

आवेदन पत्र क्रं :

मूल्य : रू० 200 /—

मैसर्स अतुल इन्फ्राएस्टेट एल०एल०पी०

106, नेहरू नगर, आगरा — 282002

**अफोर्डेबल हाउसिंग प्रोजेक्ट में फ्लैट आवंटन हेतु
आवेदन पत्र**

फ्लैट का क्षेत्रफल

APARTMENT	SALEABLE AREA	BUILTUP AREA	CARPET AREA
अपना आवास	35.00 वर्ग मीटर	31.06 वर्ग मीटर	22.77 वर्ग मीटर

योजना प्रारम्भ
दिनांक :

योजना समाप्त
दिनांक :

क्रमांक

आवास एवं शहरी नियोजन, विभाग उत्तर प्रदेश शासन द्वारा निर्गत “प्रधानमंत्री आवास योजना” के नियमों व शर्तों के अंतर्गत प्रस्तावित अफोर्डेबल हाउसिंग प्रोजेक्ट अपना आवास में आवासीय अपार्टमेंट की बुकिंग हेतु आवेदन पत्र—

सेवा में,

मैसर्स अतुल इन्फ्राएस्टेट एल0एल0पी0

106, नेहरू नगर, आगरा — 282002

महोदय,

मैं/हम, अधोहस्ताक्षरकर्ता, यह निवेदन करता हूँ/करते हैं कि अधिसूचना संख्या 10/2017/2130/आठ-1-17-36 विविध/2017, दिनांक 25.10.2017 के माध्यम से आवास एवं शहरी नियोजन विभाग, उत्तर प्रदेश शासन द्वारा निर्गत प्रधानमंत्री आवास योजना के नियमों व शर्तों के अंतर्गत प्रस्तावित खसरा संख्या 30, मौजा पथौली, आगरा में 1.761 हेक्टेयर भूमि पर विकसित किये जा रहे अफोर्डेबल हाउसिंग प्रोजेक्ट “अपना आवास”, लाइसेंस संख्या दिनांक में एक अपार्टमेंट/प्लैट मुझे/हमें आवंटित किया जाये।

मैं/हम मैसर्स अतुल इन्फ्राएस्टेट एल0एल0पी0 की आवश्यकता के अनुसार मैसर्स अतुल इन्फ्राएस्टेट एल0एल0पी0 द्वारा निर्धारित मानक प्रारूप पर किसी भी जरूरी अनुबंध पत्र को हस्ताक्षर एवं निष्पादित करने के लिए सहमत हूँ/हैं। मैं /हम इस समय इस आवेदन पत्र के साथ संलग्न विशिष्ट नियम व शर्तों पर हस्ताक्षर करता हूँ/करते हैं।

मेरे/हमारे विवरण निम्नानुसार है —

1. प्रथम आवेदक का नाम

पुत्र/पुत्री/पत्नी

स्थायी पता

.....

पिन कोड

पत्राचार का पता

..... पिन कोड

ई-मेल राष्ट्रीयता

दूरभाष नम्बर मोबाईल नं

आवासिक अवस्था : निवासी भारतीय/अनिवासी भारतीय/अन्य

पैन नं

2. द्वितीय आवेदक का नाम

पुत्र/पुत्री/पत्नी

स्थायी पता

.....

पिन कोड

पत्राचार का पता

..... पिन कोड

ई-मेल राष्ट्रीयता

दूरभाष नम्बर मोबाईल नं

आवासिक अवस्था : निवासी भारतीय/अनिवासी भारतीय/अन्य

पैन नं

First/Sole Applicant

Second Applicant, if any

Signature

Signature

प्लैट की कीमत				
	अपना आवास विक्रय योग्य क्षेत्रफल 377 वर्ग फीट		बैठक व भोजन कक्ष रसोई के साथ, एक शयनकक्ष, एक शौचालय एवं एक बालकनी	
	विवरण			
	श्रेणी 1	भूतल	— Ground Floor	6,80,000 /—
		प्रथम तल	— First Floor	6,60,000 /—
		द्वितीय तल	— Second Floor	6,40,000 /—
		तृतीय तल	— Third Floor	6,20,000 /—
बुकिंग राशि रुपये				

Payments Terms & Conditions:			भुगतान की नियम व शर्तें
1.	At the time of booking	10%	बुकिंग के समय पर
2.	On Launching of Project	10%	प्रोजेक्ट के शुरू होने पर
3.	On Casting of Raft	10%	नींव के पूर्ण होने पर
4.	On Casting of Ground Floor	10%	भूतल की छत डलने पर
5.	On Casting of First Floor	10%	प्रथम तल की छत डलने पर
6.	On Casting of Second Floor	10%	द्वितीय तल की छत डलने पर
7.	On Casting of Third Floor	10%	तृतीय तल की छत डलने पर
8.	On Completion of Internal Plaster Flat-wise	10%	आंतरिक प्लास्टर प्रति यूनिट पूर्ण होने पर
9.	On Completion of External Plaster Block Wise	10%	बाह्य प्लास्टर प्रति ब्लॉक पूर्ण होने पर
10.	On Start of Finishing	05%	फिनिशिंग की शुरुआत पर
11.	On Notice of Possession	05%	कब्जे की सूचना पर

मैं/हम एतद्वारा श्रेणी विक्रय योग्य क्षेत्रफल..... (वर्ग फीट में) की बुकिंग राशि के तौर पर बैंक/शाखा पर आहरित चेक/मांग पत्र क्रमांक/आरटीजीएस दिनांक द्वारा रुपये (शब्दों में) मात्र अदा करता हूँ

(सभी चेक/मांग पत्र मैसर्स अतुल इन्फ्राएस्टेट एल0एल0पी0, आगरा के नाम पर देय)

मैं/ हम इस आवेदन पत्र के साथ निम्नलिखित दस्तावेज प्रस्तुत कर रहा हूँ/ रहे हैं।

- पते के प्रमाण हेतु राशन कार्ड / आधार कार्ड/मतदाता पहचान पत्र / पासपोर्ट/ ड्राइविंग लाइसेंस की स्वप्रमाणित छायाप्रति
- आवेदक के पैन कार्ड / फॉर्म ६० की स्वप्रमाणित छायाप्रति

मैं/ हम यह घोषित करता हूँ / करते हैं कि आवेदन पत्र के साथ प्रस्तुत किया गया बुकिंग राशि का चेक /मांग पत्र किसी भी वजह से निरस्त होने की स्थिति में मेरा/ हमारा आवेदन अप्रस्तुतीकरण की तरह व्यवहार माना जायेगा एवं मैं/ हम अपार्टमेंट के आवंटन हेतु भाग लेने से अयोग्य हो जाऊंगा / जायेगें

मैं/ हम अधोहस्ताक्षरकर्ता एतद द्वारा घोषित करता हूँ / करते हैं कि मेरे / हमारे द्वारा दी गयी उपर्युक्त विवरण/ जानकारीयां सत्य एवं वास्तविक हैं.

First/Sole Applicant

Second Applicant, if any

Signature

Signature

(FOR OFFICE USE ONLY)

1. Name of the First Applicant

2. Name of the Second Applicant (if any).....

3. Type of the Apartment:.....Category.....

4. Cost of the Apartment :.....

5. Details of Payment :Ch./DD No./RTGS.....Dated.....

For Rs.....

Drawn on

6. Pan No.....Phone No.....

TERMS AND CONDITIONS FOR APPLICATION OF RESIDENTIAL FLAT

A. BOOKING & ALLOTMENT

1. For allotment of a Residential Flat, the applicant has to submit his /her/its application on the prescribed form indicating the location, size of Flat required. The application is to be accompanied with the Booking-Amount, as per the Payment-Plan, by an account payee Cheque or Demand Draft favouring **M/s Atul Infraestate LLP**, payable at **Agra**.

B. PAYMENTS

2. The timely payments of installment as indicated in the Payment-Plan is the essence of the Scheme. If any installments are not paid as per the Payment-Plan, the LLP will charge interest at 15% p.a. on the delayed payment for the period of delay. However, If the same remains in arrears for more than two consecutive installments as per the Payment-Plan, the allotment will automatically stands cancelled without any further intimation to the allottee and the allottee will have no lien on the Flat. In such case, 10% of the total basic sale price will be forfeited and the balance amount paid. If any, will be refunded without any interest within six months from the date of cancellation. However, in exceptional and genuine circumstances, the LLP may, at its sole discretion, condone the delay in payment exceeding two installments by charging interest @ 15% per annum and restore the allotment in case it has not been allotted to someone else. In such a situation, an alternate Flat, if available, may be offered in lieu of the same.
3. In case the Applicant, at any time desires for cancelation of allotment, it may be agreed to, at the sole discretion of the LLP. Though, in such case, 10% of the total basic sale price, will be forfeited and the balance, if any, refunded without any interest within six months from the date of cancellation.
4. The installment listed under the Payment-Plan becomes payable on demand soon as letter of allotment is issued without any ifs and not.

C. CONSTRUCTION/ COMPLETION OF FLATS

5. The specifications for the Flats are shown in the Brochure. Any additional better specifications for individual Flat is applied for, by the allottee well in time, may be provided, if technically feasible, which will be charged extra as demanded by the LLP – The Owner.
6. The Drawings shown in the Brochure are subject to changes by the Architect/LLP before or during the course of construction, without any objection or claim from the allottee. Within the agreed consideration cost, the LLP shall complete all the civil work, plumbing, sanitary-work, painting, internal electrification (excluding bulbs, tubes, fans, geyser, etc. etc.). The Flat shall in particular, comprises of specifications as mentioned in the Brochure.
However, expenditure on the provision of common satellite TV system including cabling, piped gas system or any other common facility provided by the LLP shall be proportionately borne by the allottee(s).

D. MAINTENANCE

7. The maintenance, upkeep, repairs, security, landscaping and other common services etc. of the project shall be managed by the LLP or their appointed nominees/agencies. The applicant(s)/allottee(s) of the Flat shall pay, when demanded, the maintenance charges including interest-free maintenance security deposit (IFMS), Monthly Maintenance Charges (MMC) for maintaining and up-keeping the said project and the various services therein as may be determined by the LLP or the maintenance agency or the nominees appointed by the LLP for this purpose. Any delay in the payment will render the applicant(s) liable to pay interest @ 15% per annum. Non-Payment of any charge in the time specified shall also disentitle the applicant(s)/allottee(s) which may even lead to cancellation of ownership of the allottee(s) over the Flat allotted to him/her/it.
8. Referring to clause 7, Monthly Maintenance Charges (MMC) will be charged by the LLP/or their nominees on monthly basis. These charges refer to recurring payments of the said project known as “**APNA AWAS**”.
9. The LLP/or their nominees shall be entitled to charge all such maintenance charges as referred in clause 7, from the allottee(s) who have not taken the possession of the Flat allotted to them but the certificate of possession has been issued to them by the LLP.

First/Sole Applicant

Second Applicant, if any

Signature

Signature

E. TERMS OF SANCTIONING AUTHORITY

10. All the taxes or charges apart from **GST @ 8% or revised, if any**, in future, on land or building levied by any authority, from the date of booking shall be borne and paid by the allottee(s).
11. The LLP shall be responsible for providing internal services within the complex which include laying of roads, water lines, sewer line and electric lines. However, external services like water supply network, sewer, storm water drains, roads, electricity outside the complex to be connected to the internal services are to be provided by Local Development Authority.

F. POSSESSION

12. All charges, expenses, stamp duty, registration fees etc towards sale-deed, including documentation charges will be borne by the allottee. If the LLP incurs any expenditure towards the registration of the Flat, the same will be reimbursed by the allottee to the LLP.
13. The physical possession of the Flat will be given within a period of 30 months plus/minus 2 months from the start of construction of the respective building block, subject to unavoidable circumstances duly described in the Allotment Letter/Agreement. However, in the event of delay of the project, the LLP shall be liable to pay penal charges of ₹ 5/- per Sq Ft. Per Month to the allottee.
14. In the event of delay of the project, the charges will be calculated on the basis of delay in the time period of delivery of the project. In case if the installments of the payment of the Residential Flat are not paid by the allottee according to time-frame as per Schedule mentioned in the construction link Payment-Plan, then the period of delay will be granted as an extension in the delivery period of the project and the penal charges shall be calculated accordingly.
15. The allottee shall get exclusive possession and title of the proportionate share of the land and of the built-up area of his/her/its Flat through a sale deed. The allottee shall have no right, interest or title in the remaining part of the complex such as parking, park etc. except the right of ingress and common approach roads. These and the Land for other common facilities shall remain the property of the LLP. The right of usage of Complex Facilities is subject to observance by allottee of covenants herein and up-to-date payments of all dues and allottee abiding by all the terms and conditions for uses of common areas as may be stipulated by the LLP or the maintenance agency, to be informed by the LLP time-to-time.
16. The allottee(s) would be liable to pay holding charge ₹ 5/- per sq. ft. per month of super area, if allottee(s) fails to take possession of the Flat within 30 days from the date of issuance of the notice of possession.
17. The sizes given in plan are tentative and can be modified due to technical and other reasons e.g. change in position or design of the Flat, its boundaries, dimensions or its area. The LLP shall be liable only for cost adjustments arising out of area variations.
18. In case a particular Flat is omitted due to change in the plan or the LLP is unable to hand over the same to the allottee for any reason beyond its control, the LLP will offer an alternate Flat of the same type, and in the event of non-acceptability by the allottee or non availability of alternate Flat, the LLP shall be responsible to refund only the actual amount received from the allottee till then and will not be liable to pay any damage or interest to the allottee, whatsoever. In case any preferentially located Flat ceases to be so located, the LLP shall be liable to refund extra charges paid by the allottee for such preferential location without any damages or compensation. Further, the layout shown in the sales literature is tentative and is subject to change without any objection from the allottee.
19. The allottee after taking possession of the Flat shall have no claim against the LLP in respect of any item of work in the Flat, which may be said not to have been carried out for non-compliance of any design, specifications, building materials or any other reasons whatsoever.

G. GENERAL TERMS AND CONDITIONS

20. The address of the allottee given in the application form shall be taken as final unless any subsequent change has been intimated under Regd. A/D letter, All demand letters etc. posted at the given address shall be deemed to have been received by the allottee.
21. Allottee may undertake internal alterations/expansions in his Flat, if so permissible, condition that prior intimation to the LLP will be required, in the subject matter.

First/Sole Applicant

Second Applicant, if any

Signature

Signature

Anyway, the allottee shall not be allowed to effect any of the following changes/alterations:

- i. Changes which may cause damage to the structure (columns, beams, slabs etc.), or any part of adjacent Flats. In case any damage is caused to an adjacent Flat or common area, the allottee will get the same repaired on his/her/its own cost;
 - ii. Changes that may effect the façade of the Flat e.g. changes in window, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and window, covering of the balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.; and
 - iii. Making encroachments on the common spaces/areas in the complex.
22. The allottee shall not use or allow to be used the Flat for any non-residential purposes or any activity that may cause any nuisance to other allottee(s) in the complex.
 23. The development of the premises is subject to force major clause, which includes delay for any reason beyond the control of the LLP, like non- availability of any building material due to market conditions, war or enemy action, natural calamities or any Act of God. In case of delay in possession due to any notice, order, rule, notification of the Government /Court of Law/Competent Authority or any other reason beyond the control of the LLP and any of the aforesaid events, the LLP shall be entitled to a reasonable extension of time. In case of non-availability of materials at reasonable cost including those materials mentioned in the specification sheet, the LLP will be entitled to use alternative/substitute materials without any claim from the allottee(s).
 24. In case of NRI, i.e., Person of Indian Origin residing abroad, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law in force as may be prevailing from time-to-time, shall be the responsibility of the allottee.
 25. The amount paid by the allottee to the LLP to the extent of 10% of the Basic Sale Price of the Flat shall constitute the Earnest Money which may be forfeited in case of non-fulfillment of terms and conditions of allotment.
 26. The allottee has fully satisfied himself /herself/itself about the interest of the LLP in the said land on which the Flats are being constructed and has understood all limitation and obligation in respect thereof, and there will be no more investigation or objection by the allottee(s) in this respect.
 27. The allottee(s) agrees and undertakes that he/she/it shall on taking over possession of the Flat even before, have no right to object to the LLP constructing or continuing to construct other buildings adjoining the said Residential Flat. The allottee agrees about any stage of construction in the Complex / Adjacent Flat without any objection or claim from the side of the allottee.
 28. All charges payable to various departments for obtaining service connection to the Residential Flat like electricity, telephone, water etc. including security deposits for sanction and release of such connection as well as informal charges pertaining thereto, will be payable by the allottee.
 29. In case of joint application, the LLP may, at its discretion, without any claim from any person, will deem correspondence with any one of the joint allottee(s) sufficient for its record.
 30. For all intents and purposes, I, singular includes Plural and masculine includes feminine.
 31. In case of any dispute between the co-allottee(s), the decision from a Competent Court having its jurisdiction shall be honored by the LLP.
 32. The Courts at Agra alone shall have jurisdiction for adjudication of all matters arising out or in connection with this Agreement.
 33. The Investor or Allotment Advise/Letter Holder will have **NO RIGHT OF ANY TYPE WHATSOEVER IT MAY BE** till the complete balance payment of Allotment Advice/ Letter of the aforesaid allotted Flat, including interest etc., if any, is PAID to **M/s ATUL INFRAESTATE LLP**, the Owner.

First/Sole Applicant

Second Applicant, if any

Signature

Signature

SPECIFICATIONS

COMMON ROOM/BEDROOM ROOM

Flooring	-	300 x 300 MM Floor Tiles
Window Shutter	-	MSZ Section Window Shutter Glass Thickness 3 to 4 MM
Door Shutter	-	30 MM Thick Flush Door
Walls: Internal	-	Distemper Work
External	-	Apex Weather Coat Paint

TOILETS

Flooring	-	300 x 300 MM Floor Tiles
Windows	-	MSZ Section
Door	-	Flush Door
Fixture & Fitting	-	Orissa PAN WC
Walls	-	Tiles Cladding of 200 x 300 MM up to the height of 5 Feet

KITCHEN:

Flooring	-	300 x 300 MM Floor Tiles
Kitchen Top	-	CC Top
Walls – Internal	-	Distemper work

BALCONY:

Floor	-	IP Stone
Railings	-	MS Railing/Brick Parapet as per Architect's Design

Specification may vary as per the LLP / architectural needs.

First/Sole Applicant

Second Applicant, if any

Signature

Signature

Serial no.

ACKNOWLEDGEMENT

Received an application from Shri/Smt.....

Son/Wife/Daughter offor an allotment of a Residential Flat/Apartment in a Affordable Housing Project proposed to be developed, named as “ Apna Awas” – at Khasra No. 30, Mauja Patholi, Agra by M/s Atul Infraestate LLP - 106, Nehru Nagar, Agra, under Pradhan Mantri Awas Yojna prescribed by Housing and Urban Planning Department, Government of Uttar Pradesh, vide notification no. 10 / 2017 / 2130 / आठ-1-17-36 विविध / 2017 dated 25.10.2017, a/w Booking-Amount of Rs...../-

(Rupees),

vide cheque/demand draft no. /RTGS.....dated.....

drawn ontowards Booking-Amount of the category....., saleable area(in sq.ft) subject to the terms and conditions attached with the said application form. (This acknowledgment is subject to realization of cheque / demand drafts.)

Date.....

For M/s Atul Infraestate LLP

(Authorized Signatory)

Serial no.

ACKNOWLEDGEMENT

Received an application from Shri/Smt.....

Son/Wife/Daughter offor an allotment of a Residential Flat/Apartment in a Affordable Housing Project proposed to be developed, named as “ Apna Awas” – at Khasra No. 30, Mauja Patholi, Agra by M/s Atul Infraestate LLP - 106, Nehru Nagar, Agra, under Pradhan Mantri Awas Yojna prescribed by Housing and Urban Planning Department, Government of Uttar Pradesh, vide notification no. 10 / 2017 / 2130 / आठ-1-17-36 विविध / 2017 dated 25.10.2017, a/w Booking-Amount of Rs...../-

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Date.....

For M/s Atul Infraestate LLP

(Authorized Signatory)