relating to this Application, the Agreement for Sale and/or the Deed of Conveyance shall be the liability of the Applicant and the Applicant undertakes to make payment of the same in time or as and when the same is demanded by MTM REALITY LLP .
11. In case of default/delay in making any payment to MTM REALITY LLP . interest shall be payable by the Applicant at the rate of 18% per cent per annum from the due date till the date of payment. In case of any deviation and/or default in adherence to the Financials and Payment Plan, this application shall be liable to be cancelled at the discretion of MTM REALITY LLP. Upon such cancellation the amount paid till that date shall be refunded to the Applicant without interest after deducting cancellation charges @10% of the total consideration amount.
12. The Applicant cannot assign or nominate anyone else in his/her/its place and stead regarding this Application and/or transfer the allotment made to the Applicant without (a) making payment of a Transfer Fee to MTM REALITY LLP and (b) obtaining prior written consent of MTM REALITY LLP . However no assignment, nomination or transfer of allotments shall be permissible/allowed within 12 months from the date of Application.
13. MTM REALITY LLP shall maintain the project itself or through a professional facility management organization for the period of 12 months after completion and handing over of possession of all Bungalows and all owners of Bungalows comprised in "Silver City" ("Unit Owners") shall pay maintenance charges to MTM REALITY LLP as per the rate mentioned in the standards Agreement for Sale/ Deed of Conveyance. Thereafter MTM REALITY LLP shall hand over the maintenance to a body consisting of all Unit Owners of "Silver City" which may be a syndicate, committee, body corporate or company and the Applicants shall become a member of such body.
14. In case any Unit Owner fails to pay maintenance charges to MTM REALITY LLP / professional facility management organization /Unit Owners body within 7 (seven) days ,all common services and facilities i.e. electricity, water , club, etc. shall be disconnected and Unit Owner making such default in payment shall not be allowed to use the same.
15. The Applicant declares and confirms that the Applicant has applied for booking of the Bungalow in" Silver City" with full knowledge of the laws and the Applicant has fully satisfied himself / herself / itself about the right title and interest of the land owners of the land on which "Silver City" is being constructed by MTM REALITY LLP .
16. MTM REALITY LLP shall have full right power and authority to make any variations, alterations, deletions and / or modification in plans and MTM REALITY LLP may make such changes either at its sole discretion or as may be directed by any competent authority and the Applicant shall have no right to object regarding the same.

Date.

Signature.

17. All correspondence will be made with the Applicant at the address indicated in the Application Form unless change in address has been intimated to MTM REALITY LLP in writing by registered post with acknowledgement due.
18. Disputes if any arising out of the proposed booking shall be referred to advocate appointed by the MTM Realty LLP. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The sole Arbitrator shall have summary powers and may make interim orders and Awards and/or non-speaking Awards, whether interim or final. In connection with such arbitration only the Courts at Kolkata shall have jurisdiction.
19. MTM REALITY LLP at its sole discretion may relax or modify any of the conditions stated herein. It also reserves the right to reject any application without assigning any reason whatsoever.
20. MTM REALITY LLP and / or its affiliated , officers, directors, employees, agents, members, servants etc. shall not be liable for any direct, indirect, punitive, incidental, or consequential losses / claims / demand / damages suffered by any person /persons due to loss of documents, delay in postal services, delay in handing over possession of the Bungalow /Bungalows and any other eventualities beyond the control of MTM REALITY LLP and its associates and Applicant agrees to keep MTM REALITY LLP and / or its affiliates, officers, directors, employees, agents, members, servants, etc. saved harmless and indemnified with regards thereto.
21. The Applicant has read and understood the contents of the Application Form and this Basic Terms and Conditions and all terms, conditions obligations, considerations etc. contained herein are fully acceptable to and agreeable by Applicant and the Applicant gives his/her/its unconditional acceptance to the same. The Applicant undertakes to execute the Memorandum of Agreement for Sale as per MTM REALITY LLP 's standard format and all documents required by MTM REALITY LLP without any demur within 15 days of being called upon to do so.
22. The Applicant is aware that this application for provisional allotment shall always be subject to making timely payments by the Applicant as per the Financials and Payment Schedule and the compliance of the general terms and conditions which are duly agreed upon and accepted by the Applicant as also the terms and conditions mentioned in the Application Form, the Financials and Payment Schedule as also the Agreement to Sale.

Date.

Signature.

