

Kolkata West International City Pvt Ltd.
Salap Junction,
Howrah Amta Road and Bombay Road Crossing,
NH6, Bankra,
Howrah – 711403.

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a "Bungalow/ Twin House/ Row House" (hereinafter referred to as the "Unit") in "Kolkata West International City", a Mega Project of Kolkata West International City Pvt Ltd. (hereinafter referred to as the 'Company') proposed to be developed on land situated in Mouza Kona, Baltikuri, Pakuria, Bankra, Salap, Tetulkuli and Khalia, in the district of Howrah, West Bengal, more specifically at Salap Junction, Howrah Amta Road & Bombay Road Crossing, Howrah--711403(hereinafter referred to as the 'Land').

Kolkata Metropolitan Development Authority (Hereinafter referred as KMDA) has already executed a lease deed of 82.147 acres of land for a period of 999 years in favour of the Company vide Lease Deed dated 21.12.2004 and the first phase of the project will be developed on the said land.

As and when required by the Company, we shall sign the Buyer's Agreement containing the standard terms and conditions of allotment of the Unit and other related documents on the format provided by the Company.

I/We also agree to abide by the General Terms & Conditions for registration of provisional allotment of the Unit in Kolkata West International City, Kolkata, which I/We have read, understood and signed.

I/We further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so till such time a formal Lease Deed is executed.

I/We remit herewith a sum of Rs...../- (Rupees.....) by Bank Draft/Cheque No. dated..... drawn Onin favour of " Kolkata West International City Pvt. Ltd." as the registration amount for the provisional allotment of the Unit.

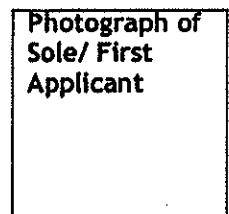
I/We agree to pay the balance amount towards price of the Unit as per the "Payment Plan's" annexed hereto as Annexure 'A'.

1. SOLE / FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Mr/Ms
s/w/d of.....
Age.....
Guardian's Name (In case of minor).....
Nationality.....

**Photograph of
Sole/ First
Applicant**



Occupation:
Service () Professional () Business () IT Professional ()
Student () House wife () Any other

Resident Status:
Resident () Non Resident () Foreign National of Indian Origin ()
Others (Please Specify)

Mailing Address :
House No. Street..... City.....
State..... Country.....
Pin..... E-mail

Tele No.Fax. No..... Mobile No.

Permanent Address :
House No. Street..... City.....
State..... Country..... Pin.....

Tele No.Fax. No..... Mobile No.

Office Address :
No. City
State..... Country..... Pin.....

Tele No.Fax. No.....

Income Tax Permanent Account No(PAN).....
Ward/Circle/Special Range.....
(Place where assessed to Income Tax)
Passport No. (For Non Resident/ Foreign National Of Indian Origin).....

2. SECOND/JOINT APPLICANT

Mr. /Ms.
S/w/d of.....
Age.....
Guardian's Name (in case of minor).....
Nationality.....

Photograph of
Second
Applicant

Occupation:
Service () Professional () Business () IT Professional ()
Student () House wife () Any other

Resident Status:
Resident () Non Resident () Foreign National of Indian Origin ()
Others (Please Specify)

Mailing Address :
House No. Street..... City.....
State..... Country.....
Pin..... E-mail

Tele No.Fax. No..... Mobile No.

Permanent Address :
House No..... Street..... City.....
State..... Country..... Pin.....
Tele No.Fax. No..... Mobile No.

Office Address :
No. City
State..... Country..... Pin.....

Tele No.Fax. No.....

Income Tax Permanent Account No (PAN).....
Ward/Circle/Special Range.....
(Place where assessed to Income Tax)
Passport No. (For Non Resident/ Foreign National Of Indian Origin).....

3. Details of the Unit provisionally applied for:

Cluster....., Row No., Unit No., Type
on plot size..... Sq.Mts. (approx.) (.....Sq.ft. approx.) Building Area of
.....sq. ft. approx.

4. Payment Plan Opted: PLAN A () / () PLAN B

5. Amount Payable:

- i) Basic Consideration Price Rs.....
- ii) Preferential Location Charges Rs.....
- iii) Club Registration Charge Rs.....
- iv) Other charges, if any..... Rs.....

Total Rs.....

I /We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the terms and conditions of this application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from.

(i)..... Sole /First Applicant
(ii)..... Second/Joint Applicant

Dated.....

Note:

- 1) Cheques/Demand Draft towards consideration of the Unit to be made in favour of "Kolkata West International City Pvt. Ltd." payable at Kolkata.
- 2) In case, the cheque comprising the booking amount or any subsequent payment is dishonoured due to any reason, the Company reserves the right to cancel the booking/allotment without giving any notice to the applicant
- 3) All amounts received from Allottee(s) other than Resident Indian shall be from NRE /NRO/ Foreign Currency Account only.
- 4) Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s)

For Office Use Only

1. Application: Accepted/Rejected

2. Registration for Provisional Allotment of a Unit

Cluster....., Row No., Unit No., Type
on plot size..... Sq.Mts.(approx.) (..... ..Sq.ft. approx.) Building Area of
_____ sq. ft. approx.

3 Amount Payable:

i)	Basic Consideration Price	Rs.....
ii)	Preferential Location Charges	Rs.....
iii)	Club Registration Charge	Rs.....
iv)	Other charges, if any.....	Rs.....

Total Rs.....

4. Payment Plan opted: Plan A () / Plan B ()

5. Registration Amount received vide R.No..... Dated.....
Rs..... (Rupees.....Only)

6. No. of joint holders

7. Mode of booking: Direct (Ref. if any).....

: Broker (Please affix name and
address and rubber stamp :
with Tele. No. only) :

8. Check List:

i.	Booking amount:	Local Cheque/Draft
ii.	PAN:	Copy of PAN Card/Form 60 enclosed
iii.	Memorandum of Association	Articles of Association (For bookings in the name of Companies)
iv.	Copy of Passport and Account details:	(For NRIs and PIOs to make payment through NRE/NRO/Foreign Currency Accounts only)
v.	Photographs and signatures of allottee(s):	
vi.	Remarks, if any	_____

Authorized Signatory for the Company

Dated: _____

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A UNIT
In KOLKATA WEST INTERNATIONAL CITY, a Mega Project of Kolkata West International City
Pvt Ltd.**

1. THAT the intending Allottee(s) has applied for registration of allotment of a Unit in "Kolkata West International City" proposed to be developed by the Company on land situated in Mouza Kona, Baltikuri, Pakuria, Bankra, Salap, Tetulkuli and Khafia, in the district of Howrah, West Bengal, more specifically at Salap Junction, Howrah Amta Road & Bombay Road Crossing, Howrah-711403 with full knowledge of laws, notifications and rules as applicable to this area.
2. THAT the intending Allottee(s) is fully satisfied about the interest and title of the Company in the land where "Kolkata West International City" on land situated in Mouza Kona, Baltikuri, Pakuria, Bankra, Salap, Tetulkuli and Khafia, in the district of Howrah, West Bengal, more specifically at Salap Junction, Howrah Amta Road & Bombay Road Crossing, Howrah-711403 is proposed to be developed.
3. THAT the intending Allottee(s) shall pay to the Company the entire consideration price and other charges as per the Payment Plan opted and annexed hereto.
4. THAT the intending Allottee(s) shall pay the basic price and other charges on the basis of the area of the Unit which shall mean and include the covered area, balconies, inclusive of the area under periphery walls, area under the columns and walls, area under staircases, circulation area, walls, shafts, passages.
5. THAT if intending Allottee(s) opts for any preferentially located unit; he shall be liable to pay such additional charges as fixed by the Company for such Units. Further, in case during the course of development of the Colony, the Unit becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed by the Company. Conversely, if the Unit opted ceases to be preferentially located, the Company shall adjust the PLC (without interest) paid by the intending allottee(s) at the time when the Unit is offered for possession.
6. THAT the timely payment of installments as per the Payment Plan shall be the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment. . In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion deduct 5% of the price of the Unit on account of agreed liquidated damages and the intending Allottee(s) shall be left with no right or lien on the said Unit. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s). In case of delay in payment of installment the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18% p.a. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 2 months, from due date, the Company shall have the right to cancel the allotment and forfeit 5% of the price of the Unit on account of agreed liquidated damages as defined in 'Para 7' hereunder and the intending Allottee(s) shall be left with no right or lien on the said Unit.
7. THAT the Earnest Money shall be deemed to be 5% of the Basic Consideration Price of the Unit.
8. THAT all taxes and statutory levies presently payable in relation to the land in Kolkata West International City have been included in the price of the Unit. However, in the

event of any further increase and/or any levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authorities, the same shall be payable by the intending Allottee(s) on pro-rata basis.

9. THAT the possession of Unit shall be offered by the Company to the intending Allottee(s) as stipulated in the Offer to sale (Referred to as Price List) subject to Force Majeure circumstances and provided all amounts due and payable by the intending Allottee(s) as provided herein and as per Buyer's Agreement have been paid to the Company. It is, however, understood between the Parties that various Units shall be ready and completed in phases and handed over to the allottee(s) accordingly. That in the event of any default or negligence attributable to the Allottee(s)'s fulfillment of Terms & Conditions of Allotment, the Company shall be entitled to reasonable extension in offering/delivery of possession of Plot to the allottee(s).
10. THAT after completion of the Unit and receipt of full consideration and other charges, if any payable by the intending Allottee(s), Lease Deed shall be executed in favour of the intending Allottee(s) as per the standard format of the Company. All expenses towards execution of Lease Deed shall be borne by the allottee(s). It is understood and acknowledged by the allottee(s) that proprietary rights in the Units shall vest with the allottee(s) only upon execution and registration of the lease Deed in his favour and payment of all dues and outstandings. The Company shall have the first lien and charge on the Unit for all its dues that may become due and payable by the allottee(s) to the Company. That the Allottee(s) undertakes to remain present before the registering Authority at the time of Registration of the Lease Deed.
11. THAT the intending allottee(s) may at its option raise finances or a loan for purchase of the Unit. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule shall rest exclusively with the Allottee(s). In the event of the allottee's loan not being disbursed, sanctioned or delayed due to reasons whatsoever, the payment to the Company as per payment plan opted shall not be delayed by the allottee(s).
12. THAT if for any reason the Company is not in a position to allot the Unit applied for, the Company may either consider allotment of an alternative property or refund of the amount deposited along with simple interest @ 10% p.a. However, the Company shall not be liable for any damages or compensation on this account.
13. THAT Allotment made by the Company shall be provisional and the Company shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in the Area, Layout Plan, location, Block and the number of Unit, increase / decrease in the Built-Up Area of the Unit or the area of the plot on which the Unit is constructed. That the opinion of Company's Architects on such changes will be final and binding on the Allottee(s). Further, in case there is 1 % increase/decrease in the area of the Plot or the Unit, the Allottee(s) shall consent to such increase/ decrease and shall not raise any objection with regard thereto. However, in case of increase / decrease in measurement of the built-Up area of the unit beyond 1 % or the Unit becomes preferentially located, the Allottee(s) shall be liable to bear the extra cost or shall be liable to receive such amount proportionate to actual measurement of the Unit at the original rate at the time when the Unit was offered for Sale.
14. THAT the intending Allottee(s) shall clear all his dues along with Stamp Duty amount and other charges within 30 days from the date of issuance of final notice of possession. The possession of the Unit shall be handed over to the allottee(s) 30 days of issuance of Possession Letter by the Company. In case the allottee(s) fails to take over actual physical possession of the Unit within 30 days of issuance of possession letter or fails to clear his final dues within 30 days of issuance of final notice of possession, the intending Allottee(s) shall be deemed to have taken possession of the Unit and holding charges @ Rs. 6/- per sq.ft. per month of the Built-Up Area of the Unit

and maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s) from the date of offer of possession of the Unit.

15. That the Transfer deed of the Unit shall be executed and registered in favour of the Allotees after the Unit have been constructed and the entire consideration together with all other dues and deposits etc., has been received by the Company. The deed of Lease will be drafted by solicitors/ Advocates of the Company and shall be in such form and contain such particulars as shall be approved by the Company. If the Allotees do not get the deed executed and registered within the date notified, the cost and consequences of the same, including taxes/ penalties levied by any authority will be to the account of Allotees. Each allottee will also be required to pay to the Company documentation charges @0.75 % of the total sale price of the Unit before taking possession of the Unit. The Allotees will be required to pay stamp duty/ registration charges and other related charges as may be levied by the Government from time to time for Registration of Deed of Lease of their respective units.
16. THAT the Company would pay to the Allottee(s) prevailing Savings Bank rate of interest of the State Bank of India for each month of delay commencing after a grace period of 6 months from the possession date stipulated, subject to Force Majeure events. These charges shall be adjusted at the time of delivery of possession of the Unit.
17. THAT the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities & installations, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the Unit.
18. THAT the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Unit) in the Complex, as determined by the Company or its nominated agency.

The Maintenance Charges @ Rs.....per sq. ft. (indicative / approx.) per month of Area of the Unit for a period of three years, shall be payable in advance before the Possession of the Unit is handed over to the Allottee(s). These charges may be revised after a period of three years and the intending allottee agrees to pay such revised charges as and when demanded by the Company or its nominated Maintenance Agency.
19. THAT in addition to the payment of maintenance charges, the Allottee(s) shall pay Interest Free Maintenance Security (IFMS) of Rs..... per sq. ft of area of the Unit. The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Colony or towards any occurrence necessitating such unforeseen expenditure in future. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
20. That the intending Allottee shall pay Rs.....towards Club Registration Charges as per the Payment Plan annexed. This Club may be developed simultaneous to or after development of the said township and Registration Charges will be payable on start of construction of the said Club or at the time of possession of the unit which ever is earlier. However by paying such Charges the purchaser shall have no ownership rights in the property of the Club.
21. THAT the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Company, provided the intending Allottee has cleared all dues till that date and upon paying to the Company a sum equivalent to 2% of the entire value of the said Bungalow as Transfer Fees.

22. THAT the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by Registered AD letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might accrue therefrom.
23. THAT it is agreed and understood by the intending allottee(s) that the present application and the allotment of the Unit are limited and confined in its scope only to the said Unit and right of ingress and egress in the said Complex.
24. THAT the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable to the said Unit/Township from time to time.
25. THAT the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
26. THAT the allotment of the Unit is at the discretion of the Company and the Company has a right to reject any application.
27. THAT Courts at Kolkata shall have the jurisdiction in all matters arising out of this transaction.

//We declare that the above terms and conditions have been read and/understood by me/us and the same are acceptable to me/us.

(Sole/First Allottee)

(Second/Joint Allottee)

Place:

Date:

PAYMENT PLANS FOR CLUSTER A, B, C and D.

Construction Linked Payment Plan

On Booking (Non refundable)	Rs. 2 Lakhs for properties upto Rs.50 lakhs and Rs. 5 Lakhs for properties above Rs. 50 Lakhs
1st Installment	15% of TSP Within 2 Months less amount paid on booking
2nd Installment	15% of TSP Within 4 Months or casting of foundation whichever is earlier
3rd Installment	15% of TSP On Completion of Ground floor slab
4th Installment	10% of TSP On Completion of First floor slab
5th Installment	15% of TSP On Completion of Brick work
6th Installment	15% of TSP On Completion of Internal plastering including power
7th Installment	10% of TSP On Completion of Flooring and sanitary connections
On possession	5% of TSP + Sub Lease Deed Charges and other charges as applicable + CRC+ all OTHER CHARGES

TSP = Total Sale Price = Total Basic Sale Price + PLC

PLC= Preferential Location Charges

CRC= Club Registration Charges

Other Charges include Interest Free Maintenance Deposit, Electric Connection Charges, Common Maintenance Charges, Club Registration Charges etc.

Wherever construction has commenced to the milestones then payments linked to the milestone have to be paid after 4months

These installments shall become payable on demand irrespective of the serial order in which they are listed below

(Sole/First Allottee)

(Joint /Second Allottee)