



# PARK SQUARE

BOOKING APPLICATION FORM



**MJ LIFESPACES**

CRAFTING HOMES, FULFILLING DREAMS

**Site Address:**

Park Square, #638, Shivajipuram, Sec 14,  
Indiranagar, Lucknow - 226016

**Email Address:** mjlifespaces@gmail.com

**Website:** www.mjlifespaces.com



**PARK  
SQUARE**

Date Of Booking:	Sales Order:	Enquiry No:
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**PERSONAL INFORMATION (TO BE FILLED IN BLOCK/CAPITAL LETTERS ONLY)**

Name of the sole/first applicant	Name of the co/second applicant
<div style="border: 1px solid black; width: 150px; height: 150px; margin: 0 auto; text-align: center; padding-top: 50px;">           Photo of sole/ first applicant         </div>	<div style="border: 1px solid black; width: 150px; height: 150px; margin: 0 auto; text-align: center; padding-top: 50px;">           Photo of co/ second applicant         </div>
Mr./Mrs./Ms.:	Mr./Mrs./Ms.:
Date of Birth/Age	Date of Birth/Age
Son/ Daughter/ Wife of	Son/ Daughter/ Wife of
PAN (Mandatory)	PAN (Mandatory)
Aadhar No.	Aadhar No.
Email Id:	Email Id:
Correspondence Address: House/Street No: Street 2: Street 3: City: Postal Code: State/Province: Country: Landmark:	Correspondence Address: House/Street No: Street 2: Street 3: City: Postal Code: State/Province: Country: Landmark:
Company Name: Office Address:  Office Tel/Mob: Res.Tel.No. Mob. Alternate Mob No.:	Company Name: Office Address:  Office Tel/Mob: Res.Tel.No. Mob. Alternate Mob No.:

<b>Professional Details</b>			
Industry	IT ITES/BPO/KPO Manufacturing Retail Services Financial Services Hospitality Real Estate Medical/Pharmaceuticals Media/Entertainment Others If others, please specify _____		
Function	Software Sales & Marketing HR/Administration Finance Production Legal Operations Business/Self Employed Others If others, please specify _____		
Annual Income (INR)			
Less than 5 lakh 5-15 lakh 15-25 lakh 25-50 lakh 50 and above			
How did you come to know about this Project ?			
Advertisement <input type="checkbox"/> Company <input type="checkbox"/> Website <input type="checkbox"/> Referral <input type="checkbox"/> Agent Walk In <input type="checkbox"/> Hoarding <input type="checkbox"/> Others If others, Please specify _____			
Existing Park Square Customer?			
Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, Owned Project Name: _____ City: _____			
Mode of Payment/Source <input type="checkbox"/> Own Funds <input type="checkbox"/> Home Loan (Preferred Bank/HFI _____ )			
Purpose of Purchase <input type="checkbox"/> Own use <input type="checkbox"/> Investment <input type="checkbox"/> Others			
Would be interested in other projects by MJ Life Spaces ?			
Nature Of Project <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> All			
<b>UNIT-DEATILS</b>			
Unit Alloted:	Floor:	No of Car Parking:	
Unit Type: <input type="checkbox"/> 2BHK <input type="checkbox"/> 3BHK <input type="checkbox"/> 4BHK <input type="checkbox"/> SKY VILLA(3BHK)			
Carpet Area (Sq.ft):	Super Built-up Area (Sq.ft):	Total Rate per Sq. ft. Rs.	Total Sale Value Rs.
<b>ADDITIONAL CHARGES FOR THE UNIT</b>			
Preferential Location Charges:		Car Parking Charges:	
External Electrification Charges:		Fire Fighting Equipment Charges:	
Power Backup Instalation Charges:			



BOOKING PAYMENT DETAILS	
Booking Amount	Balance Booking Amount
Bank/Cheque No.	Bank/Cheque No.
Cheque date	Cheque date
Signature of First Applicant	Signature of Second Applicant
AGENT INFORMATION (IF APPLICABLE)	
Agent Name:	Agent Signature:
Agent Rera Regd. No:	
Agent Address:	

## TERMS AND CONDITIONS

- 1 Sq Ft = 0.093 Square metres
- Self attested proof of address and any card copy needs to be attached along with this form. If the booking is in joint name then both applicants need to sign this form and submit all necessary documents.
- The applicant(s) has/have inspected the location of the project and having being satisfied with the location and explanation of the project, have signed and submitted this form to \ MJ Lifespaces for booking the apartment/unit. The Applicant has also read and understood the details and specifications of the project contained in the brochure details provided by Mj Lifespaces.
- Kindly ensure to deduct 1% TDS, whenever the instalment payment is made towards the immovable property valued above Rs. 50 Lakhs and remit the balance. Also arrange to send duly signed form 16B(hard copy).
- The Drawings/ Plans displayed in the office of the company showing the proposed project (hereinafter referred to as "the project") The company can carry out such additions, alterations and deletions in the layout plan, building plans, floor Plans as per the 6. The Saleable Area includes the covered area in which balconies or verandahs, Passages, stair-case, overhead water tanks, mummies are included.
- The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities to be charged additionally and shall be paid by intending allottee as and when demanded by the company or as per the price list/payment plan given.
- The stamp duty and registration charges towards registration of unit Buyer Agreement shall be payable by the intending allottee including any revision in charges from time to time.

9. In addition to the total price, allottee shall be liable and response to pay all taxes, including but not limited to GST, cess or any other similar taxes which may be levied, in connection with the construction of the unit.
10. The allottee in addition to the total price of the unit shall pay any charges deposits payable to gas supplying agency for installation of necessary equipment such as gas cylinder/ storage tanks/ pipe lines etc where ever applicable.
11. The timely payment of instalments shall be essence. In case of default in paying payment continuing for a period of beyond 2 months, the earnest money along with all charges paid towards Brokerage, taxes, levies, govt dues, Interest penalty, cess, duties to the concerned department / authorities and all other payments made by developer on a non refundable basis in respect of the said unit would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the company may in the sole discretion, condone the delay in payment by charging interest as per unit buyer agreement.
12. The intending allottee shall reimburse to the company and pay on demand all taxes, levies or assessment whether levied now or leviable in future, on land and/or the building as the case may be from the date of allotment levied now or leviable in future, on land and/or the building as the case may be from the date of allotment proportionately till the unit is assessed individually.
13. The company on completion of the construction development shall issue final call notice to the intending allottee, 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 beyond 60 days for any reason whatsoever, shall bear all maintenance charges and any other levies on account of the allotted unit.
14. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the company its nominated agency. This agreement will be carried out unit the services are handed over to a Body Corporate or Society or Association of the Buyers. The company Maintenance Agency shall be entitled to withdraw from the maintenance of the project without assigning any reasons. The intending allottee agrees and consents to this arrangement. The intending allottee shall sign a separate maintenance agreement with the company or Maintenance agency; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the replacement and sinking fund as determined by the company or maintenance agency.
15. (a) The conveyance deed or sale deed shall be executed in favour of the intending allottee on receipt of all payments as due. The intending allottee shall pay the stamp duty, registration charges and all other incidental charges for execution of conveyance deed in favour of the intending allottee.  
(b) Till the conveyance deed or sale deeds executed the company shall continue to be the owner of the project land and also unit agreed to be allotted.
16. The intending allottee 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.
17. In all communications with the company the reference of unit booked must be mentioned clearly.
18. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the company of the company. Such approval shall be granted on payment of administrative charges as prescribed by the company.
19. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
20. The intending allottee shall pay the basic sale price and other charges of unit as per the

payment plan opted for him/her out of the options prescribed by the company along with GST as applicable. ALL Payments shall be made by cheque/bank draft/ RTGS in favour of "MJ Lifespaces LLP" Outstation Cheques shall not be accepted.

21. The allottee shall not use the premises for any activity other than the specified for.
22. In case 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 be necessary to the other named intending allottee.
23. The company shall be entitled to raise the finance or loan from any financial institutional Bank by way of mortgage charge securitisation of receivables and creating charges of the project land. In case of the intending allottees who have taken loan from any financial institutional or Bank, the conveyance of the unit in favour of the intending allottees shall be executed only upon the company receiving "No Objection Certificate" from such Financial Institutional or Bank and the conveyance deed shall be handed over to the lending institution if so required by them. However the charge shall be retrieved before handing over the possession of the unit.
24. The Buyer, if residence outside India, Shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA") Reserve Bank of India Act, 1934 ("RBI" Act) and the rules and regulation made thereunder or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment acquisition / sale / transfer of immovable properties in India etc. and provide the promoter with such permission approval which would enable the promoter to fulfil its obligations under this agreement. Any Refund, transfer of security if provided in terms of the agreement shall be made in accordance with the provisions of "FEMA" or statutory enactments or amendments thereof and the rules and regulations of the reserve bank of India or any other applicable law. The Buyer Understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the reserve bank of India, He / She may be liable for any action under FEMA or other laws as applicable as amended from time to time.
25. The buyer agrees to Furnish his Permanent account Number if an Income Tax assesses, or Form 60/61 as the case may be with a period of 30 days from the date of execution of this agreement, if not furnished earlier.
26. The allottee hereby acknowledges and agrees that the company is obliged to adhere to the Anti- Money Laundering Regulations (AML Regulations) applicable in all relevant Jurisdictions including but not limited to prohibition of benumb property Transaction Act 1988, Prevention of Corruption Act, Central Act 1988 etc. The allottee further undertakes that he shall not attempt to initiate any transactions that may contravene any AML Regulations and will provide all such information as is necessary or desirable by the company.
27. As per section 194 IA of IT Act, 1 % TDS is Required to be Deducted which shall be deposited by the customer directly and form 16B to be submitted to the company to the company within 30 days of booking as applicable.
28. It is specifically understood by the intending allottee that the company may incorporate additional terms and conditions in the Unit Buyer Agreement over and above the terms and conditions of allotment as set out in this application.



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**Declaration:**

I/We, the undersigned applicant(s) (Sole/First and Co/Second applicant), do hereby declare that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through the terms and conditions written in this form and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the apartment/unit, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this application form.

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Signature of First Applicant  
Date:

Signature of Second Applicant  
Date:



MJ LIFESPACES

CRAFTING HOMES, FULFILLING DREAMS



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☎ +91 9620453549

**OFFICE ADDRESS:**

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#137, Manas Enclave, Opp. Om Traders,  
Indiranagar, Lucknow - 226016  
Uttar Pradesh, India  
☎ +91 9945733838



LDA MAP REGD. NO:  
MAP20181008184958653



RERA REGD. NO:  
UPRERAPRM102072



# BOOKING ACKNOWLEDGEMENT

## CUSTOMER INFORMATION

Name of the first applicant \_\_\_\_\_

Name of the second applicant \_\_\_\_\_

Mobile No: \_\_\_\_\_

Mobile No: \_\_\_\_\_

Email Id: \_\_\_\_\_

Email Id: \_\_\_\_\_

Correspondence Address:  
House/Street No:

Correspondence Address:  
House/Street No:

Street 2:

Street 2:

Street 3:

Street 3:

City:

Postal Code:

City:

Postal Code:

State/Province:

Country:

State/Province:

Country:

Landmark:

Landmark:

## UNIT DETAILS

Unit Alloted:

Floor:

No of Car Parking:

Unit Type:

☐ 2BHK

☐ 3BHK

☐ 4BHK

☐ SKY VILLA(3BHK)

Area (Sq.ft):

Total Rate per sq. ft. Rs:

## BOOKING PAYMENT DETAILS

Booking Amount:

Balance Booking Amount:

Bank/Cheque No.:

Bank/Cheque No.:

Cheque date:

Cheque date:

Signature of First Applicant

Signature of Second Applicant

MJ LIFE SPACES LLP