

TM

EDEN City

EDEN City™
MAHESHTALA
Everything you *dreamt* of

APPLICATION FORM >>>



APPLICATION FORM

Application Form No:

Please affix
Photograph of
Sole Applicant /
First Applicant/ Karta of
HUF/ Representative of
Company/Firm

Please affix
Photograph of
Joint Applicant

Please Sign Here

Please Sign Here

Application for Allotment of 3 BHK Apartment at Eden City Maheshtala

3 BHK

*[Please fill in the application form in BLOCK LETTERS only.
Separate application forms are required to be filled for multiple bookings]*

For Office use (to be filled in by Eden Real Estates Pvt. Ltd. personnel only)				Customer Identification No.		E	C				
Flat Details						Right to Use Parking Details					
Type	Tower	Floor	Flat No.	Open	Semi-covered	2 Wheeler					
Remarks:				Auth. Sign.:							

A. FOR INDIVIDUALS:

1. Sole / First Applicant Details:

Personal Details:

Name Mr. / Ms.
First Name
Middle Name
Last Name

Father's / Husband's Name

Date of Birth Anniversary Date Nationality

Resident Status (Resident/ NRI etc.)

PAN No. Aadhaar / Passport No.
(To be filled in by non-residents / NRIs only)

Correspondence Address

Building No /Name

Street / Area

City / State Pin code Country

Telephone No.

Mobile E-mail

Permanent Address *(If same as Correspondence Address, please leave it blank)*

Building No /Name

Street / Area

City Pin code Telephone No.

P.S. P.O.

First Applicant *sign here*

Second Applicant *sign here*



Business / Service Details:

Occupation Annual Income Rs.
Designation
Company Name
Address
City / State Pin code
Telephone No. Fax

2. Joint Applicant's Details:

Personal Details:

Name Mr. / Ms.
First Name *Middle Name* *Last Name*

Father's / Husband's Name

Date of Birth Anniversary Date Nationality

Mobile Resident Status (Resident/ NRI etc.)

PAN No. Aadhaar / Passport No.

Relationship with 1st Applicant

Occupation Details:

Occupation Annual Income Rs.
Designation
Company Name
Address
City / State Pin code Country

Telephone No. Email

3. Financial Details:

Source of remittance of application money and Bank A/c No.
(To be filled- in by non-residents / NRIs only)

Financial commitment plan: Own Funds (%) Loan from Financial Institution (%)

Loan from Employer (%)

First Applicant *sign here*

Second Applicant *sign here*

APPLICATION FORM

B. FOR COMPANY / FIRM / HUF:

Company / Firm / HUF

Constitution Partnership Pvt. Ltd. Co. / Limited. Co. HUF

Registration No.

PAN No. **

Registered Office Address

Address 1

Address 2

City / State Pin code

Telephone No. Fax

Mobile E-mail

** Authorised Signatory's Pan Number.

Financial Details:

Name of the Banker with A/c No.
.....

Financial commitment plan: Own Funds (%) Loan from Financial Institution (%)

C. BOOKING PREFERENCE

Flat Details: Type Tower Floor Flat No. Rate

Right to use Parking Space Details: Open Semi-covered 2 Wheeler

Please give us two references
who may be interested in booking a flat at Eden City:
(Name, Address, Tel/Mobile)

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First Applicant *sign here*

Second Applicant *sign here*



I came to know about Eden City from:

1. Newspaper: Please specify Publication 2. Hoardings: Please specify location 3. TV: Please specify Channel
 4. FM Radio: Please specify Station 5. Friends/Relatives: Please specify reference 6. Any other: Please specify.

I have purchased my Dream Home in Edencity because

Application money payment details: Cheque/DD no.dated.....drawn on.....
 Bank for Rs..... only in favour of 'Eden Real Estates Pvt. Ltd. Escrow A/c'

Annexures:

- 1. Passport size photographs for Sole / First & Joint Applicant/ Authorised Signatory / Karta of HUF
- 2. Identity Proof for Sole / First & Joint Applicant / Authorised Signatory / Karta of HUF
(Passport/Driving License/Voter Identity Card/ PAN Card/ Identity Card issued by Government Institutions)
- 3. Residence Proof for Sole / First & Joint Applicant/ Authorised Signatory / Karta of HUF
(Passport/Driving License / Any Identity Card issued by Government Institutions / Latest Electricity Bill / Latest Telephone Bill/ Any other document or communication issued by any authority of Government or local bodies showing residential proof)
- 4. Registration Certificate & Address Proof for Pvt Ltd. Co. / Limited Co. / Firm
- 5. Board Resolution / Letter of Authority as applicable (To be provided by non-individual applicants only)

Apartment Payment Plan:

	Due date for payment	For 3 BHK Flats (GST extra)
Application Money	Immediate	Rs. 100,000/- on Application
Allotment Money	Within 30 days from issuance of Allotment Letter	100 % (less application money)

For Other Charges:

Car Parking Space	As per Apartment Payment Plan
Club Membership	As per Apartment Payment Plan
Club Subscription for One year	As per Apartment Payment Plan
Maintenance Charges for Two years	As per Apartment Payment Plan
Caution Deposit (Refundable to the Association, once formed)	As per Apartment Payment Plan
Other charges like Electricity Deposit, Transformer Charges, DG Back-up charges etc.	As per Apartment Payment Plan
Legal Fees, Association formation charges, etc.	As per Apartment Payment Plan

All payments are to be made either by Cheques/DD/Pay Order/Wire transfers. Cash payments will not be accepted.

First Applicant *sign here*

Second Applicant *sign here*

TERMS AND CONDITIONS

Eden Real Estates Pvt. Ltd. (hereinafter referred to as the 'Company') offers three bedroom (3BHK) apartments in EDEN CITY located at Holding No. B1-90/A/1/New, Budge Budge Trunk Road, Ward No. 31, P.O. Sarengabad, Dist. 24 Parganas.(S) Pin -700 137, West Bengal, India.

1. TERMS OF OFFER:

EDEN CITY, is a "Residential Project" consisting of several towers of 'Ground + 15' storey and 'Ground + 7' storey with amenities as indicated herein. These are being offered for allotment under following terms and conditions:

2. WHO CAN APPLY?

A. Any person of the age of majority competent to buy any property.

To be eligible, the applicant(s) must enclose the following documents: (i) Passport size photograph of the Applicant(s) /Registration Certificate in case of Company / Firm (ii) Identity Proof of signatory (ies) in the application. (iii) Residence proof of the Applicant(s). (Address Proof in case of Company / Firm)

B. Joint application by only one person is permitted if the applicants are members of the same family, which includes spouse, dependent parents and dependent children.

C. Other Entity (ies), which may be a Body Corporate incorporated in India or Partnership firm or HUF or any other Association of Persons (AOP) recognized as a legal entity under any law in India (copy of Certificate of Incorporation along with a Board Resolution for a Body Corporate or copy of Registration Certificate along with Authorization letter of the Signatory (ies) for Entity (ies) other than a Body Corporate is required).

3. APPLICATION PROCEDURE:

A. A person intending to acquire an apartment will have to apply in the prescribed Application Form contained in the Application Kit. It is important that care is taken by the applicant to go through the terms and conditions herein, before filling in the Application Form.

B. The completed Application form duly filled and signed by the applicant(s) along with the bank draft/pay order/ account payee cheque drawn in favour of "Eden Real Estates Pvt. Ltd. Escrow A/c", payable at Kolkata for the amount of application money as shown in the Price & Payment Schedule (annexed separately), contained in the Application Kit.

4. ALLOTMENT SCHEME/PROCEDURE:

The apartments will be allotted on the basis of first come first served basis within 30 (Thirty) days from the date of receipt of applications after final inspection of the Application and other documents as may be submitted by the Applicant.

5. SCRUTINY, REJECTION AND REFUNDS:

Applications remaining incomplete or deficient in any respect and/or not accompanied by the required remittance is liable to be rejected at the sole discretion of the Company. Applications containing information known to the applicant, as false, are liable to be summarily rejected and allotment shall stand cancelled at any point of time, even after the allotment has been made. Upon such cancellation, all the amounts paid will be refunded without any interest but after deduction of applicable service charges and consequential GST, hereafter mentioned.

6. WITHDRAWAL OF APPLICATION/CANCELLATION OF BOOKING:

Upon withdrawal/ cancellation of the booking by the Allottee(s), before issuance of allotment letter, the money paid by the allottee (s) shall be refunded to the Applicant without any interest and after deduction of Rs 25,000/- (Rupees Twenty Five Thousand only) of the Application Money, plus applicable GST thereon, towards service charges. The Allottee(s) hereby agrees/ agree to such interest-free refund and the deduction by the way of service charges and further agrees/agree not to raise any objection for deduction of service charges. In addition to service/ cancellation charges, statutory deductions, including applicable GST and others, on such cancellation, will also be borne by the allottee. All monies paid by the Company on behalf of the Allottee(s) prior to such withdrawal/cancellation shall be non-refundable. Applicants are free to withdraw their application and cancel their booking at any time. All such refunds to residents and Non-Residents Indians (NRI) / Foreign citizens of Indian Origin shall, however, be made in Indian Rupees within 90 days from the date of issuance of the cancellation letter. It is clarified that no claims for any damages shall be tenable in the event of cancellation of the allotment on any grounds whatsoever.

7. PRICE & PAYMENT SCHEDULE:

A. **Under Down Payment Plan** – Price indicated in the Payment Schedule (annexed separately) under Down Payment Plan is firm and non-escalable. This plan requires 100% (one hundred percent) payment of the Price within 30 days from the date of allotment. The discount provided for the Down Payment Plan shall be decreasing progressively from the date of launching of the Project and gradually become NIL with the progress of time.

B. **Under Installment Payment Plan** - Price indicated in the Payment Schedule (annexed separately) under Installment Payment Plan is firm and non-escalable. This plan requires payment of allotment money and respective installments as indicated in the said schedule.

Prices in the above plans (7A & 7B) are exclusive of any GST which may be leviable by any appropriate authorities, both present and future, as may be applicable, shall be separately charged and recovered from the allottees.

Applicants are required to indicate their preference of the payment plan in the application form.

On selection of the payment plan, the applicant shall continue to pay the agreed price in the manner mentioned in the payment plan, time being the essence of the contract. The applicant agrees and covenants not to claim any right or possession over and in respect of the said Apartment and Appurtenances till such time the applicant has paid the entire agreed price along with the Other Charges agreed to be paid or deposited under this Agreement. Signed costsheet will constitute the integral part of this application form.

8. Costsheets enclosed herewith will constitute an integral part of this application form.

9. Family constituted a individual, spouse, children, parents and unmarried sister.

First Applicant *sign here*

Second Applicant *sign here*

DECLARATIONS

I / We solemnly declare that:

- a. I/We have read and understood the Terms and Conditions and agree to abide by them.
- b. I/We also undertake to comply with all the terms and conditions of the Booking Application to be issued by EREPL and accepted by me/us.
- c. All the above information furnished by me / us are true to the best of my / our knowledge and belief and nothing relevant has been concealed or suppressed.
- d. I/We undertake to inform EREPL in writing, any changes in particulars furnished in this application that may occur in future.
- e. I/We understand that EREPL reserves the right to allocate different flat(s) with mutual consent, reject any special requests made by me/us or reject this application for allotment of apartment without assigning any reason and refund the money to me/us as per terms and conditions stated in the 'Terms and Conditions'.
- f. I/We hereby agree that I/We shall not be entitled to set up any oral agreement whatsoever or howsoever.
- g. I/We have signed this "Application Form" and paid the amount payable there and I'm/we are fully conscious of my/our liabilities and obligations and in the event of cancellation of my/our booking for any reason whatsoever I/we shall be left with no right, title, interest or lien on the apartment applied for provisionally booking by me/us in any manner whatsoever.

Signature of Sole Applicant / First Applicant / Authorised Signatory / Karta of HUF	Signature of Joint Applicant
Date:	Date:
Place:	Place:

Note: Please affix Seal in case the applicant is a Company/Firm)

Signature of the representative of the Company / Marketing agency:	
Name:	
Marketing Agency:	
Date:	

EDEN City™



EDEN REAL ESTATES PVT. LTD.

Site and Sales & Marketing Office:

Holding No. B1-90/A/1/New, Budge Budge Trunk Road,
Ward No. 31, P.O. Sarengabad,
Dist. 24 Parganas.(South) Pin -700 137, West Bengal, India

Registered & Corporate Office:

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