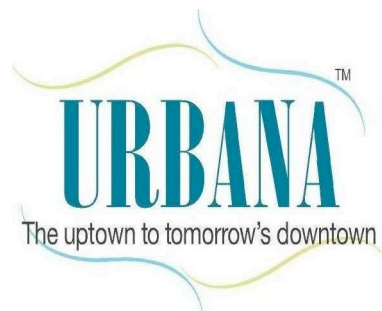


APPLICATION FORM



APPLICATION FORM

Please read the following instructions and guidelines for allotment carefully before filling this Application Form.

Please note that your application will be accepted on the basis that the information and the undertakings given by you in the Application Form are true and valid.

1. Please use BLOCK letters while filling this Application Form.
2. Kindly ensure that the Application Form is complete and duly signed by the applicant/applicants.
3. Please ensure that all necessary payments are made along with the Application Form.
4. This Application Form is to be submitted to M/s. Bengal NRI Complex Limited (a Joint Sector Company with the Government of West Bengal), at its office at Anandapur, Mouza Madurdaha, P.O. East Kolkata Township Project, Kolkata 700107 (the "Company"). The application should be accompanied by payment to the Company, by demand draft/pay order/cheque payable at par at Kolkata, of a sum amounting to not less than 5% of the total price payable for the apartment sought for allotment. This should be followed within twenty one (21) days thereafter by realisation of a second payment to the Company to make a total of 10% of the price of the apartment sought for allotment, as Application Money, bearing no interest, for the application to be valid.
5. By dint of making the application for provisional allotment of an apartment in the Urbana township, it will be deemed that the concerned Applicant(s) has/have:
 - 5.1 Full knowledge and understanding of all laws/notifications and rules applicable to the area in general and the township in particular.
 - 5.2 Fully satisfied himself/herself/itself/themselves about the interest and title of the Company in the land on which Urbana is being developed.
 - 5.3 Understood and accepted all limitations and obligations in respect thereof and will not raise any objection in this regard at any time in future.
 - 5.4 Undertaken to use the apartment and parking facilities, if allotted, solely and exclusively for residential purposes and not use the same for any other purposes, including but not restricted to guest house, office, or professional chamber, even partially.

6. *Applications remaining incomplete or deficient in any respect and/or not accompanied with the requisite remittance and/or documents are liable to be rejected even if these deficiencies are detected later, during detailed scrutiny, after issuance of the provisional allotment letter by the Company.*
7. *The Company respects the desire of Applicants to be allotted the Apartment of their choice and its endeavour will always be to try and accommodate the choice to the extent feasible.*
8. *The Allotments, if made, will be based on a “first come first served” basis. The Company's intention is to be fair, transparent and equitable in the allotment of Apartments. The Company, however, reserves the right to reject any application and refund the application money received, without interest, without assigning any reason whatsoever.*
9. *The Applicant(s) are to select the desired apartment/apartments upon checking the tentative availability of such apartment(s) from the office of the Company or its authorized Agents and thereafter submit the Application Form. On receipt of the Application Form, the Company will confirm the provisional booking and inform the Applicant with an identity reference in writing and also by e-mail if mail ID is provided.*
10. *The Application Form shall be accompanied by a bank draft, pay order or cheque payable at Kolkata drawn crossed in favour of **Bengal NRI Complex Limited** as application money for the amount/s as set out in paragraph 4 above. If the Application Money does not accompany the Application Form, any provisional blocking of Apartments shall stand cancelled.*
11. *Applications from Persons of Indian Origin and from Non-Resident Indians should be made in conformity with the regulations governing such transactions for the acquisition of immovable property by such persons and it shall be the responsibility of such Applicant(s) to ascertain and fulfil all regulatory requirements including those governing foreign exchange transactions.*
12. *Applicants may withdraw their applications at any time before the Company provisionally allots an Apartment against such application. In such cases, the applicants shall be entitled to refund of the application money paid, without interest, subject to a recovery of Rupees Five thousand only (Rs.5000/=) for each application withdrawn, as an administrative charge. The Company, however, shall not make any administrative charge if the application is withdrawn within seven days of receipt of full Application Money by the Company.*
13. *Upon provisional allotment of an Apartment, the Company will issue a letter to the Applicant(s) along with the General Terms and Conditions of the*

Company for allotment and use of Apartments (the "GTC"). The Applicant(s) will be required to sign the duplicate of the provisional allotment letter and return it to the Company in confirmation of acceptance of the provisional allotment as also all the terms and conditions of the GTC.

14. Applications containing information that is untrue or misleading are liable to be rejected by the Company even after the provisional allotment has been made. In such cases, 50% of the Application Money shall stand forfeited to the Company and the Company will refund without any interest all other amounts received by the Company from the concerned applicant(s) till that date.

15. The Applicant(s) will be deemed to be aware of the following while making the Application:

- (i) Urbana is a mixed used Township intended to be developed by the Company on mainly a Government leased plot of about 65 acres at Anandapur, Madurdaha. The leases are for 99 years renewable on expiry.*
- (ii) An Apartment shall comprise the entire area enclosed by its peripheral walls including the areas under these walls, air conditioning service ledges, the internal walls, columns, balconies, deck, cupboards, etc., save half the area under any peripheral walls common with any other apartments.*
- (iii) Common areas shall mean all such parts/areas in the multi-storeyed building where the Apartment will be situate including, but not limited to, its entrance lobby, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts and service ledges in all floors, common corridors and passages, staircases, electrical meter and switch rooms, lift machine rooms, attics, overhead water tanks, cooling towers, mail room, maintenance offices and architectural features.*
- (iv) The Apartment owners will have the right to use and/or avail of the facilities in the Township and its service areas, in common with other occupants of the residential towers of Urbana, such as the proposed club, access roads for the residential towers, landscaped area in the residential towers enclave, electricity, water and cooking gas supply arrangements, power backup, drainage, sewage and garbage disposal, etc.*
- (v) The area of an Apartment will mean its super built-up area and terrace/s, if any, and all charges, deposits and fees for common services and utilities, maintenance, security and other Township*

running and operational costs, will be based on the area of the Apartment, which will mean this super built-up area.

- (vi) A specific number of Car Parking spaces are proposed within the complex. Applicants are required to indicate their requirement for car parking space/s in the application form.*
- (vii) The Company has earmarked several zones in the proposed Urbana Township that include Bungalows, residential towers, commercial areas, services and utilities areas, and a Club. The plans, constructions, applications and uses in respect of these developments are subject to change at the sole discretion of the Company.*
- (viii) The Apartment owners will have to become members of the proposed Club in Urbana upon payment of an interest free deposit refundable upon expiry of the leases. Besides an individual owner and his/her spouse, dependant parents and children will be entitled to use the Club upon payment of deposits due and user charges for its facilities and periodical membership fees, which will be fixed by the Company from time to time.*
- (ix) In the initial phase, the Company proposes to construct three multi-storeyed buildings christened Signature Tower 2, Insignia Tower 1 and Insignia Tower 7, as demarcated in the proposed Master Plan.*
- (x) The layout plans as shown in the Master Plan are all tentative and subject to change at the discretion of the Company and/or approval of the appropriate competent authorities.*
- (xi) Any changes/directions/conditions imposed by a competent authority at any stage while approving proposed layout plans shall be binding on the Applicants and no approval or consent of the Applicants will be sought for the purpose of making any changes. If an application for provisional allotment of any Apartment is required to be cancelled for such change of plans, all amounts paid by the concerned Applicant will be refunded without interest.*
- (xii) The layout plan as may be amended and approved from time to time shall supersede the proposed tentative layout plan as available now and shall automatically form a part of the Allotment Letter and the GTC.*
- (xiii) The entire area of the Township as depicted or described in brochures or other publications by the Company is only to acquaint applicant(s) with the overall picture of development that is intended to take place. Such tentative description and depiction*

of the overall development is not intended to convey any impression of any right, title or interest of any applicant(s) in any of the developments in or about the township falling outside the initial phase and the Apartment allotment.

- (xiv) Allotments may not be transferred for 12 calendar months following allotment. After this "lock-in" period, allotments may be transferred subject to the approval of the Company upon payment of a transfer fee of 2% of the total value payable until registration.*
- (xv) Applicant(s) is/are free to withdraw his/her/their application and cancel the booking at any time after issue of provisional allotment letter but before the possession of Apartment is made over. Total deposit or instalments paid by the Applicant shall be refunded without any interest after deduction of 5% (five percent) of the total price and other charges payable till registration.*

FORM OF APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN
URBANA – THE UPTOWN TO TOMORROW’S DOWNTOWN

To

M/s. Bengal NRI Complex Limited
Anandapur, Mouza Madurdaha,
P.O. East Kolkata Township Project
Kolkata, West Bengal, India 700107

Dear Sirs:

Please provisionally enrol me/us for allotment of the residential *Apartment No _____ in Insignia/Signature* (delete inapplicable word) *Tower _ having proposed super-built up area of _____ square metres and Car Parking _____ Space(s)* in the Township known as ***Urbana - The Uptown to Tomorrow’s Downtown*** - proposed at Anandapur, Madurdaha, Kolkata.

I/We accept and agree to abide by the terms and conditions set out herein and the ‘*Price and Payment Schedule*’ to be prescribed by you.

I/ We further agree to sign and execute necessary documents as and when required by you.

My/our pay order/demand draft/cheque bearing no. _____ dated _____ payable at _____ Bank, _____ Branch, Kolkata _____ for the sum of

Rs...../- (Rupees..... only) drawn crossed in your favour towards the Application Money is enclosed.

I/we agree to pay you the total sale price and all other dues as stipulated in the Price List as per the payment plan mentioned therein.

I/We confirm that I/we have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of an apartment even after you



acknowledge the receipt of the Application Money and/or issue the allotment letter for the concerned Apartment.

I/ We further confirm that this application will be binding only after I/we accept, sign and return the Allotment Letter with the General Terms and Conditions and the Standard By-Laws of the Township, on the standard format as will be provided by you and that such signing will not constitute an agreement for sale and that the allotment shall become final only upon my/our fulfilment of all the conditions set out in the Allotment Letter, the General Terms and Conditions, the Standard By-laws of the Township and the full and final payment there under.

If, however, I/we fail to execute and return the Allotment Letter within the period set out in the Allotment Letter, the allotment may be treated as cancelled at your sole discretion and 50% of the Application Money will stand forfeited to the Company.

I/we am/are making this application with the full knowledge that the plans for the township are not yet sanctioned by competent authority.

I/we have perused the '*Price and Payment Schedule*' indicated and agree to make payments in accordance with it and abide by all the terms and conditions of the the Allotment Letter and the General Terms and Conditions.

Yours faithfully,

Signature
Name
First / Sole Applicant

Signature
Name
Joint Applicant

I. FIRST APPLICANT

Please affix
a recent
passport
size
photograph

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

S/W/D of.....

Authorized Signatory / Guardian's Name (If Minor).....

Nationality & Residence Status.....Date of Birth.....

Anniversary Date.....Date of Birth of Spouse.....

Occupation: Service () Professional () Business
Student () House Wife () Any other.....
(Please specify)

Number of family members _____

MAILING ADDRESS *(In case of a company please provide the address of the registered office)*

.....
.....

City _____ Pin _____ Country _____

Phone:.....ISD/STD Code.....

PERMANENT ADDRESS

.....
.....

City _____ Pin _____ Country _____

Phone:.....ISD/STD Code.....



OFFICE NAME & ADDRESS

.....
.....

City _____ Pin _____ Country _____

Contact No.: Office.....Residence.....Mobile.....

Fax.....E-Mail.....

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

II. JOINT APPLICANT

Please affix
a recent
passport
size
photograph

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

S/W/D of.....

Authorized Signatory / Guardian's Name (If Minor).....

Nationality & Residence Status.....Date of Birth.....

Anniversary Date.....Date of Birth of Spouse.....

Occupation: Service () Professional () Business
 Student () House Wife () Any other.....
(Please specify)

Number of family members _____

MAILING ADDRESS *(In case of a company please provide the address of the registered office)*

.....

City _____ Pin _____ Country _____

Phone:.....ISD/STD Code.....

PERMANENT ADDRESS

.....

City _____ Pin _____ Country _____

Phone:.....ISD/STD Code.....



OFFICE NAME & ADDRESS

.....

.....

City _____ Pin _____ Country _____

Contact No.: Office.....Residence.....Mobile.....

Fax.....E-Mail.....

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

APARTMENT PREFERENCE

(i) Apartment TypeFloor.

(ii) Size.....,.....Rate..... Car Park(s)-----

(iii) PRICE: Rs.....

CAR PARK Rs.....

CLUB CHARGES Rs.....

TOTAL SALE PRICE Rs

+ EXTRA SCHEDULE CHARGES-----

(iv) Identity Number & Type of Bank Account: SB/CA/NRE/NRO/FCNR(B)

(v) **Application Money** in favour of **Bengal NRI Complex Limited**

Rs..... (Rupees.....)

ADDITIONAL INFORMATION (*For Non-Resident Indians/Persons of Indian Origin Applicant(s) only*)

	For Applicant	For Joint Applicant
1. Native Place in India	_____	_____
2. State	_____	_____
3. District	_____	_____
4. Passport	Indian Foreign	Indian Foreign
5. Place of Issue	_____	_____
6. Date of Issue		
7. Date of Expiry	_____	_____
8. Whether any property held in India?	Yes No	Yes No

If other property held in India, please provide details

9. Contact person in India for both Applicants:

Name _____

Relationship _____

Address for correspondence _____

Phone _____ Fax _____

(a) NRO Account No.
Name of bank and branch

(b) NRE Account No.
Name of bank and branch

(c) FCNR(B) Account No.
Name of bank and branch

DECLARATION BY APPLICANT(S)

1. I/We hereby solemnly declare that all the foregoing facts are true and to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/We also undertake to inform the Company of any future changes related to the information and details shown in this Application Form.
2. I/We also undertake to inform the Company of any future changes related to the information and details rendered in this Application Form.
3. In the event that I/we am/are allotted an Apartment, I/we unconditionally agree to pay all sums due in terms of the Price and Payment Schedule within the due dates of their payments as set out in the Allotment Letter and/or the GTC and not to dispute the cancellation, if made at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of Allotment or the GTC.
4. I/We hereby give my/our irrevocable consent to become a member of the body of the owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws and execute necessary documents as and when required in conformity with requirements stipulated by the Company.
5. I/We have signed the Application Form after having read and understood its meaning and purport.
6. I/We solemnly declare and undertake to use the Apartment to be allotted to me/us for residential purposes only.

Signature of Sole/First Applicant
(Please sign within the space provided)

Signature of Joint Applicant
(Please sign within the space provided)

Place:

Place:

Date:

Date: