

Mayfair Villas

A project by- Mayfair Developers

Address: Khasra No. 307, Village Anaura, Chinhhat

Faizabad Road, Lucknow- 226028, UP

Contact us: 8604045770

Mail id: contact@mayfairvillas.in

Application Form

Particulars	Applicant	Co- Applicant
Name		
Father's Name		
Address (For Communication)		
Pin Code		
Mobile No.		
Email ID		
Nationality		
PAN No		
Adhaar No.		
Personal Details:		
Date of Birth		
Qualification		
Professional Details:		
Occupation/Business		
Name of the Employer/Business		
Address of the Employer/Business		
Annual Income		

Funding Details:

The Purchaser consideration shall be paid out of :

☐ Own Source/Savings/Investments

☐ Financing from Banks/Financial Institutions

Quantum of Loan to be raised: Rs.

1. Payment Plan : Down Payment ☐ Installment ☐

2. Details of Flat to be Purchased :

- a. Type of Property
- b. Villa No.
- c. Area
- d. Basic Rate per/ Sq.ft.
- e. Basic Sale price

3. Particulars of the Agent/Dealer

Name

Address

Contact Details

4. DECLARATION :

Dear Sir/Madam(s)

1. I/We the undersigned request that a Villa may be allotted to me/us as per the developer's Terms and Condition which I/we have read and understood and shall abide by the same as stipulated by your firm.
2. I/We further agree to sign and executive necessary agreement, as and when desired by the Developer on the Developer's standard format. I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application form.
3. I/we remit here with a sum of Rs. (Rupees
.....) by Cheque No./Bank Draft date Drawn on
..... Bank payable at Lucknow as part of earnest money.
(All Draft and Cheques to be made in favour of Mayfair Developers, payable at Lucknow as mentioned in price list of the project.)
4. I/We agree to pay further installments of sale price as stipulated/called for by the developer and the other charges as and when called for. My/our particulars as mentioned below may be recorded for reference and communication.
5. I/We undersigned (Sole/First and Co-Applicant), do hereby declare that the above mentioned particulars information give by me/us at true and correct and nothing has been concealed there from.

Yours faithfully

Place

Signature of Applicant(s)

Signature of Co-Applicant

For Office use only

1. Application Accepted/Rejected
2. Detail of Villa allotted
 Villa No. Type
 PLC Area (Sq.Ft.) Rate per Sq.Ft.
 Basic Sale Price Rs.
 PLC % @ PLC Cost Rs.
3. Payment Plan ☐ Down Payment ☐ Installment
4. Cost of EDC, EEC
5. **Total Sale Price Rs.**
6. Amount received at the Booking vide Cheque/Draft No. Date Rs.
7. Type of Account
8. No. of Joint Applicants

Date

Place

Authorised Signatory

Check List :

Below is the checklist for documents required along with application form.

1. Pan Card Copy/Undertaking in Form No. 60.
2. 3 Passport size photograph.
3. Address Proof (Passport/Telephonic Bill/Electricity Bill) copy
4. Booking Amount by RTGS/Cheques/Draft No. (No Outstation cheques/ draft will be acceptable)
5. Customer's Signature on all pages of the application form.
6. For Companies: Memorandum & Articles of association including incorporation Certification and Certified copy of Board Resolution.
7. For Foreign Nautical of Indian Origin : Passport Photocopy/Funds from NRE/FCNR A/c
8. For NRI : Copy of Passport & Payment through NRE/NRO A/c

The payment will be done in favour of Mayfair Developers.

TERMS & CONDITIONS FOR ALLOTMENT

1. The intending buyer(s) has/have applied for allotment of a residential/commercial 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 Developer and understood by him/her/them.
2. The intending buyer(s) has/have fully satisfied himself/herself/themselves about the interests and the title of the developer on which the villa will be constructed and has/have understood the obligations in respect thereof and there will be no more investigation or objection by the intending buyer(s) in this respect.
3. The intending buyer(s) has/have accepted the plans, designs, specifications which are tentative and kept at the developers office.
4. The intending buyer(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 developer who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible.
5. The intending buyer(s) agrees that he/she/we shall pay the price of the villa on the basic of the covered area i.e. covered area inclusive of proportionate common area and all other charges as and when demanded. He/She/We also agree(s) to make all payments through demand draft/cheques drawn upon and payable at Lucknow City.
6. The developer and the intending buyer(s) hereby agree that the amounts paid with the application for booking and installment as the case may be, to the extent of 10% of the basic sale price of the Villa will collectively constitute the earnest money. The earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those of Allotment letter/agreement as also in the event of failure by the intending buyer(s) to sign the Allotment Letter/Agreement within the time allowed by Developer.
7. The time of punctual payment of installments is the essence of this contract and it shall be incumbent on the intending buyer(s) to comply with the terms of payment and other terms and condition of sale, failing which the intending buyer(s) shall have to pay interest as per the agreement on the delayed payments and the developer reserve its right to forfeit the earnest money in the event of irregular/delayed payments/non fulfillment of terms of payment and the allotment may be cancelled at the sole discretion of the developer.
8. The intending buyer(s) agree(s) to reimburse to the developer and to pay on demand all taxes, levies or assessments, whether levied or livable in future, on land and/or the building as the case may be, from the date of allotment.
9. The developer shall endeavor to give the possession of the villa of the intending buyer(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 date of possession according to the payment plan applicable to him/her/them. The developer on completion of the construction shall issue final call notice to the intending buyer(s), who shall within 30 days thereof, remit all dues and take possession of the Villa, in the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted villa and shall bear all maintenance and other levies on account of allotted villa.

Signature of Intending Buyer(s)

10. The Sale Deed shall be executed and got registered in favour of the intending buyer(s) within the 30 days 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 of stamp duty and registration/mutation, documentation charges etc. as applicable will be extra and shall be borne by the intending buyer(s). The intending buyer(s) shall pay, as and when demanded by the developer, Stamp duty and Registration Charges/Mutation charges and all other incidental and Legal Expenses for execution and registration of sale deed/Mutation of the intending buyer(s).
11. The intending buyer(s) shall get his/her/its complete address registered with the developer at the time of booking and it shall be his/her/their responsibility inform the developer by the registered A/D letter about the subsequent changes, if any, in his/her/their

address(es), failing which all demand notices and letter posted at the last recorded address will be deemed to have been received him/her/them at the time when those should ordinarily reach such address and the intending buyer(s) shall be responsible for any default in payment and other consequences that might occur there from. Any change in the address shall be supported with relevant documentary evidence, in all communications the reference of properly booked must be mentioned clearly.

12. The developer shall have the first lien and charge on the said villa for all its dues and other sums payable by the intending buyer(s) to the developer.
13. In case of cancellation of Villa by the buyer, developer has full right to forfeit the booking amount.
14. Unless a conveyance deed is executed and registered, the developer shall for all the intents and purposes continue to be the owner of the land and also the construction thereon and this proposal shall not given to the buyer(s) any right or interest therein.
15. The allotment of the Villa is entirely at the discretion of the developer.
16. The intending buyer(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.
17. Any dispute of differences arising out of/or concerning this transaction which may arise between the developer and the buyer during currency or expiry of this transition the same shall be settled by mutual consent failing which the matter be referred to the decision of an arbitrator to the decision of three person as arbitrators, one to be appointed by each party and they shall be governed by the prevailing rules and conciliation Act, 1996.
18. Any dispute of legal proceeding arising out of this transaction shall be subject to jurisdiction of the Court where property under subject to sale is situated.
19. The intending buyer(s) agree(s) to pay the total basic sale price and other charges of villa as per the payment plan opted by him/her/them.
20. The intending buyer(s) shall not put any name or sign board, neon sign, publicity or advertisement material etc. on the external façade of the common areas.
21. The intending buyer(s) shall also not change colour schema 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.
22. The buyer will not use the premises for any activity other than residential use.
23. In case where buyer(s) is more than one, all communication shall be sent by the developer to the intending buyer whose name appears first i.e. to the Chief allottee and at the address given by him/her for mailing and which shall or all purpose be considered as served on all this intending buyers. The intending buyer(s) has have agreed to this condition of the developer.

The developer as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment.

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

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

Date

Place

Signature of the Intending Buyer(s)