

6. Booking (A) Direct ☐
(B) Through Agent ☐

7. If through agent, give his particulars:

Name.....
Address.....
Signature.....Pin Code.....
Telephone No.....
Income Tax Permanent Account No.....

8. Declaration

I/We the undersigned [Sole/First and Second Applicant] do hereby declare that the above mentioned particulars/ information given by me/ us are true and correct and nothing has been concealed therefrom.

Yours faithfully

Signature & Name of the Applicant (S)

Date.....

Place.....

FOR OFFICE USE ONLY

1. Application Accepted / Rejected.

2. Details of unit allotted.

Unit Number.....

Type.....Block No.....

Floor.....

Super Area.....

Sq Ft. Rate per sq. Ft.....

Basic Sale Price.....

Additional charges: As Applicable

3. Payable Plan

Down Payment Plan ☐

Flexi Plain ☐

CLP ☐

4. Amount received at the time of booking vide draft / cheque No.....

.....date.....

Rs.....

(Rupees.....

.....) Down on

Bank at New Delhi/Lucknow

And our Receipt No.....

Dated.....

5. Type of Account.....

6. Booking : Through Dealer / Agent ☐

Name of Agent.....

Brokerage payable.....

7. No. of Joint Applicants.....

Dated.....

Place.....

Authorised Signatory

TERMS AND CONDITIONS FOR ALLOTMENT

1. The intending allottee(s) has applied for the allotment of a Residential/Commercial unit with full knowledge and subject to all the laws/notifications and rule applicable to this area which have been explained by the Company and understood by him/her.
2. The intending allottee(s) has fully satisfied himself about the interest title of the Company in the said land on which the unit will be constructed/allotted and has understood all limitation and obligation 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 accepted the plans, designs, specifications which are tentative and are kept at the company's office at 5, Pusa Road, First floor Delhi-110005.
4. the company shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the change in the position of plot change in its number, dimensions, size, area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms & cost.
6. The intending allottee(s) agree that he/she pay the price and all other charges of the Flat on the basis of the Super area i.e. as and when demanded. He/She also agrees to make all payments through demand drafts/cheques drawn upon and payable at New Delhi/Lucknow Only.
7. The time of punctual payment of installment is the essence of this contract. It shall be incumbent on the intending allottee(s) to company with the terms of payment and other terms and condition of sale, failing which the intending allottee(s) shall have to pay interest @ 24% per annum on the delayed payment and the Company reserves its right to forfeit the earnest money in event of irregular/delayed payments/non-fulfillment of terms of payments and the allotment may be cancelled at the discretion of the Company.
8. The intending allottee(s) agrees to reimburse to the Company and to pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and / or building as the case may be, from the date of allotment.
9. The Company shall Endeavour to give possession of the unit to the intending allottee(s) As per Allotment letter subject to force major circumstances and on receipt of all payments as per Payment plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable upto the date of possession according to the payment plan applicable to him/her. The Company on completion of the project shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues as demanded & obtain No Objection certificate. After NOC he/she shall have to proceed for execution of sale Deed after which the possession shall be given.
10. The intending allottee(s) of the Flat shall pay necessary charges including security for maintaining and up keeping of the Complex and providing the various services as determined by the Company or its nominated agency and as and when demanded by the company/its nominee. This arrangement will be carried out until the services are handed over to the local bodies. The intending allottee(s) agrees and consents to this arrangements and will not question the same singly or jointly with other buyers.
11. The sale deed shall be executed and got, registered in favour 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 full price and other connected charges. Cost of the stamp duty and registration/mutation documentation charges etc, as applicable will be extra and shall be borne by the intending Allottee(S). The intending allottee(s) shall pay, as and when demanded by the Company, stamp duty and Registration Charges/Mutation Charges and all other incidental and legal expenses for execution and registration of sale deed/Mutation of the unit in favour of the intending allottee(s).

Signature and Name of Applicant(s)

12. 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 A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letter posted at the first registered Address will be deemed to have been received by him/her at the time when those ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communication the reference of property booked must be mentioned clearly.
13. The Company shall have the first lien and charge on the said for its dues and other sums payable by the intending allottee(s) to the Company.
14. Unless conveyance deed is executed and registered, the Company shall for all intents and purpose continue to be owner of the land and also the construction thereon and this agreement shall not give to the allottee any right or title or interest therein.
15. The allotment of the Flat is entirely at the discretion of the Company.
16. The intending allottee(s) undertakes to abide by all the laws, rules and regulation or any law as may be made applicable to the said property.
17. Uttar Pradesh Courts alone shall have jurisdiction in all matters arising out/touching and /or concerning this transaction.
18. The Intending allottee(s) agrees to pay the total basic sale price and other charges of plot as per the payment plan (Down payment / flexi / CLP) opted by him/her.
19. The intending allottee(s) shall not put up any name or sign board, Neon sign, publicity or advertisement material, hanging of clothes etc. on the external facades of the building or anywhere on the exterior or the building or Common area.
20. The allottee shall not use the premises for any activity other than the use specified for.
21. In case there are joint intending allottee, all communication shall be sent by the company to the intending allottee(s) whose name appears first at the address given by him/her mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication and no separate communication shall be necessary to the other name intending allottee(s). The intending allottee(s) has agreed to this condition of the Company.
22. In case refund/transfer please issue the cheque in favour of Mr./Mrs/M/s.....
.....A/c No.....Bank.....
Branch.....
- I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Date.....

Place.....

Signature and Name of Applicant(s)

GOLD STAR REALTORS LIMITED

Regd Office: B-4/148 c, Safdarjung Enclave

New Delhi-110029

APPLICATION FORM

Dear Sir,

I/We the undersigned request that a House/Flat may be allotted to me/ us per the company's terms and conditions 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 agreement, 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. (Rupees.....) by the Bank Draft / Cheque No.
Dated..... Drawn on..... Bank payable at New Delhi/Lucknow as part of earnest money. (All drafts and cheques to be made in favour of **M/s GOLD STAR REALTORS LIMITED**)

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

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

1. Applicant (Sole/First.....
S/W/D of Nationality.....
2. Second Applicant Name.....
S/W/D of Nationality.....
..... Pin code.....
..... Fax No.....
Telephone Nos.....
Address (for Communication).....
..... Pin code.....

Signature of the Intending Allottee(s)

Telephone Nos..... Fax No.....
PAN No. 1st Applicant..... 2nd Applicant.....

3. Residential Status: Resident ☐ Non Resident Indian ☐
4. Payment: Down payment plan ☐ Flexi Plan ☐ Construction linked plan ☐

5. Details of unit to be purchased

- i) Name of the Project :
 - ii) Unit Number :
 - iii) Block :
 - iv) Floor :
 - v) Required Area :
 - vi) Basic rate per sq/ft :
 - vii) Basic Price (In Rs.) :
 - viii) Additional Charges : As Applicable
- Sqmt./Sqft. (Approximately)