



# Jupiter Developers

AIRPORT CITY

238/126/3, Jessore Road, Kolkata-700 081(Belghoria Expressway)

APPLICATION FOR ALLOTMENT OF FLAT AT AIRPORT RESIDENCY

39/15, Maharaja Nanda Kumar Road, Kolkata-700 051

Phone: 2591 8222

www.jupiterconstruction.com

jupiter\_dumdum@yahoo.com / jupiter@jupiterconstruction.com

AF No.

Name of the Applicant/Applicants

i).....son/daughter/wife of.....

ii).....son/daughter/wife of.....

1 a) Address to which all correspondence should be sent to (only one address for joint owners)

.....  
.....

b) Local address, if any, in case of those residing abroad.....

.....

Phone.....Fax.....e-mail.....

2.Approx. Flat / unit area required and choice of location and indicate the NO. as per Tentative plan with

Block No. \_\_\_\_\_, Flat No. \_\_\_\_\_, Floor \_\_\_\_\_ Area \_\_\_\_\_

Rate \_\_\_\_\_ Total \_\_\_\_\_

3. Car Parking Space :  Yes (  Open /  Covered /  Twin ) Price.....

No

4. Income Tax assessee (PAN No.) .....

5. Date of Birth .....

6. Name and address of one reference.....

.....

That the allotment of flat/unit is entirely at the discretion of the firm and the firm has right to reject my/our offer without assigning any reason thereof and without any liability towards costs/damage/interest etc.

I/We agree to abide by the terms and conditions as laid down by the firm towards allotment of the aforesaid Flat/Unit and agree to sign the purchase agreement on the firm's standard for as and when required by the firm.

Date.....

.....  
Signature(s) of Applicant(s)

## 1. Who can apply

Any individual whether an Indian citizen or a Nonresident Indian or a Person of Indian Origin can apply. Application on behalf of minor should be made by legal or natural guardian. An application on behalf of a firm or company should be made by the duly authorized person.

## 2. How to apply

The Person intending to purchase an apartment has to apply on the prescribed Application form contained in the Brochure.

The application should be accompanied by a crossed cheque/bankers cheque or bank draft payable at Kolkata in favour of JUPITER DEVELOPERS For Rs.50, 000/- towards the payment of the application money.

The Completed Application Form duly filled up and signed by the applicant (s) along with the application money should be submitted at any of the following addresses during the usual office hours.

Developer:

### **Jupiter Developers**

Airport City, 238/126/3, Jessore Road

Air Port 3 no., Kolkata-700 081

Site Office:

39/15, Maharaja Nanda Kumar Road

Kolkata - 700 051

The applicant will have to choose his apartment subject to availability at the time of submitting the duly completed application. The allotment will be done on the spot on first come first serve basis. The allotment letter will be issued within one week of receipt of the duly completed Application Form.

## 3. Scrutiny, Refund & Cancellation

The Owners reserve the right to reject any incomplete or deficient application or any application at their sole discretion.

In case the applicant cancels his booking prior to execution of the agreement, a service charge of Rs.10,000/- (Rupees Ten thousand only) will be deducted.

For subsequent cancellations 10% of the amount paid plus interest on late payments at the rate of 15% subject to a minimum of Rs.10,000/-(Rupees Ten thousand only). If allottees fails to pay dues for more than 6 months, his allotment will be cancelled at the discretion of the Owner / Developer.

Applicants are advised to refer to the detailed terms and conditions and the draft agreement for sale available at the above-mentioned office prior to submitting their applications.

## 4. Parking Space ( Covered / Open / Twin)

Car parking facility has been provided in the complex at the ground floor level.

All applicants are at liberty to apply for car parking space (subject to availability).

Ear marking of specific parking spaces will be done at the time of handover of possession of the unit.

## 5. Payment of Installments, Delay in payments.

The considered amount towards the price of the unit and the car parking space is to be paid in the following manners:

30% on booking/signing of The Agreement

30% of the purchase price at the commencement of superstructure of the particular flat of the building

30% of the purchase price at the commencement of Brick wall and plastering of the particular flat of the building

10% within seven days of notice of possession.

It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the apartment, car parking and any other payments.

Payment of allotment money is required to be made within 30days of the date of allotment. No extension of time will be allowed for payment of allotment money.

Payment of installments and all other dues shall have to be made within 7 days from the date of issue of letters to the allottees for the outstanding amounts. Late payment interest at the rate of 15% from due date would be charged.

## Extra Charges Payable

1. Additional cost of Amenities per unit to be paid by the Purchaser on or before taking of possession of Flat / Unit / Apartment.

a) For CESC Transformer and high-tension line, expenses of L.T.Line, Cables, transformer surcharges and contractor charges Rs.60,000/-

b) Charges for legal documentation at the time of the agreement - Rs.5,000/-

c) Deposit @Rs.1.20 per sq.ft.per month, being the interest free advance amount to be retained by the Owner towards monthly maintenance of the complex for one year from the date of completion: Rs.14.40 per sq.ft.

d) Service tax on total flat value. Payable at the time of each payment of the flat & car parking. Service Tax on each and every service oriented payment like maintenance. Service Tax will be applicable as per Govt. Rules.

3. a) The purchasers will have to pay the security deposit and the expenses as may be required by CESC for individual meter in the said unit directly to CESC and the proportionate share of the deposits and expenses payable to CESC for the building and the complex.

b) Proportionate charges for stamp fees, registration charges and incidental for registration of the transfer documents as may be determined and advised by the Advocate to be determined by Owners before making over the possession.

c) Proportion of the costs & fees in relation to formation of Association/Co operative Society/Private Limited Company for the maintenance of the Complex.

### General

It is understood that the applicant has applied for allotment of a residential apartment with full knowledge of the laws/notification and rules applicable to his area in general and group housing project in particular and the applicant has fully satisfied himself/herself/itself, about the interest and the title of **Jupiter Developers** in the land on which apartments will be/are being constructed.

The layout plans and building plan, specifications of the building(s) complex and the apartment(s) are tentative and are subject to variation by **Jupiter Developers**, may effect such variations, additions, deletion and /or modification therein as it may, at its sole discretion, deem appropriate and fit or as may be directed by any competent authority.

The allottee(s) will be required to execute, a formal agreement for sale within 15(fifteen) days of being required in writing to do so by **Jupiter Developers**. Under the existing laws the stamp duty at the applicable rate is leviable on such agreement for sale. Such stamp duty shall be payable wholly and exclusively by the allottee(s).

**Jupiter Developers**, however, may at its sole discretion, relax any of the conditions. It also reserves the right to reject any application without assigning any reason whatsoever.