



REGISTRATION FORM

To,
M/s Dharitri Infraventure Pvt. Ltd
Dn-51, Merlin Infinite,
6th Floor, Unit 606, Sector V,
Salt Lake City, Kolkata-700091

First Applicant

Co-Applicant

Sub: - APPLICATION FOR REGISTRATION OF FLAT FOR DHARITRI ICON PROJECT

Dear Sir,

I/We wish to get myself/ourselves registered for your project "Flat" IN 'DHARITRI ICON', at a basic sale price calculated @ ₹..... per sq. ft of total Area .My/our particulars along with the option of type of Flat payment plan are given here under for your reference and records.

1st/Sole Applicant

Name:
Father's/ Husband Name:
Date of birth:
Correspondence Address:
.....
Office Address:
.....
Permanent Address:
.....
Pan No:
Nationality:
Marital Status:
Land Line No:
Mobile No:
Email:

Co-Applicant/s (if any)

Name:
Father's/ Husband Name:
Date of birth:
Correspondence Address:
.....
Office Address:
.....
Permanent Address:
.....
Pan No:
Nationality:
Marital Status:
Land Line No:
Mobile No:
Email:



Nominee's Detail

Name.....Relation.....

Address.....

Registration Money:

Cash/cheque/PO/DD No, Dated....., Drawn On:

(All payments to be made in favour of (DHARITRI INFRAVENTURE PVT. LTD)

DECLARATION

I/We hereby declare that I/We have gone through the prevailing brochure/price list /terms conditions are accepted after realization of reservation money and the company makes offer of Allotment in my/our favour then I/We undertake to execute all documents/ agreement as per the Company's format and accept all the terms and conditions therein and pay all charges as applicable therein. I/We, the Applicant/s, do here by declare that my/our application for allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therein

Date: 1st / sole Applicant/s:

Place: 2nd / Co –Applicant/s:

Authorized Signatory

NOTES

1. The Preferential Location Charges (PLC) is applicable.
2. Additional amounts towards Stamp Duty, Registration Charges, and legal/miscellaneous expenses etc. Shall be payable by the Allotted at the time of offer of possession and shall be subject to revision.
3. Maintenance Charges as per maintenance agreement shall be payable by the allotted separately ₹ 1.5/- per SFT, after Two years from the date of possession.
4. Areas are indicative only.
5. The Built Up Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, Cupboards, Plumbing/electric shafts of the demised premises, total area of the balconies and terraces etc.
6. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the company.
7. The prices are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
8. Government Taxes as applicable from time to time.

Additional Charges*

S. No	Particulars	(₹)
1.	Power	₹ 50K
2.	Water Treatment Plant	₹ 50K
3.	Development Charges	₹ 50K
4.	Fire Fighting Charges	₹ 50K
5.	Club Membership	₹ 1L
	Total Amenities Charges	₹ 3.0L

S. No	Particulars	(₹)
1.	Open Parking	₹ 2.5L
2.	Cover Parking	₹ 3.5L

*Note: All the charges mentioned above are indicative & illustrative only.

DHARITRI INFRAVENTURE PVT.LTD (DHARITRI ICON)

Terms and Conditions:

1. The allotment of Flats shall be entirely at the sole discretion of the company, i.e. M/s Dharitri Infraventure Pvt. Ltd.
2. It is understood that the applicant has examined the plans, designs, specifications, area etc. of the unit which are tentative and agree that company may affect such variations and modifications therein as may be necessary or the company may deem fit and appropriate in the interest of the project or as may be required to be done by any competent Authority.
3. The applicant/s agree/s that no claim monetary or otherwise will be in case of any change in the area and that the initial rate of booking of the unit will be applicable on the changed area in case of refund or demand.
4. Price of Flats, once booked, shall be escalation free .However the company reserves the right to revise the Price list as its sole discretion.
5. All statutory charges and other levies demanded or imposed by any competent authority shall be payable proportionately by the applicant from the date of registration as per demand raised by the company.
6. The applicant shall pay as and when demanded, the maintenance charges /security Deposit for maintaining and up-keeping the project and various services therein as may be determined by the company or the maintenance agency appointed by the company for such purpose.
7. The company shall allot Flats as its basic sale price calculated at the rate mentioned in the registration/application form. In addition to that the following shall be charged separately as per terms of allotment.
 - (a) Preferential Location Charges (PLC) as determined by the company.
 - (b) Additional charges (AC).
 - (c) Interest Free Maintenance security(IFMS) and Monthly Maintenance Charges (MMC).
8. Registration amount shall be forfeited unless the allotment money is deposited within 30 days of the offer of allotment. In case the applicant does not accept the offer of allotment and applies to surrender the unit through a written request within the validity period of the offer i.e. 30 days the entire registration deposited by him/her/them shall be refunded without any interest/deduction.
9. Subsequent to payment of registration money allotment(Provisional) shall be made in favour of applicant.
10. Delayed payment after booking shall attract 18% penalty per annum The allotment automatically stand cancelled in case payments remain unpaid for provisional period for more than 45 days. In case of cancellation the company reserves the right to forfeit the amount deposited up to the extent of 25% of total cost of unit.
11. Registration of the allotment of the cancelled unit shall be allowed till 30 days after the 15th day of two consecutive instalments remaining in arrears.
12. The company at its sole discretion may allow the applicants(s) to Endorse/assign his/her/their allotment/payment in favour of some other person (s) nominated by him/her/them/for first/one time. However any further endorsement/Assignment shall attract Endorsement/Assignment charges as prevalent at that time.
13. Applicants having NRI status being foreign national shall be solely responsible to comply with statutory formalities laid down in Foreign Exchange Management Act 1999 and/or any other statutory provisions governing the transaction which may inter-alia involve remittance of payments/considerations and acquisitions of immovable assets in India. In case any such permission is refused by any statutory obligations in this regard.
14. Company as its sole discretion may appoint Agents/Dealers/Sales Organizers/Business Associates etc. to market the units being constructed in the project, but shall not be bound by any commitments made by them to the applicants except those communicated in writing through company's official information mentioned in the company's marketing materials.
15. Possession of the unit shall be completed only after clearance of all dues/instalments.
16. In case of any dispute(s) arising between the parties pertaining to or relating to this Registration Form, the only place of jurisdiction shall be Kolkata i.e. the courts and quasi-judicial authorities at Kolkata shall have exclusive jurisdiction.
17. Terms and Conditions as mentioned above are merely indicative with a view to acquaint the Applicant and not exhaustive.
18. In case of refund of the earnest money which was duly paid by intended purchaser for the purpose of booking of the upcoming project flats (Along with Car parking or without car parking /Unit, developer shall have every right to deduct @ 25% amount (Damarage Charges) of the earnest money to the intended purchaser after six month and on or before Seven Months from the date of cancellation of the booking of residential flats, Bungalows (which is applicable on this case) by a cancellation application.

Date: 1st/Sole Applicant/s:

Place: 2nd /Co-Applicant/s:

Authorized Signatory



For Office Use Only

Name of the Applicant:

Name of the Co-Applicant:

Flat Area (in sqft):

Flat Rate (in sqft if require):

Basic Sale Price:

Payment Plan: Parking Charges:

PLC:.....

Booked by (Business Associate/Direct):

- A. Whether personal details of the Applicant(s) have been completely filled up Yes No
- B. In case of booking made by firm/body corporate whether resolution/authorization is received Yes No
- C. Whether the booking amount cheque is proper and in order Yes No
- D. Whether the form is dated and signed by all the applicants with official stamp (if any). Yes No

E. Other Remarks:

Booked By..... Checked By..... Approved By.....

Dharitri Infraventure Pvt. Ltd (Corporate Office)

FLEXI PAYMENT PLAN / PAYMENT SCHEDULE

SI No.	PLAN	Amount in ₹ (B.S.P)	Payment Status
1	At the time of Booking .	10% of BSP	
2	At the time of Agreement.	10% of BSP	Completed 20% of Total BSP.
3	On Raft Casting.	10% of BSP	Completed 30% of Total BSP.
4	On Casting of Ground Floor Roof.	10% of BSP	Completed 40% of Total BSP.
5	On Casting of first Floor Roof.	10% of BSP	Completed 50% of Total BSP.
6	On Casting of second Floor Roof.	10% of BSP	Completed 60% of Total BSP.
7	On Casting of third Floor Roof.	10% of BSP	Completed 70% of Total BSP.
8	On Completion fourth Floor Roof.	10% of BSP	Completed 80% of Total BSP.
8	On Completion of Internal Plaster and External Plaster.	10% of BSP	Completed 90% of Total BSP.
9	On Completion of Flooring, Electrification and Lift.	10% of BSP	Completed 100% of Total BSP.
10	Registration Fees	Extra	As per Government

- G.S.T Charges-12% is applicable on BSP.
- Legal Charges -1% is applicable on BSP.

SI No.	Flat Type	Cover Area.	Per Sft Rate (₹)	Cost / ₹ (Per Flat)
1	1 BHK	350 Sq.Ft.	2500/-	8,75,000/-
2	2 BHK ECONOMY	550 Sq.Ft.	2500/-	13,75,000/-
3	2 BHK PREMIUM	650 Sq.Ft.	2500/-	16,25,000/-
4	3 BHK ECONOMY	700 Sq.Ft.	2500/-	17,50,000/-
5	3 BHK PREMIUM	900 Sq.Ft.	2500/-	22,50,000/-
6	3 BHK SUPER PREMIUM	1450 Sq.Ft.	2500/-	36,25,000/-

DHARITRI INFRAVENTURE PVT. LTD

Office Address: DN-51, Merlin Infinite 6th Floor, Unit 606, Sector V, Salt Lake City, Kolkata - 700 091 | +91 9641 600 600