

# BASERA HOUSING

## PERSONAL DETAILS FORM

## APPLICATION FORM



DATE \_\_\_\_\_ No. \_\_\_\_\_

I/We hereby apply for the booking of a unit in your residential project mentioned overleaf. I/We also declare that particulars mentioned below are true and nothing has been concealed.

<p>1. Sole/First Applicant</p> <p>_____</p> <p>_____</p> <p>Son of/Daughter of/Wife of _____</p> <p>_____</p> <p>Permanent Address _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Telephone _____ Mobile _____</p> <p>Fax _____</p> <p>Email _____ Date of Birth _____</p> <p>Residential Status (Tick one) Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Passport No. _____</p> <p>Income Tax Permanent Account No. _____ Nationality _____</p>	<p>PHOTOGRAPH</p> <p>Signature</p>
<p>2. Co-applicant (A)</p> <p>_____</p> <p>_____</p> <p>Son of / Daughter of / Wife of _____</p> <p>_____</p> <p>Permanent Address _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Telephone _____ Mobile _____</p> <p>Fax _____</p> <p>Email _____ Date of Birth _____</p> <p>Residential Status (Tick one) Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Passport No. _____</p> <p>Income Tax permanent Account No. _____ Nationality _____</p>	<p>PHOTOGRAPH</p> <p>Signature</p>
<p>3. Nominee</p> <p>_____</p> <p>_____</p> <p>Son of/Daughter of / Wife of _____</p> <p>_____</p> <p>Permanent Address _____</p> <p>_____</p> <p>Mailing Address _____</p> <p>_____</p> <p>Telephone _____ Mobile _____</p> <p>Fax _____</p> <p>Email _____ Date of Birth _____</p> <p>Residential Status (Tick one) Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Passport No. _____</p>	<p>PHOTOGRAPH</p> <p>Signature</p>

Opp. Allahabad Bank, Near JayPee Hotel,  
Agra-Fathebad Road, Agra  
Office : 9319794006, 9319926117

## OFFICE USE ONLY

[illegible]

Index	Rate	Total
Basic Selling Price	/ Sq. Ft.	
PLC [Floor / Facing / Other]	/ Sq. Ft.	
One Time Lease Rent	/ Sq. Ft.	
Electricity Installation Charges	KW@ Rs. / KW	
IFMS	/ Sq. Ft.	
EDS / IDC	/ Sq. Ft.	
Fire Fighting Facilities Charges	/ Sq. Ft.	
Covered Parking	Nos. @ each	
Club Account		
Dual Electric Meter Charges		
Service Tax on BSP		
Service Tax on other charges		
Total		

Sales Order 

--	--	--	--	--	--	--	--

[illegible]

.....Applicant Signature

## **I. ATTESTED DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM**

### **Individual(s)**

- ▶ Copy of PAN card
- ▶ Photographs of all applicants
- ▶ Address proof

### **Partnership Firm**

- ▶ Copy of PAN card of the partnership firm and authorised signatory
- ▶ Copy of partnership deed
- ▶ In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm on the letterhead of firm.

### **Private Limited and Limited Company**

- ▶ Copy of PAN card of the company and authorised signatory
- ▶ Articles of Association (AOA) and Memorandum of Association (MOA) duly signed by the authorised signatory
- ▶ Board resolution authorizing the signatory of the application form to buy property on behalf of the company

### **Hindu Undivided Family (HUF)**

- ▶ Copy of PAN card of HUF & Karta
- ▶ List of partners of HUF

### **NRI / Foreign National of Indian Origin**

- ▶ Copy of the individual's passport
- ▶ In case of Demand Draft (DD), the conformation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

## **II. TERMS AND CONDITIONS**

### **1. NATURE OF BOOKING**

- 1.1 This is a provisional booking for a Dwelling Unit / Plot in the project being developed by.....(Company)
- 1.2 The provisional booking does not convey in favour of applicant any right, title or interest of whatsoever nature.

### **2. REGISTRATION AND OTHER CHARGES**

- 2.1 Registration Charges, Stamp Duty and incidental expenses there to as applicable at the time of registration shall be extra and are to be borne by the applicant.
- 2.2 Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the applicant.

### **3. MODE OF PAYMENT**

- 3.1 Payments can be made in DD / PO / at per Cheque
- 3.2 DD / PO / at per Cheque should be favouring.....payable at.....
- 3.3 DD / PO / at per Cheque is subject to realization.
- 3.4 Applicant should insist for a duly signed receipt from an authorised official of the company and should retain the same till possession.

### **4. DELAYED PAYMENTS**

- 4.1 Applicant shall make the payment of installments as per the payment schedule of the company without any delay.
- 4.2 Interest at the rate of 2% per month shall be charged on all delayed payments.
- 4.3 In case the delay in payment persists beyond 60 days, the Allotment shall be cancelled and Earnest money (20% of BSP) will be forfeited and balance amount shall be refunded without any interest within 90 days or after the date on which the same allotted Dwelling Unit / Plot is sold whichever is later.
- 4.4 In exceptional circumstances, the Company may condone the cancellation by charging interest @2% per month and an additional penalty which will be determined by the Company.
- 4.5 If the payments are not made as per the payment schedule of the Company, Flexi or Cash Down Payment Plan of the applicant (if applicable) shall automatically be changed to CLP Plan. The rate / discount differences between the old and changed payment plan shall be borne by the applicant.

### **5. CANCELLATION CHARGES**

- 5.1 In case of cancellation of booking by the applicant, the cancellation charges of 20% of the total amount received shall be levied.
- 5.2 Balance amount shall be refunded to the purchaser within 90 Days from the receipt of cancellation letter (with valid reasons for cancellation) or after the date on which the same Dwelling Unit / Plot is sold whichever is later.

I/We hereby declare that I/We have gone through and understand the terms and conditions mentioned above and shall abide by the same

## 6. HOUSING LOANS

- 6.1 The purchaser at his/her discretion and cost may avail housing loan from bank/financial institution. The Company shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the Company shall not be linked to the housing loan availed / to be availed by the purchaser.
- 6.2 Delay in payment occur due to any reason (from the bank side & Customer side), the customer will be liable to pay charges of his unit.

## 7. ADDITIONS AND ALTERATIONS

- 7.1 The area of the Dwelling Unit / Plot is tentative and subject to change as per the direction of the Authority or Structural engineers of the developer which may result in change (increase/decrease) in the area of the Dwelling Unit / Plot, dimensions, size etc.
- 7.2 Due to any unforeseen requirements of authority, the Company, has every right to change the designs and specification / position / location etc.
- 7.3 The applicant has specifically agreed that if due to any change in the layout, the said Plot / Flat / Villa ceases to be preferentially located, the Company shall refund / adjust the amount of preferential location charges paid by the applicant in the last installment as shown in the payment plan. If due to any change in the layout / building plan, the said Plot / Flat / Villa becomes preferentially located, then the applicant shall be liable and agrees to pay the preferential location charges as and when demanded by the Company as per the prevailing rates.
- 7.4 After possession of unit:
- A. The purchaser shall not be allowed to make any additions or alterations in elevation of the house / flat/ Any structural change inside house and flat should not be changed unless. It has been approved by the architect and structural consultant of the project.
  - B. The main door and window facing on the common area / road side area shall remain unchanged.
  - C. All common facilities such as club, gym, temple, commerce hall, theater and swimming pool etc. shall be property of company. The purchaser shall have no rights on these properties. The company shall have the rights to make any alteration / addition in above mentioned properties as per requirements time to time. The purchaser shall use these facilities on the payment of usage charges as decided by the company from time to time.

## 8. POSSESSION

- 8.1 The Company shall deliver the possession of the completed Dwelling Unit / Plot to the applicant only on payment of all dues to the Company. Applicant shall also bear the expenses towards stamp duty, registration fee, etc. before taking the possession.
- 8.2 All statutory charges, taxes cess and other levies demanded or imposed by the concern authorities shall be payable proportionately by the applicant (s) from the date of booking as per demand raised by the Company.

## 9. OTHER TERMS AND CONDITIONS

- 9.1 Detailed terms and conditions shall form part of the Buyer's Agreement / Allotment Letter.
- 9.2 In case, the Dwelling Unit is completed before the scheduled date of completion, the applicant shall be informed immediately and the entire balance outstanding amount as on such date of completion shall become due and payable within 15 days of date of information, not with standing the installments and dues dates as per the payment plan of the Company.
- 9.3 1st transfer, which is not chargeable, can be accepted only when 75% of the BSP is received. However, change in the name amongst immediate family member (Husband, Wife, Own Children and Own Brother / Sister) will be done subject to fulfillment of the Company's formalities.
- 9.4 The applicant shall immediately inform the Company about any change in the contact details, viz, telephone no., mailing address, etc.
- 9.5 The maintenance, upkeep, repairs, security landscaping and common service etc. of the Project shall be managed by the Company or its nominated Maintenance Agency. The applicant of the Plot / Flat Villa shall pay, as and when demanded, the maintenance charges including interest free security deposit for maintaining and up-keeping the said Project and the various services therein, as may be determined by the Company or the maintenance agency appointed for this purpose. Any delay in making payment will render the applicant from the enjoyment of the common areas and services.
- 9.6 NRI applicants or foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and / or any other statutory Authority / the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant agrees that the Company will not be liable in any manner on such account.
- 9.7 In case the Company is forced to abandon the said Project due to force majeure circumstances or for reason beyond its control, the company shall refund the amount paid by the applicant without interest.
- 9.8 The applicant shall have no objection in case the Company creates a charge on the project during the course of development of the Project for raising loan from any bank / financial institution. However, such charge, if created, shall be vacated before handing over possession of the Plot / Flat / Villa to the applicant.
- 9.9 In future if customer requests for any change in any unit number/name, the customer shall be liable for any impact of taxes etc.
10. The company has full right to reject any application without assigning any reason.

I/We hereby declare that I/We have gone through and understand the terms and conditions mentioned above and shall abide by the same