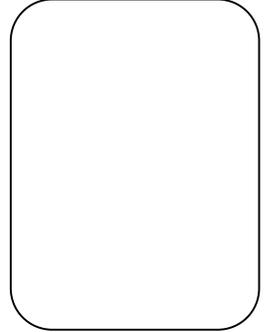


Dear Sir,

I/We request that I/We may please be allotted a Residential Flat in your proposed **“IP MOHANSION VARANASI”**

I/We agree to abide by the Terms & Conditions of allotment as contained in this application form as well as brochure and any further amendments/additions that may be made by the company from time to time.

I/We agree to take registration of an undivided interest in the land with relation to this flat as determined and arranged by the builder as and when intimated, subject to the condition, that the flat will be constructed by the said builder as per the V.D.A. approved plan and specified details of the builder for the apartments. I/We agree to sign and execute, as and when desired by the company, the agreement for construction of the flat or flat buyer’s Agreement as the case may be on the company’s standard format which I/We have read thoroughly and understood and I/We agree to abide by the terms and conditions contained therein.



I/ **First Applicant** Mr./Mrs./Ms.

Son/Wife/Daughter of Mr.

Profession..... Designation

Residential Address.....

.....

Office

.....

Tel. Res. Off. Mobile

E-Mail ID

Income Tax Permanent Account No.

1. **Second Applicant** Mr./Mrs./Ms.

Son/Wife/Daughter of Mr.

Profession..... Designation

Residential Address.....

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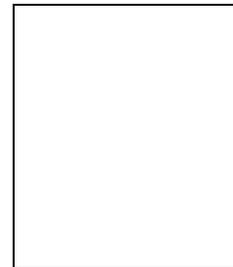
Office

.....

Tel. Res. Off. Mobile

E-Mail ID.....

Income Tax Permanent Account No.....



Declaration:

I / we hereby solemnly declare that the above particulars given by me / us are true to the best of my / our knowledge and belief. I / we shall furnish additional information(s) if required. In the event of any delay on my / our part to furnish any particulars desired by your company, it shall be within the discretion of the company to reject my / our application.

The company has no obligation or liability to allot me / us a Flat.

The matter of any doubt or difficulty out of interpretation of terms and conditions, I / we shall abide by the decision of the company and it shall be final and binding on me / us. I / we further agree to pay the balance payment in accordance with the company's schedule of installment.

I / we further understand that the timely payment is the essence of transaction and accordingly, I / we shall abide by the payment plan. I / we have read the contents relating to the terms and conditions of booking in details annexed and hereby agree to abide fully by those and further terms and conditions mentioned in Allotment letter and Sale deed.

Signature of Applicant

Date:

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Place:

.....

Documents Required At the Time of Booking

Resident of India

- Copy of PAN Card
- Copy of Address Proof
- Photographs in all cases

Partnership Firm

- Copy of PAN Card of the partnership firm
- Copy of partnership deed
- In case of one of the partner has signed the documents, an authority letter from the other partner authorizing the said person to act on behalf of the firm.

NRI/ Foreign National of Indian Origin

- Copy of the individual's Passport.
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/ NRO account of the allottee.
- In case of a cheque, all payments should be received from the NRE/ NRO/ FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

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- (1) The applicant has applied for allotment of a residential Flat Unit in “IP MOHANSION VARANASI”, Lahartara Varanasi, being developed and constructed on Premises no. N-10/79B-1, . N-10/79-R-10-S, N-10/79-R-10-K, N-10/79-P-4, N-10/79-P-4-A, N-10/79-P-5-A-H and N.70/79-M-10-BT, Mohalla/Ward Nagwa built over S.M. Plot no. 515/1 and 517/2, 516, 521/1 and 521/2 Village-Kakarmatta, Pergana-Dehat Amanat, Tehsil & District-Varanasi.
 - (2) The applicant has fully satisfied herself/himself/themselves of the nature of right, title and interest of the Developer in the said complex Development Agreement and building plan and other specifications etc is available with the developer and has been examined by the allottee to his satisfaction. The intending allottee(s) has fully satisfied himself/herself about the rights & interest of the company in the said land and the project and its limitations and obligations in the same.
 - (3) The applicant has applied for allotment of a flat, with full knowledge and subject to all laws, bye laws, notifications and rules applicable to this area.
 - (4) The allotment of the residential Flat Unit is entirely at the discretion of the Developer and in case of non-allotment the allotment money paid along with the Application Form will be refunded within two months from the date of submission of the application without interest. The Developer shall not be bound to assign any reason for non-acceptance of the application for allotment.
 - (5) The allotment letter if issued shall be as far as possible for the allotment of a Flat as per specification. That no interest will accrue to the allottee until the construction of the Flat is completed and a sale deed is executed and registered. The Developer /land owner shall continue to be the owner of the Flat and also the construction thereon till construction of the Flat is completed and sale deed is executed and registered. This Allotment shall not give any right, title or interest to the allottee in the property hereby allotted even though all the payments have been received by the First Party
 - (6) The applicant is satisfied with the plan, designs and specifications of the residential complex “IP MOHANSION VARANASI”. The Developer shall complete the construction of the said flat and building in accordance with the sanctioned/revised sanctioned building plans or such deviation as are allowed within compoundable limits of the V.D.A.. Any change made by the Developer in the proposed flat shall be duly notified to the applicant/allottee and also to the institution from which the financial assistance, if any, is taken. However, the allottee shall have right to cancel his booking in case of substantial variation in the Flat allotted to him.
 - (7) The timely payment of instalment of the basic sale price is the essence of the terms of booking/allotment. In case of non-payment of the instalments within due date the applicant shall be treated to be defaulter and he/she shall be liable to pay interest @ 18% p.a. from the date on which it falls due, and if the payment of an instalment is due for more than three months the allotment is liable to be cancelled at the discretion of the Developer.

However, in the event of breach of any of the terms and conditions of the allotment by the applicant, the allotment may be cancelled before the delivery of the possession and execution of registered conveyance at the discretion of the Developer, however, the allottee will be entitled to refund of his total amount paid after deduction of 10% of the amount paid as office expenses.

- (8) All the payment by the applicant shall be made to the Developer through Demand Draft/Cheque in favour of A/c. no. in the Bank.....
- (9) No separate demand letter will be issued for the subsequent instalments. It will be obligatory on the part of the allottee to make payment before the due date.
- (10) The delivery of possession shall only be made after the payment of the entire amount due and upon the registration of the deed of conveyance.

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- (11) The assignment of the allotment of residential Flat by the applicant shall be permissible at the discretion of the Developer on payment of such administrative charges as may be fixed by the Developer from time to time. PROVIDED, however, that the assigner and the assignee agree to comply all the formalities in this regard and the assignee agrees to abide by all the terms of allotment.
 - (12) All statutory charges, taxes and other levies, including service tax, VAT, demanded or imposed by the concerned authorities shall be payable proportionately by the applicant in respect of the Flat Unit finally allotted from the date of booking as per the demand raised.
 - (13) The maintenance, upkeep, repairs, security, landscape, and common services etc. of the project shall be collective responsibility of the owners or occupiers of the units in "IP MOHANSION VARANASI" and the same shall be managed by the society formed for the said purpose or its nominated maintenance agency. The purchaser shall necessarily become the member of the maintenance society. The applicant of the residential Flat Unit shall pay as and when demanded, the maintenance charges including interest free security deposit of the various services therein as may be determined by the Developer or the maintenance agency nominated for this purpose. Any delay in making payment will render the applicant liable to pay interest @ 18% p.a. Non-payment of the any of the charges within the time specified shall also disentitled the applicant from the enjoyment of the common area and services. Until the said society is formed and takes over the maintenance of the complex, all such charges shall be paid by the apartment owners/occupiers to the "IP MOHANSION VARANASI". However, it is made clear that such charges shall be levied only after the applicant is given the possession of the Flat upon registration of the conveyance deed and shall be payable even if the apartment is kept vacant or is allowed by the allottee to be occupied by some other person. Till the said association/ society is formed and takes over the maintenance shall be done by the developer and shall the payments shall be made to the developer.
 - (14) The Developer reserves the right to cancel any booking or allotment without assigning any reason by payment of simple interest of 15% per annum on the deposit.
 - (15) The applicant shall have no objection in case the Developer creates a charge on the entire project during the course of development of the project for raising loan from any bank or financial institution. However, such charge if created shall be got vacated before handing over the possession of the residential Flat Unit to the applicant.
 - (16) The applicant shall have no claim, save and except in respect of the said flat, after the same is transferred through registered sale deed, hereby allotted to the Purchaser over any open spaces, parking spaces, terraces, recreation spaces et cetera,. The Developer shall be entitled to dispose of such open spaces, parking spaces, terraces, recreation spaces, hoardings space, canopies, etcetera, on such terms as may be decided by the Developer, to any person for which the applicant hereby grants and is always deemed to have granted the consent.
 - (17) If, for any reason, the applicant is not interested in purchasing the said allotted Flat, he can cancel the booking, however, the applicant will be entitled to get refund of his / her total amount paid, after deduction of 10% of the Unit Cost, as office expenses or the applicant can be get the full amount refunded after the said Flat is Sold to someone else.(The above options are at the convenience and sole discretion of the Builder.)
 - (18) Any legal matter will fall within the jurisdiction of courts at Varanasi alone in the event of any disputes or confusion between the allottees and the company.
 - (19) 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 letters posted at the first registered address will be deemed to have been received by him/her at the time when these should ordinarily reach such address and the intending

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- allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
- (20) All expenses regarding the preparation of sale deed, cost of stamp papers, registration fees, solicitor's fees, other taxes & duties (GST etc) and charges as applicable under the relevant Acts and Rules during the construction of the flats or on the date of execution of the Sale Deed of the undivided interest in the land as well as the super structure on it to come shall be borne by the allottee(s).
 - (21) The allottee on allotment or as and when demanded shall pay the pro-rata cost of electric connection (transformers, HT/LT panels, cables, meter panels etc. and the Generators).
 - (22) House tax, sewer tax, water tax and other tax levied pertaining ownership and occupation of the apartment is to be paid by individual owners besides their contribution for maintenance of common facilities/services.
 - (23) The Stamp Duty, Registration Fee and other legal charges or expenses for registration of agreement or the sale deed shall borne by the applicant. The registration of the conveyance deed shall be got done through the lawyer of the Developer

Declaration:

I/We hereby declare that the information given herein above is true to my/our personal knowledge and I/We hereby undertake to inform the **I.P. Housing Projects Pvt. Ltd.**, of any change in the above information till the property is transferred in my/our name.

I/We have also examined the title of the land, registered development agreement, VDA approved plans Brochure, specifications, architects plans of the building, completion schedule and are satisfied towards the same.

I/We have read and understood the terms and conditions given herein and I/We agree and accept the same.

Signature of the Applicant(s)

Name of the Applicant(s)

Dated.....