

PRERNA CONSTRUCTIONS PVT. LTD.
F-1. First Floor, Narain Tower, Sanjay Place, Agra.282002
Ph. No. 0562-4034265, Tel. Fax. 2523265.

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APPLICATION FORM
(Manglam Shila)

Dear Sirs

I/We the undersigned request that a Flat /Car Parking may be allotted to me/us per the Company's terms and condition which I/We Have read and understood and shall abide by the same as stipulated by your Company.

I/We further agree to sign and execute any necessary, as and when desired by the Company on the Company's Standard format. I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application form.

I/We remit herewith a sum of Rs(Rupee.....
.....)by Bank draft/Cheque no.Dated.....Drawn on
.....Bank payable at Agra as part of earnest money.

All draft and cheques to be made in favor of Prerna Constructions Pvt. Ltd. Payable at Agra or as mentioned in price list of the project.

I/We agree to pay further installments of sale price as stipulated / called for by the Company and the other charges as and when called for.

My/Our particulars as mentioned below may be recorded for reference and communication.

1. Applicant (Sole/First) Shri Satish Goyal
S/W/D of Shri Bal Krishna Goyal Nationality Indian
Address (For Communication) 215, Jallian Road, Machhuan Enclave Airozabad
.....Pin Code 283203

Telephone No.Fax No.
E-Mail Goyalbsatish@yahoo.in Mobile 997022521

Personal Details:

Date of Birth 30/03/1937 Qualification M.BBS, BCS

Professional Details:

Occupation /BusinessName of the Employer/Business
Address of the Employer / Business
Contact No.Annual Income

Funding details:

The Purchase consideration shall be paid out of:

Financial From Bank / Financial Institutions ☐
Own Sources/Savings/Investments ☐

Financing from Banks / Financial Institutions

Quantum of Loan to be raised: Rs.

Some amount of 15 Sept.
at the time possession
34.5 clear

2. Second Application Name
S/W/D of Nationality
Local Address (If any)
.....
..... Pin Code [][][][][]
Telephone No. Fax No.
E-mail Mobile No.
3. Residential Status: Resident Indian ☐ Non Resident Indian ☐
4. Payment Plan: Down Payment ☐ Installment ☐
5. **Details of Unit to be purchased**
i) Unit No. : D-804
ii) Floor : 8th
iii) Area of Flat : 1125
iv) Basic Rate per Sq. Ft. :
6. Car Parking Space Covered : Including / Not Including
7. Allottee's Income tax Permanent Account No.

DECLARATION

I/We the undersigned (Sole/First and Second Applicant) do hereby declare that the above mentioned particulars/information's given by me/us are true and correct and nothing has been concealed there from.

Yours faithfully,

SIGNATURE of APPLICANT(S) Place Firozabad Date 4/9/14

FOR OFFICE USE ONLY

1. Application Accepted / Rejected
2. Details of Unit allotted Unit No. 804 Floor 8th Flat Area 1125 Sq.ft.
Rate per Sq.ft. Basic Sale Price Rs.
3. Car Parking Space Covered: Including/Not Including
4. Payment Plan: Down Payment/ Installment
5. Cost of Covered Car Parking Space
6. **Total Sale Price Rs.**
7. Amount received at the time of booking vide Draft/Cheque No. Dated Rs. (Rupees
.....) Drawn on
..... (Bank at Agra vide our Receipt No. Dated
8. Type of Account
9. No. of Joint Applicants

Dated

Place

Authorised Signatory

TERMS & CONDITIONS FOR ALLOTMENT

1. The intending allottee(s) has/have applied for allotment of a residential unit with the full Knowledge and subject to all the laws/notifications and rules applicable to this area in general which have been explained by the Company and him/her/them.
2. The intending allottee(s) has/have fully satisfied himself/herself/themselves about the interest and the title of the Company in the said land on which the unit will be construction and has/have understood the obligations in respect thereof and there will be no more investigation or objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has/have accepted the plans, designs, Specifications which are tentative are kept at the Company 's offices and agree that Company may effect such verification, additions, alterations, deletions and modifications.
4. The Company shall have the right to affect suitable necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of unit, changes in its number, dimensions, height, size area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as its may deem fit and legally permissible.
6. The intending allottee(s) agrees that he/she/we shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common area and all other chargers as and when demanded. He/she/we also agree(s) to make all payments through demand drafts/cheques drawn upon and payable at Agra only.
7. The time of punctual payment of installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest as per the agreement on the delayed payments and the Company reserves its right to forfeit the earnest money in event of irregular/delayed payments/non fulfillment of, terms of payment and the allotment may be cancelled at the discretion of the money.
8. The Company shall endeavor to give the possession of the unit to the intending allottee(s) within committed period subject to force majeure circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable up to the date of possession according to the payment plan applicable to him/them. The Company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit, in the event of his/her/failure to take possession for any other levies on account of the allotted unit.
9. The Sale Deed shall be executed and got registered in favor of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her/them full price and other connected charges. The cost stamp duty and registration/mutation, documentation charges etc. as applicable will be extra and shall borne by the intending allottee(s). The incidental and Legal Expenses for execution and registration of sale deed/Mutation of the unit in favor of the intending allottee(s).
10. The intending allottee(s) shall get his/her/its complete address registered with the Company at the time of booking and it shall be his/her their responsibility to inform the Company by registered A/D letter about all subsequent charges, if any, in his/her/ their address(es), failing which all demand notices and letters posted at the last recorded address will be deemed to have been received by him/her/them at the time when those should ordinarily reach such address, and the intending allottee(s) shall be responsible from any default in payment and other consequence that might occur there from. Any change in the address shall be supported with relevant documentary evidence, in all communications the reference of property booked must be mentioned clearly.
11. The Company shall have the first lien and charge on the said unit for all its dues and other sums and other sums payable by the intending allottee(s) to the Company.

12. Unless a conveyance deed is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this proposal shall not give to the allottee(s) any right or interest therein.
13. The allotment of the unit is entirely at the discretion of the Company.
14. Any dispute or legal proceeding arising out of this transaction shall be subject to jurisdiction of the Agra courts only.
15. The intending allottee(s) to pay the total basic sale price and other charges of unit as per the payment plan (Down Payment/ Installment Plan) opted by him/her/them.
16. The intending allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of cloths etc. on the external façade of the building or anywhere on the exterior of the building or common areas.
17. The intending allottee(s) also not change colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. This clause is applicable only in cases where the constructed unit is allotted to the allottee(s).
18. The allottee shall not use the premises for any activity other than the use specified for.
19. In there are joint intending allottees all communications shall be sent by the Company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purpose be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottees. The intending allottee(s) has/have agreed to this condition of the Company.
20. The intending allottee(s) agree(s) that the sale of unit is subject to force majeure clauses which interallia include delay on account of non availability of steel, cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decisions/clearances from statutory body, or if non delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the permission on account of force majeure circumstances.

The Company as a result of such a contingency arising reserved the right to after or vary the terms and conditions of allotment or if the circumstances, beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the delays/suspension of scheme.

In consequences, of the Company of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the scheme.

Dated

Place

Signature of the intending Allottee(s)