



G. M. ENCLAVE PVT. LTD.

Corporate office: AB-9, Salt Lake, Sec-I, Kolkata-700 064

Phone: 2334 8782, 2358 6037

Fax: 2337 6037

E-mail: gmab9@yahoo.co.in

BOOKING FORM

MEENA GANGA “ “

Kestopur

Name _____

Flat No _____ Floor _____ Area _____



Office Copy

MEENA GANGA (Kestopur)
BOOKING APPLICATION FORM

Sl. No. _____

Sole / First Applicant

Joint / Second Applicant

Affix
Self Signed
Photograph

Affix
Self Signed
Photograph

Please fill in block letters

1. Full Name Mr./Ms. _____

Mr./Ms. _____

2. Relation to the First Application (only for joint Application) _____

3. Father/Husband's Name/Guardian Name
 Full Name Mr./Ms. _____

Father/Husband's Name/Guardian Name
 Mr./Ms. _____

4. Date of birth _____

Date of birth _____

5. Occupation Employed Self-Employed
 Housewife Student
 Others _____

Occupation Employed Self-Employed
 Housewife Student
 Others _____

6. Profession/Name of business _____

Profession/Name of business _____

7. IT Pan (if any) _____

IT Pan (if any) _____

8. Permanent address _____

Permanent address _____

9. Correspondence address (for Sole/First Application) _____
 _____ City _____ State _____ Pin _____

10. Phone with STD code (Home) _____ (Work) _____ Mobile _____
 Fax _____ Email _____

Flat Details:

1. Name of the Project:	<u>MEENA GANGA</u>	Block:		Floor:		Flat No.:	
2. Super Built Up Area	Sq. Ft. Approx	2 3	BHK	Rate (Sft.)		Rs.	
	Category: Construction of Res. Complex		Service Tax & Cess.:			Rs.	
3. Car Parking	[Opened/Covered] No.:		No Service Tax & Cess.:			Rs.	
4. Mandatory Extra Cost	Category: Preferential Location Charges		Incl. Service Tax & Cess.			Rs.	
Total						Rs.	

Marketed by _____

Full Signature of Sole/First Applicant _____

Full Signature of Second Applicant _____

Full Signature _____

Date _____

Date _____



Office Copy

MEENA GANGA (Kestopur)
TERMS & CONDITIONS FOR BOOKING OF FLAT

Customer Name _____

Block _____ Flat No. _____ Floor _____

A. MODE OF PAYMENT

1. At the time of booking	10% of the total price
2. Within 20-30 days of booking	10% of the total price
3. Within 50-60 days of booking	10% of the total price
4. At the time of ground floor roof casting	10% of the total price
5. At the time of 1 st floor roof casting	20% of the total price
6. At the time of 2 nd floor roof casting	20% of the total price
7. At the time of 3 rd floor roof casting	15% of the total price
8. Balance before possession (Within 7 days)	5% of the total price

That the aforesaid payment schedule should be strictly observed by the purchaser failing which the developer shall have every liberty to cancel and/or rescind the booking flat with a prior Seven (7) days notice to the purchaser. In the above circumstances the booking would stand cancelled and the Developer shall have every liberty to forfeit 3% of the total Consideration Money of the Flat and refund the money within 90(ninety) days without any interest thereof and the Developer further shall be fully entitle to enter into a fresh booking with any intending Buyer/Purchaser after serving such notice of cancellation to the Applicant.

SPECIFICATIONS

1. DOORS AND WINDOW

All doorframes (size 4" x 2.5") would be made of Sal wood, doors shutter would be flush doors made of commercial ply, Brahmputra ply (or any other Co. of the same rate), all doors thickness 32 mm. fitted with round locks. Main door would be fitted with Godrej night latch lock. All windows would be made of natural Colour aluminum sliding (two door) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co. ICI).

2. FLOORING

All Bed Rooms, Dining-Living and Balcony would be finished with Ivory Vitrified tiles (16" x 16") flooring and 4" skirting. Bathroom, Kitchen and Balcony would be finished with Ivory Ceramic tiles (12" x 12") flooring. The walls of the Toilets/Bathroom would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

3. SANITARY AND PLUMBING

Standard Toilet would be provided with C. P. Shower, One commodes/Indian Type pan (Perryware) with P.V.C. Cistern (Reliance Co). and in W.O. there would be only one tap. (All taps & C.P. fittings of Vertex & Victoria Co. (base model). There would be concealed line and geyser line in bathrooms. There would be only one basin (18" x 12" perryware) in each flat.

4. KITCHEN

Green Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 2 ft. above marvel count.

5. ELECTRICAL WORKS

- a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.).
- b. Each flat will be provided with the following electrical points:

(All switches modular type Rider "Regency" product of Anchor or any other co of the same rate).

- i) Bed room (each)
 - 2 Light points
 - 1 Fan point
 - 1 Plug point (5 amp.)
- ii) Dining/Drawing
 - 2 Light points
 - 1 Fan point
 - 1 Plug point (15 amp.)
 - 1 TV Power point
 - 1 Cable point (without wire)
 - 1 Telephone point (without wire)
- iii) Kitchen
 - 1 Light point
 - 1 Exhaust Fan point

	1 Plug point (15 amp.)
iv) Toilet	1 Light point 1 Exhaust Fan point
v) Verandah	1 Light point
vi) W. C. (Toilet)	1 Light point
vii) Entrance	1 Door Bell point

6. WATER: Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING: Plaster of Paris inside walls.

8. OUTSIDE PAINTING: Snowcem 2 coats painting.

9. RAILING OF STAIR CASE: Railing of iron.

10. STAIR CASE PAINTING: Plaster of Paris.

11. LIFT: One Lift in each Block.

MANDATORY EXTRA COSTS PAYABLE BY THE APPLICANT PURCHASER/S TO THE DEVELOPER (OTHER THAN THE PRICE):

a) Installation of main or transformer electrical equipments costs, deposits and others: Rs:45,000/-
Before taking over the possession and refundable.

b) Power Backup Charges
For (2 Bed Rooms-400 Watts) Rs.30,000/-
For (3 Bed Rooms-600 Watts) Rs.35,000/-

c) For Legal Charges (Agreement for sale) Rs. 5.000/- (Rupees Five Thousand) only.

d) For intercom connection (with Telephone) Rs. 5.000/- (Rupees Five Thousand) only.

e) For Club membership charge Rs. 25.000/- (Rupees Fifteen Thousand) only.

f) Maintenance Charges (Excl. Service & Cess)

i) Rs.1,800/- as Annual Membership fees for per club member.

ii) Advance for six months of the Common Maintenance cost per month for per square feet Rs. 1.50 from the date of possession.

g)

i) For Security Deposit for common maintenance Rs. 10.000/- (Rupees Ten Thousand) only

ii) The purchaser shall in that event prior to obtain possession, pay and deposit a sum of Rs. 10,000/- (Rupees Ten Thousand) only to the Developer as a Security Deposit towards temporary consumption of electricity for his/her/their own flat from the Main Service connection.

iii. The actual amount of Security Deposit charged by the WBSEB meter count Authority is payable by the purchaser.

OTHER IMPORTANT INFORMATION

i. Extra work, if any desire by the Purchaser shall be extra chargeable. Tax as applicable be levied.

ii. Calculation of saleable area of the flat = (Covered area + Proportionate same rate) share of lobby, lift and stair) + 20% service area. For other common area amenities viz. septic tank, overhead tank reservoir, open spaces, final roof of the building, lift room, caretaker room and bathroom).

iii. It is also noted that after completion of the building, the area of the flat may be increased or decreased upto 5% against mentioned areas and the purchaser should abide by the same without raising any objection.

vi. No deduction for any removal of partition wall, window, grill and bathroom.

I/We have read and understood the contents stated hereto and hereunto and spontaneously in free consent and spontaneously applied for booking of the flat described in the booking Application Form enclosed herewith duly signed by me/us. The said application shall not be treated as a final "Agreement For Sale".

Received Copy

Signature of The Applicant/Purchaser

G. M. ENCLAVE PVT. LTD.
Corporate office: AB-9, Salt Lake, Sec-I, Kolkata-700 064
Phone: 2334 8782, 2358 6037 Fax: 2337 6037



Purchaser Copy

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Regd. office: 49, A. N. Saha Road, Kolkata-700 048