

APPLICATION FORM

Application Form No.



The Future of Your Happiness

2B / GH-7, Vrindavan Yojna Scheme- 2,
Raebareli Road, Lucknow



A G HOUSING & PROPERTIES PVT. LTD.

B-21. Sec-B, Aliganj, Lucknow.

Ph : 0522-4017266, 2328030

APPLICATION FORM

Application
for
Allotment of Residential Flat
at



2/B GH-7, Vrindavan Yojna Scheme-2,
Raebareli Road, Lucknow

FOR A, B & C TYPE FLATS



A G HOUSING & PROPERTIES PVT. LTD.

B-21, Sec-B, Aliganj, Lucknow, Ph : 0522-4017266, 2328030

APPLICATION FOR ALLOTMENT OF RESIDENTIAL FLAT AT 'ZODIAC APARTMENT'

2B / GH-7 VRINDAVAN YOJNA SCHEME-2,

RAEBARELI ROAD, LUCKNOW

FOR TYPE 'A', 'B' 'C' FLATS

A G Housing & Properties Pvt. Ltd. announces a Group Housing Project under the name and style of **"ZODIAC APARTEMENT"** Situated at **2B/ GH-7, Vrindavan Yojna, Raebareli, Road, Lucknow** and proposed to construct and offer of sale residential flats of Type 'A', 'B' & 'C' on freehold basis.

I. LOCATION

A Multistoried Group Housing Complex to be known as "ZODIAC APARTMENT" is proposed to be constructed at 2B/ GH-7, Vrindavan Yojna, Raibareilly, Road, Lucknow (hear in after referred to as the 'COMPLEX')

II. TYPES OF FLATS

TYPES A (1700 Sq. Ft.) Super Saleable Area (Three Bed Room)

TYPES B (1520 Sq. Ft.) Super Saleable Area (Three Bed Room)

TYPES C (1535 Sq. Ft.) Super Saleable Area (Three Bed Room)

{ "Super Saleable Area", comprises of the areas under internal walls, periphery walls and the columns comprising a flat. full areas of galleries and other projections whatsoever, together with proportionate interest in the common areas and faculties such as area under stair cases, lifts, entrance and exits on the building, water supply arrangement and installations such as power, light, sewerage, lift rooms, Club, Mumties etc. and includes all easement rights attached to a flat. In case of common wall between two flats half the area under such walls shall be taken, The built up Area of Type-A Three bedroom flat shall be approximately 1357 sq.ft., Type-B Three bedroom flat shall be approximately 1217 sq. ft & Type-C Three bedroom flat shall be approximately 1228 sq.ft. }



Signature of the Applicant (s)

SPECIFICATIONS

FLOORING :

Vitrified Tile or Equivalent flooring in complete flat except Kitchen & Bathroom where Ceramic Floor landings to be of Marble/ Kota Stone or Equivalent.

DADO :

Glazed/ Ceramic of Equivalent tiles upto 7.0" height in to and 2'-0" height above kitchen slab in appropriate color and paint.

EXTERIOR :

Textured Paint Finish / cladding as per Aesthetics.

PAINTING :

Oilbound distemper paint of appropriate color on interior wall of the flat.

KITCHEN :

All Kitchen slab in Polished Granite or Equivalent.

DOOR & WINDOW :

Flush doors with polish/ Enamel Paint : with a aluminum powder coated Hardware fittings and locks of standard make. hard wood Door frames and window panels of UPVC / Teakwood or Equivalent. Windows to have aluminum or Equivalent powder coated handles and T-bolts. Size and section as per designs of the architect.

TOILET :

Parryware / Hindustan / Cera or equivalent wash basin and W.C's (of appropriate Shades). All taps and fitting to be chrome Plated of standard make.

ELECTRICALS:

Electrical (cooper) wiring to be as per I.S. Code. Anchor/ Indo Asian or equivalent modular switches with plates, circuits to have M.C.B. of approved make, T.V. Points will be provided in drawing and bedrooms. Telephone points shall be provided in dining & master bedroom.

LIFTS :

Lifts to be provided for access to all floors.

GENERATOR :

Generator to be provided for backup of lift and other the Common Areas / Common Facilities.

WATER TANKS :

Under ground water tanks with pump houses & tube wells for uninterrupted supply of water.

CLUB HOUSE :

Air Conditioned Club House to be provided.

(Note : AG HOUSING & PROPERTIES PVT. LTD. reserves its to change the area and specification without prior notice; if the area differs at the time of possession; cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%)



Signature of the Applicant (s)

I. ELIGIBILITY CONDITIONS

All citizens of India and persons of Indian origin who have attained the age of maturity are eligible to apply. Applications in the name of Body Corporate, Registered Partnership Firm, HUF's & institutions will also be entertained. Non-Resident Indians who offer to pay the cost in foreign exchange are also eligible. The application may be made individually or jointly subject to eligibility

II. HOW TO APPLY

Application for registration on prescribed form can be obtained from the office of **A G Housing & Properties Pvt. Ltd., B-21, Sec-B, Aliganj**, Lucknow. Application duly signed and completed in all respects should be submitted along with earnest money demand draft/ cheque/ cash payable on any Nationalized/ Schedule Bank at Lucknow, in Favor of '**A G Housing & PROPERTIES PVT. LTD**', on any working between 10.00 A.M. to 7.00 P.M.

III. EARNEST MONEY

A person will be treated as a 'Registrant' of the scheme on payment of earnest Money cum Registration fee @5% of the cost of the flat (inc PLC, FFC, EEC & other charges). A person desirous of registration under this scheme should sign the Application Form himself or through a person duly authorized by a special power of Attorney executed on a Rs. 100/- nonjudicial stamp paper duly attested by a notary Public which should be attached to the application form. Application without earnest money shall not be entertained and applications found incomplete in any respect, whatsoever, may be rejected in which case earnest money shall be refunded.

IV. CONSEQUENCES OF NON COMPLIANCE OF PAYMENT TERMS

The payment of installments towards cost of flats shall be as per the schedule mutually agreed upon. Time shall be essence of payment of installments. No separate letter will be issued requesting payments of any of the installments. It would be obligatory on the part of the registration to make payments on or before the due dates indicated in the schedule of payment. Where any installment has remained unpaid, either in whole or in part for more than 30 days, the allotment shall automatically stand cancelled without any notice. The amount paid by the registrant after deducting 10% of the total cost of the flat, shall be refunded to the registrant on the registrant making an application in this behalf to '**A G HOUSING & PROPERTIES PVT. LTD.**' The registrant shall not be entitled to any interest on such amount. However delay may be condoned at the sole discretion of the company on payments of interest @18% P.A. for the delayed period.

V. AGREEMENT

"Agreement for allotment" shall be executed between **A G Housing & Properties Pvt. Ltd.**, and the registrant only after the registrant has paid first 3 installments as mentioned in the payment schedule or 25% of the agreed amount of the flat where cash payment plan is opted for by the applicant.



Signature of the Applicant (s)

VI. SALE -DEED

Sale deed on the Pro-forma prescribed by A G Housing & Properties Pvt. Ltd., will be executed in favor of the allottee and got registered after the full cost of the flat has been paid for by the registrant. The Registrant shall have no right to seek any modification/ change/ addition/ alteration in the said pro-forma. All legal expenses government levies etc. shall be borne by the registrant viz. Stamp Duty, Registration Fees, Penalty if any etc.

VII. POSSESSION

Possession of the flat will be offered/handedover to the registrant on completion of construction of the flat only after he has paid the agreed amount and sale deed is executed in favour of the allottee.

VIII. GENERAL

- i. Above terms & conditions will be followed generally but **A G HOUSING & PROPERTIES PVT. LTD.**, reserves the right to alter any of the terms & conditions in its absolute discretion as and when considered necessary.
- II. All rates, taxes, charges, fees assessment, municipal or otherwise and other levies of whatsoever nature levied upon the property by any authority / Municipal Corporation/ Authority/ State/ Central Government from time to time shall be payable by the registrant.
- III. Expenses for the execution of sale deed and all other incidental expenses, levies shall be born by the registrant.
- IV. If physical possession is not taken over at site within 45 days of the issue of possession letter, the registrant shall pay watch and ward charges @Rs. 1,000/- per month, (over and above the maintenance charges). In case a registrant fails to take over possession within three months of the issue of the possession letter, the allotment shall be liable for cancellation.
- V. All the open spaces, parks, parking not specially allotted or plots, public amenities, club house, shopping centres etc. as approved in the layout plan shall be the property of **A G HOUSING & PROPERTIES PVT. LTD.** and the **A G HOUSING & PROPERTIES PVT LTD**, reserves the right to use such spaces for any other purpose as shall have lien on the flat for payment of watch and ward charges.
- VI. Only basic services like roads, water supply, sewerage and electricity etc. shall be provided within the complex and **A G HOUSING & PROPERTIES PVT LTD**, will not be responsible for providing any amenity outside the boundary wall of the Complex.
- VII. Post completion of the project, for the maintenance of the above referred basic services and for upkeep and maintenance of common areas, outer walls of the buildings, parking spaces, club, security of the complex, power backup, lifts and common areas unless the complex is transferred to a duly constituted Resident's Welfare Association. **A G HOUSING & PROPERTIES PVT LTD**, may raise funds by levying suitable maintenance charges on a monthly basis. For delay in payment of maintenance charges within prescribed period, the registrant will be liable to pay interest @18% per annum.



Signature of the Applicant (s)

- VIII. Water & Electricity connections shall be arranged by the registrant at his/her own level and at his/her own expenses directly from the concerned authorities.
- IX. The flat shall not be used for any illegal purpose. Use of the flat for any illegal purpose will be considered as a breach of the terms & conditions.
- X. Addition, over-writing/ cutting in the application form must be initialed and dated by the applicant.
- XI. The applicant must affix a latest self-attested passport size photograph on the application form.
- XII. The applicant must submit self attested copy of **PAN CARD / Form-60/ NRI Declaration**, signature, address and identity proof (with photograph) along with application form. affix
- XIII. In the event of any dispute between **A G HOUSING & PROPERTIES PVT LTD**, and the registrant, the same shall be referred to the Arbitration of a Retired Judge of High Court or District Court to be appointed by **A G HOUSING & PROPERTIES PVT LTD**. The arbitration shall be under the provision of Arbitration and Conciliation Act, 1996 or any statutory modification (s) thereof. The place of arbitration shall be Lucknow (U.P.). All disputes shall be subject to the Jurisdiction of courts at Lucknow (U.P.) only.
- XIV. The registrant shall have no right to carry out any additions or alternations in the flat without prior written permission of **A G HOUSING & PROPERTIES PVT. LTD**. The failure in this respect on the part of registrant will amount to breach of the terms & conditions of allotment and **A G HOUSING & PROPERTIES PVT LTD** will be within its right to get the unauthorized construction removed / dismantled at the cost of the registrant.
- XV. **A G HOUSING & PROPERTIES PVT LTD**, shall not be liable for any damage whatsoever is caused to the flat after possession thereof is handed over to the registrant.
- XVI. The registrant will be bound to become a member of Society / Maintenance Agency of the flat owners to be formed for the maintenance and up-keep of the common areas and facilities.
- XVII. Any new tax, cess, charges by any name like (but not limited to) service tax, sales / trade tax etc. imposed on the construction / project / company by the government shall appropriately charged & payable by the allottee.
- XVIII. All the taxes, cess charges like service tax, sales / trade tax etc, shall appropriately charged & payable by the allottee.



Signature of the Applicant (s)

IX. EXCLUSIONS

All such items which have not been specifically mentioned or provided for, are not included in the cost of the flat and in particular the following are not included:

- 1- Electric connection charges.
- 2- Water connections charges
- 3- Fans
- 4- Tube Lights
- 5- Bulbs, Electrical fittings and Fixures\
- 6- Geysers
- 7- Exhaust Fan
- 8- Wood work such as Cupboards, Almirahs, Cabinets, Modular Kitchen etc.
- 9- Electric fitting and fixtures.
- 10- IFMS: Interest free maintenance Security & Monthly Maintenance Charges

X. DECLARATION

I / We hereby declare that I / We have carefully read and understood the foregoing terms and conditions which shall be binding on me/ us.

Signature of Applicant (s)
(with Name & Address)

For A G Housing & Properties Pvt Ltd

Authorised Signatory

Place :

Date :

APPLICATION**A G Housing & Properties Pvt. Ltd.**

B-21, Sec B, Aliganj, Lucknow

**APPLICATION FOR THE REGISTRATION OF FLAT AT
ZODIAC APARTMENT**

2B / GH-7, VRINDAVAN YOJNA SCHEME-2 RAEBRAELI ROAD, LUCKNOW

Self Attested
Photograph

(In block letters)

Applicant / Co. Applicant Name.

Title	Name	Father/ Husband Name	Relation with applicant	Age

Nominee (if any) :

Title	Name	Father / Husband Name	Relation with applicant	Age

Authorised Signatory (in case of Co. / Firm / Trust)

Title	Name	Designation	Remarks	

Address (Permanent) :

Tel. No.

Mobile.

Address (Correspondence) :

Tel. No.

Mobile.

E-Mail ID :

PAN Card / Circle :

Type & Category of Flat :

Flat No.	Type of Flat	Floor	Payment Plan Opted



Signature of the Applicant (S):



To,

AG HOUSING & PROPERTIES PVT LTD

B-21, Sec B, Aliganj,

Lucknow

Sir,

In the event of your agreeing to provisionally allot an apartment, I/We agree to pay further installments of sale price and all dues as stipulated in this application and the Apartment Buyer's Agreement and the payment plan as explained to me / us by you and understood by me/us.

I/ We have clearly understood that this application does not constitute an Agreement to sell and I/We do not become entitled to the provisional and /or final allotment of an Apartment notwithstanding the fact that you may have issued a receipt in acknowledgment of the apartment Buyer's Agreement on the standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon you.

Signature of the Applicant (s):



DECLARATION AND UNDERTAKING

To,
A G Housing & Properties Pvt. Ltd.
 B-21, Sec B, Aliganj
 Lucknow

Sirs,

- 1- That I/ We have vide my/ our application dated..... bearing registration no, applied for a Flat No. Type Flat on the Floor in the Multistoried Residential Complex "**ZODIAC APARTMENT**", 2B/ GH-7 Vrindavan Yojna Scheme-2, Raebareli Road, Lucknow.
- 2- I/We here acknowledge and agree that in addition to the Basic Selling Price of the flat, I / We shall be liable to pay the following amounts :

PARTICULAR	AREA	RATE	AMOUNT
Basic Selling Price			
Preferential Location Charges			
Noninterest Bearing Security deposit for Maintenance (Monthly maintenance charges payable separately)			
External Electrification charges			
Fire Fighting Charges			
Power Backup			
Club Membership			
Covered / Open Car parking (Per Parking)			
Total			
Add. Service Tax			
Grand Total			

3. I/ We hereby undertake to pay the amounts specified hear-in-above.
4. I/ We further understand and agree that I/we shall have no right to claim possession till I/We have paid the amounts specified hear-in-above.
5. I/We further understand and agree that the provision of power backup in the flat allotted to me/ us shall be subject to my/ our fulfilling the terms and conditions of the "Agreement for Allotment" to be entered into by A G HOUSING & PROPERTIES PVT LTD and me/us. In case of any damage to the said power backup system due to any negligence on my / our part. I/We shall be responsible for the expenses incurred on repair by A G HOUSING & PROPERTIES PVT LTD and other consequential/ incidental expenses.

Signature :

Name :

Address :

Place :

Date :



Signature of the Applicant (s) :

PAYMENTS PLANS

PLAN A : Down Payment Plan

At the time of Booking/ Application	-	5%
Within 60 days of Booking	-	85%
Down Payment Discount (On Basic Price Only)	-	10%

PLAN B : Installment Plan

At the time of Booking / Application	-	5%
Within 30 days of Booking	-	10%
Within 60 days of Booking	-	10%
Balance in equal monthly installments starting from bed month of Booking	-	75%

PLAN C : Construction Linked Plan

At the time of Booking / Application	-	5%	
Within 30 days of Booking	-	10%	
Within 60 days of Booking	-	10%	
Casting of Basement Raft	-	6%	
Casting of each 9 floors (From Basement to 70th)	-	6%	(On Casting of each floor)
Completion of Outer Plaster	-	5%	
Completion of Outer colour	-	5%	
Along with offer of possession	-	5%	

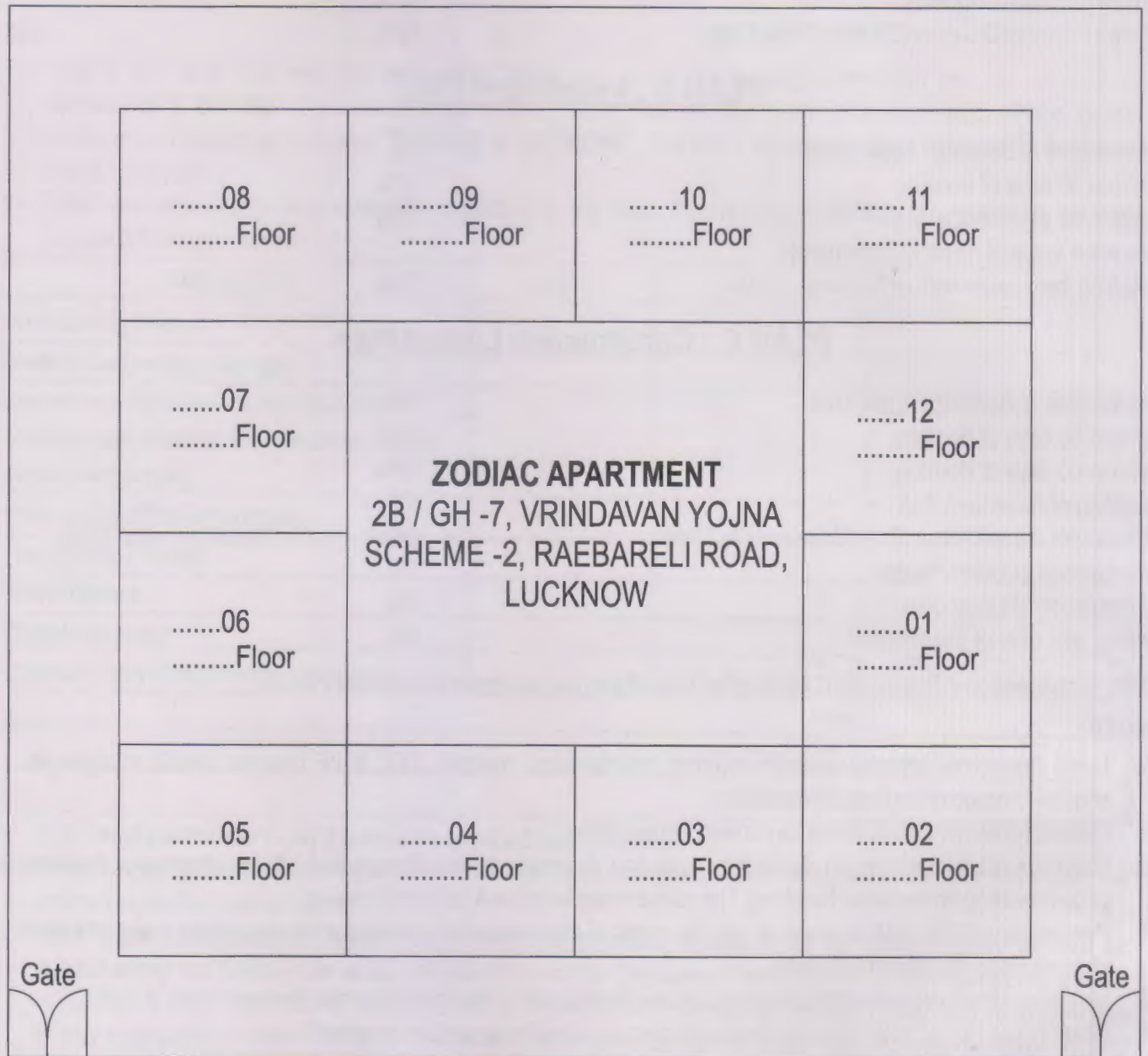
Offer of possession in Plan A, B & C will be after 3 months as per payments schedule of Plan (A)

NOTE :

1. Lump Sump maintenance deposit, recurring maintenance charges, EEC & FF charges, Admin charges etc. shall be charged at the time of possession.
2. Prices of units will remain firm once booked. No escalation.
3. Drawings are conceptual an illustrative. Area and dimensions may change and will be adjusted in the basic price prevailing on the date of booking. The above areas tentative & subject to change.
4. Possession of Flat shall be given as per the terms of allotment after receiving of final payment along with other charges and execution of sale deed.
5. Variation in the final layout and floor plans can be effected without any claim from the allottee.
6. Cost of execution of Sale / Transfer deed shall be charged extra as per Government Rules.
7. Any additional facility that may be provided shall be extra.
8. Prices are subjected to revision without notice.
9. Cheque /Draft/ RTGS to be drawn in favour of A.G. Housing & Properties Pvt. Ltd., payable at Lucknow. No out station cheque will be accepted.
10. Please read the detailed terms & conditions given in the application form.
11. Any new tax, cess, charges by any name like (but not limited to) service tax, sales/ trade etc. imposed on the construction / project/ company by the government shall appropriately charged & payable by the allottee.



Signature of the Applicant





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