

# **PURVANCHAL ROYAL ATLANTIS PHASE 1**

## **APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL APARTMENT IN "PURVANCHAL ROYAL ATLANTIS - PHASE 1 " OF MIXED USE LAND DEVELOPMENT LOCATED AT MIXED USE PLOT NO. F-7, CHAK GAJARIA CITY, SULTANPUR ROAD, LUCKNOW, U.P. INDIA**

Date: \_\_\_\_\_

To,  
M/s. Purvanchal Projects Pvt.  
Ltd.Purvanchal Business World  
A-103, Sector - 136,  
NOIDA Uttar Pradesh,  
(India)  
**RERA Registration No.: UPRERA.....**

Dear Sir,

I/We request that I/We may be registered for allotment of a residential apartment (hereinafter referred to as the "**Apartment / Flat**") in the residential project in Phase No. 1 known as **PURVANCHAL ROYAL ATLANTIS Phase 1** being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED ("Developer")** on a mixed use land, plot bearing No. **F - 7, C.G. City, Chak Gajaria City, Sultanpur Road, Lucknow, Uttar Pradesh, India** (hereinafter referred to as the "Plot").

I/We agree to sign the AGREEMENT FOR SALE containing the detailed terms and conditions of allotment of the apartment within 30 Days of Intimation by the Developer and also appear before the concerned sub-register to execute the same.

I/We request for allotment of Flat No..... (hereinafter referred to as the "Apartment / Flat"), Carpet area (S.q.m; ....., i.e .....(S.q.f.t) on \_\_\_\_\_ floor in the Mixed use project comprising of Residential Apartments in residential complex in Phase 1, known as "**PURVANCHAL ROYAL ATLANTIS Phase 1**" being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED ("Developer")** on a Mixed use Plot Bearing No. **F-7 , C.G. City Lucknow, Uttar Pradesh, India** (hereinafter referred to as the "Plot").

I/We remit herewith Rs. \_\_\_\_\_/- towards non -refundable booking amount /Earnest money and Rs. \_\_\_\_\_/- against Goods & Service Tax (GST), making a total of Rs. \_\_\_\_\_(Rupees \_\_\_\_\_ only) by Bank Draft/Local Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in favor of "**PPPL COL AC PUR ROYAL ATLANTIS PH-1**", for the provisional allotment of the aforementioned Unit.

I/We agree to pay the balance sale consideration of the said apartment and all other charges / deposits, PLC's, IFMS, and all other possession related charges as per the payment plan opted by me/us, as mentioned in this application form and also as per Agreement to Sell as per provisions, rules and regulations of UPRERA(Proforma of which is attached and has been read and understood by me / us), to be executed between us.

I/We have read and understood the accompanying Terms & Conditions for Allotment of an Apartment in "**PURVANCHAL ROYAL ATLANTIS PHASE 1**" And acknowledge that the said terms and conditions form a part of this Application and also agree & undertake to abide by the same.

I/We, are making this application for allotment with the full acknowledgement and clarity that **M/S PURVANCHAL PROJECTS PRIVATE LIMITED** ( hereinafter referred to as the "Promoter/Developer") are the absolute and lawful owners of the entire Mixed Use Land admeasuring 10,508 sqm situated at Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow ( hereinafter referred to as

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

the said Land) and the said land is earmarked for the purpose of developing a MIXED USE project comprising of 136 No's of Residential Apartments in Phase 1, and the said residential complex project in Phase 1 shall be known as “ **PURVANCHAL ROYAL ATLANTIS Phase 1**” and a Commercial Complex Cum Hotel consisting of Retail Shops and a Branded Hotel in Phase 2. I/We, at the time of making this application, are fully aware and acknowledge that in the said Mixed Use Land of 10,508 sqm, approx. 7087 sqm area of Land shall be utilized for 84.57 % of the total FAR approved by Lucknow Development Authority and is earmarked for Development & Sale of Residential Apartments in Phase 1 by the developer for which UPRERA Registration Number Applied for is issued by the Hon'ble UPRERA Authority. The remaining FAR of 15.44% is approved by LDA and is earmarked for the development of Commercial Complex cum Hotel in Phase 2 at 3421 sqm of the total mixed use land, and I/We, am/are fully aware that both the projects, i.e. Residential Complex in Phase 1 which comprises of 136 Nos of residential apartments (Purvanchal Royal Atlantis Phase 1) and Phase 2 which comprises of Commercial Complex cum Hotel project shall be developed at ONE UNDIVIDED MIXED LAND USE PLOT NO. F-7, CG CITY, LUCKNOW ADMEASURING 10,508 SQM ALLOTTED TO THE DEVELOPER BY LUCKNOW DEVELOPMENT AUTHORITY FOR DEVELOPMENT OF MIXED LAND USE PROJECT.

I / We, further understand and accepts that both the projects, Phase 1 & Phase 2 are totally Separate & Independent from each other and therefore the allottee(s)/ intending allottee(s)/Apartment Owners Association (As and when formed) of the Phase 1 ( Residential Complex Development) “Purvanchal Royal Atlantis Phase 1 ” shall have no right, lien, title, interest whatsoever in the Phase 2 i.e. commercial complex cum hotel on the said land and the developer shall remain the sole and absolute owner of the commercial complex cum hotel for lifetime, alternatively the developer may sell the commercial complex cum hotel as per its own discretion. Further, I/ We fully understands and irrevocably agrees that the Residential complex in Phase 1 shall be absolutely independent from the commercial complex cum hotel with separate Entry & Exits and therefore the incumbent allottees fully understands and agrees that the Allottee(s)/ Flat Owners/Apartment Owner's Association /any other society or trust SHALL NEITHER have any rights, title, lien, interest, RIGHT TO USE NOR RIGHT TO INGRESS / EGRESS or interfere in the day to day working of the commercial complex cum hotel in any manner whatsoever and all the rights , lien, interest & title, management and absolute ownership of the commercial complex cum hotel shall remain with the developer for the lifetime. The Developer shall have the sole right to sell the said commercial complex cum hotel either completely or any part of the commercial complex cum hotel at its sole discretion.

Further, I/we fully understands and accept that the area of Approx. 377.738 sqm in Phase 1, i.e. Residential Complex, which is located between the commercial complex cum hotel and residential apartments is earmarked as HARD GREEN AREA for Fire Tender Movement in case of fire emergency (as shown in the approved sanction plans issued by the competent authority, which is understood and acknowledged by me /us at the time of making this application), shall be treated as the ONLY LIMITED COMMON AREA between Residential complex in phase 1 & Commercial complex cum hotel in phase 2 and this area cannot be blocked by either party at any point of time and the same shall be utilized only in case of Fire emergencies, in any of the building either Residential complex or commercial complex cum hotel , when Movement of Fire Tender is Required. Moreover, I/we further understand and accepts at the time of making this application, that in accordance with the bye laws and norms of UPPCB, DG exhaust pipeline and STP ventilation Duct of the Commercial Complex cum Hotel in Phase 2 shall have to pass through Residential complex in Phase 1, i.e., along with pipelines & ventilation duct of Residential complex in Phase 1, therefore, I/ we irrevocably undertake that neither Allottee(s)/ Flat Owners nor Apartment Owner's Association will not make any objections or hassles in this regard anytime in future.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

**PARTICULARS OF THE APPLICANT(S):**

**1. SOLE/FIRST APPLICANT:**

Mr. /Mrs. / M/s \_\_\_\_\_

S/W/D/ of Mr. \_\_\_\_\_ Nationality \_\_\_\_\_ Occupation \_\_\_\_\_

Date of Birth \_\_\_\_\_

Resident Status:

Resident ( ) Non Resident ( ) Foreign National of Indian Origin (

) Other (Please Specify) \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

\_\_\_\_\_

**Email** \_\_\_\_\_

Tele. No. \_\_\_\_\_ Mobile No \_\_\_\_\_

**Permanent Address** \_\_\_\_\_

\_\_\_\_\_

Tele No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Income Tax Permanent Account No. (PAN) \_\_\_\_\_

Place of Income Tax Assessment \_\_\_\_\_

Photograph of  
First  
Applicant(s)

**2. SECOND / JOINT APPLICANT:**

Mr. / Mrs. / M/s \_\_\_\_\_

S/W/D/ of Mr. \_\_\_\_\_ Nationality \_\_\_\_\_ Occupation \_\_\_\_\_

Date of Birth \_\_\_\_\_

Resident Status:

Resident ( ) Non Resident ( ) Foreign National of Indian Origin

( ) Other (Please Specify) .....

**Mailing Address** \_\_\_\_\_

\_\_\_\_\_

**Email** \_\_\_\_\_

Tele. No. \_\_\_\_\_ Mobile No \_\_\_\_\_

**Permanent Address** \_\_\_\_\_

\_\_\_\_\_

Tele No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Income Tax Permanent Account No.(PAN) \_\_\_\_\_

Place of Income Tax Assessment \_\_\_\_\_

Photograph of  
Second  
Applicant(s)

**3. THIRD APPLICANT:**

Mr. / Mrs. / M/s \_\_\_\_\_

S/W/D/ of Mr. \_\_\_\_\_ Nationality

\_\_\_\_\_ Occupation Date of

Birth \_\_\_\_\_

Resident Status:

Resident ( ) Non Resident ( ) Foreign National of Indian Origin ( )

Other (Please Specify) .....

Photograph of  
Third  
Applicant(s)

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

**Mailing Address** \_\_\_\_\_

\_\_\_\_\_

**Email** \_\_\_\_\_

Tele. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

**Permanent Address** \_\_\_\_\_

\_\_\_\_\_

Tele No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Income Tax Permanent Account No. (PAN) \_\_\_\_\_

Place of Income Tax Assessment \_\_\_\_\_

**IN CASE THE APPLICANT IS A COMPANY /PARTNERSHIP FIRM/HUF**

Name of Company/ Partnership Firm/HUF \_\_\_\_\_ Through

its Authorized representative/Director/ Karta

\_\_\_\_\_ Registered Address. \_\_\_\_\_

\_\_\_\_\_ PIN \_\_\_\_\_

Photograph of  
Owner /  
Director

**Email** \_\_\_\_\_

Land Line No. (With STD/ISD Code) \_\_\_\_\_

Mobile No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Date of Incorporation: \_\_\_\_\_ Incorporation Certificate No. \_\_\_\_\_

Nature of business of the Organization \_\_\_\_\_

Address for Correspondence: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_ Pin \_\_\_\_\_

Permanent Account No. (PAN) of the Company/ Partnership Firm/HUF (Karta) \_\_\_\_\_

CIN of the Company / Partnership Firm \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

**4. DETAILS OF THE FLAT APPLIED FOR:**

|                              |                          |
|------------------------------|--------------------------|
| <b>FLAT NO.:</b>             |                          |
| <b>FLOOR NO:</b>             |                          |
| <b>CARPET AREA OF FLAT</b>   | ..... SQ. FT (.....SQM.) |
| <b>BALCONY AREA OF FLAT</b>  | ..... SQ. FT (.....SQM.) |
| <b>BUILT-UP AREA OF FLAT</b> | ..... SQ. FT (.....SQM.) |
| <b>COMMON AREA</b>           | ..... SQ. FT (.....SQM.) |

**5. PAYMENT PLAN:**A. Construction Linked Payment plan (  )

| <b>PLAN - A</b> |   |   |             |  |
|-----------------|---|---|-------------|--|
| 1               | Booking Amount (10% of total cost of Unit)                      | At the time of booking (Partial Booking Amount "PBA") | 5%          | of total cost of Unit (B.S.P)  |
| 2               | On Execution of Agreement for Sale                              | Within 15 days of booking                             | 5%          | of total cost of Unit (B.S.P)  |
| 3               |   | Within 45 days of booking                             | 7.5%        | of total cost of Unit (B.S.P)  |
| 4               | On start of Excavation  |   | 7.5%        | of total cost of Unit (B.S.P)  |
| 5               | On start of casting of Raft                                     |   | 5 %         |  |
| 6               | On start of casting of Lower Basement roof slab                 |   | 5%          | of total cost of Unit (B.S.P) + Car Parking                          |
| 7               | On start of casting of Upper Basement roof slab                 |   | 5 %         |  |
| 8               | On start of casting of Ground Floor roof slab                   |   | 5%          | of total cost of Unit (B.S.P)  |
| 9               | On start of casting of 3rd Floor roof slab                      |   | 5%          | of total cost of Unit (B.S.P) + Floor PLC (As Applicable)            |
| 10              | On start of casting of 6th Floor roof slab                      |   | 5 %         | of total cost of Unit (B.S.P) + Road/Pool facing PLC (If Applicable) |
| 11              | On start of casting of 9th Floor roof slab                      |   | 5 %         | of total cost of Unit (B.S.P)  |
| 12              | On start of casting of 12th Floor roof slab                     |   | 5 %         | of total cost of Unit (B.S.P)  |
| 13              | On start of casting of 15th Floor roof slab                     |   | 5 %         | of total cost of Unit (B.S.P)  |
| 14              | On start of casting of 18th Floor roof slab                     |   | 5 %         | of total cost of Unit (B.S.P)  |
| 15              | On start of casting of 21th Floor roof slab                     |   | 5 %         | of total cost of Unit (B.S.P)  |
| 16              | On start of casting of 24th Floor roof slab                     |   | 5 %         | of total cost of Unit (B.S.P)  |
| 17              | On start of casting of top Floor roof slab                      |   | 5 %         | of total cost of Unit (B.S.P)  |
| 18              | On start of External Finishing Work                             |   | 5 %         | of total cost of Unit (B.S.P)  |
| 19              | On offer of Possession / Application for Completion Certificate |   | 5 %         | of total cost of Unit (B.S.P)  |
|                 | <b>Total</b>  |   | <b>100%</b> |  |

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

**6. COST BREAK UP:**

| S. No.   | Description  | Rate (Rs.)   | Amount (Rs.) |
|--|--|--|--------------|
| 1.   | Basic Sale Price (BSP) (Excluding GST)   | Rs. .... Per sq. ft. of Carpet Area  |              |
| 2.   | Floor PLC  | @ Rs. .... Per sq. ft. of Carpet Area  |              |
| 3.   | Road / Pool PLC  | @ Rs. .... Per sq. ft. of Carpet Area  |              |
| 4.   | _____ No. of Car Parking Slot in any of the 3 Basements.<br>_____ No.s of Individual Car Parking<br>_____ No.s of Back-to-Back Car parking | Rs. .... / <u>Individual Car Parking</u><br>Rs. .... / <u>Back-to-Back Car Parking</u> |              |
| 5.   | Any Other Charges (as/if applicable)   |  |              |
| <b>TOTAL SALE PRICE OF UNIT (EXCLUDING GST)</b>  |  |  |              |
| (Rupees .....<br>.....only ) excluding GST   |  |  |              |
| GST (Goods & Service Tax) As per prevailing norms of Government of India.<br>GST may change in future as per any changes in the norms of GST by GOI. |  |  |              |
| <b>TOTAL SALE PRICE OF UNIT (INCLUDING GST)</b>  |  |  |              |
| (Rupees .....<br>..... ) including GST   |  |  |              |

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signature of the Applicant(s)

**OTHER CHARGES TO BE PAID AT THE TIME OF OFFER OF POSSESSION:**

| DESCRIPTION  | RATE  | AMOUNT (RS.) |
|--|---|--------------|
| Common Area Maintenance Charges (CAM) for 1 <sup>st</sup> Year.  | Rs. 6.0/- per sq.ft. per month of Carpet Area. (2995 x 6) |              |
| Cost of constructing infrastructure for Multi point Connection system.<br><b>Note - The Cost of Electric Meter/ Security Deposit, Connection Charges etc. is not included and is to be paid directly to UPPCL/MVVNL as per requirement of load</b> | Rs. 51,000/-  |              |
| Cost of Prepaid DG meter with ACCL   | Rs. 20,000 / -  |              |
| FTTH Charges   | Rs. 20,000 /-   |              |
| Other charges (if/as Applicable)   |   |              |
| Goods & Service tax as per prevailing rate (if/as applicable)  |   |              |
| <b>Total</b>   |   |              |
| <b>TOTAL PRICE OF RESIDENTIAL APARTMENT</b><br>SALE PRICE OF UNIT (INCLUDING GST) + POSSESSION CHARGES (INCLUDING GST)   |   |              |

**SECURITY DEPOSIT TO BE PAID AT THE TIME OF OFFER OF POSSESSION**

|   |  |
|---|--|
| Interest free Maintenance Security (Will remain with Developer till the defect Liability period)<br>Rs. 160/- per sq. ft. of carpet area. |  |
|---|--|

- 1 sq. mtr. = 10.764 sq. ft.

**Note:**

- Stamp Duty, Court Fees for Registration, Registration Charges shall be borne by allottee(s).
- Payments to be made through Cheque / DD payable at LUCKNOW in favor of **PPPL COL AC PUR ROYAL ATLANTIS PH-1.**
- AMC for Air Conditioning of Individual flat to be paid directly to the AMC provider by each flat owner, Stamp Duty, Court Fees for Registration, Registration Charges, any futuristic increase by competent authority in External Development Charges & Infrastructure Development Charges, FFC, EEC are not included in the price and shall be payable by the Allottee(s) on demand by the Promoter or on offer of possession of the said flat or as and when demanded by the concerned Competent authority (in case of EDC & IDC, other. Govt. Levy, imposition etc. in accordance with the rules & regulations of UPRERA.

**Declaration**

I / We the above Applicant(s) do hereby declare that the above particulars given by me / us are true and correct and nothing has been concealed thereof. Any allotment against this application shall be subject to the terms and conditions mentioned in the Proforma of Agreement for Sale and the terms and conditions whereof shall ipso-facto be applicable to my / our legal heirs and successors.

I / We agree and assure you to inform you of any change in my / our contact details or in any information given above till the execution of registered Sale Deed in my/our favor in respect of booked Flat.

I/ We the Applicant(s) do hereby further declare that my/our application for allotment is irrevocable on my part and in case I/we seek cancellation of application for any reasons whatsoever, I/we agree to pay cancellation charges equivalent to 10 % of total cost of flat.

Place.....

Date .....

1.\_\_\_\_\_

2.\_\_\_\_\_

3.\_\_\_\_\_

Signature of the Applicant(s)