

Reg.No:

Application Form for Allotment of a Plot

To,

Mars Developers and Buildtech India Pvt Ltd

B-14/15, Modi Tower, Civil Lines,

Jhansi-U.P.

Dear Sir,

I/We, understand that Mars Developers and Buildtech India Pvt Ltd (The Company) is developing a residential project named as "Radhika Orchid" (Herein after referred to as the "Residential Project") situated at Budha, Kanpur Gwalior Bypass, Jhansi, Uttar Pradesh, India. The residential project is JDA (Jhansi Development Authority) approved and duly registered with Uttar Pradesh Real Estate Regulatory Authority Under Registration No. UPRERAPRJ11334.

I /We Hereby apply for allotment of a Plot in the said residential Project. I /we make this application after having carefully read and understood the terms and conditions provided hereinafter.

I/We, remit herewith a sum of Rs. _____(Rupees_____) vide bank Draft/Cheque No._____dated _____ drawn on _____ being advance amount for booking/allotment of a Plot.

I/We here by agree that receipt of this application and acceptance of the advance amount by the company does not confirm the allotment of the Plot. The allotment of said Plot shall be up to the discretion of the company. That once the company confirms the said allotment by issuing an Allotment Letter, I/we hereby undertake to pay total price in compliance with details provided in **Annexure-A and Annexure-B**.

My/Our particulars are given below:

FIRST APPLICANT



1	Name	:	
2	Son of / Daughter of / Wife of	:	
3	Date of Birth	:	
4	Marital Status:	:	
5	Wedding Anniversary	:	
6	Gender	:	
7	Nationality	:	
8	Occupation	:	
9	IT PAN No (Mandatory)	:	
10	Aadhar No. (Mandatory)	:	
11	Residential Status	:	Resident Indian: Non-Resident Indian:
12	Phone	:	
13	Email ID	:	
14	Correspondence Address Self Owned____ Rented____	:	
15	Permanent Address Self Owned____ Rented____	:	
16	Employment Type	:	Salaried/Self Employed
17	Profession/ Job Title	:	
18	Company Name & Address	:	

SECOND/JOINT APPLICANT (if any)

Affix Passport
Size Photograph

1	Name	:	
2	Son of / Daughter of / Wife of	:	
3	Date of Birth	:	
4	Marital Status:	:	
5	Wedding Anniversary	:	
6	Gender	:	
7	Nationality	:	
8	Occupation	:	
9	IT PAN No. (Mandatory)	:	
10	Aadhar No. (Mandatory)	:	
11	Residential Status	:	Resident Indian _____ Non-Resident Indian _____
12	Phone	:	
13	Email ID	:	
14	Correspondence Address Self Owned _____ Rented _____	:	
15	Permanent Address Self Owned _____ Rented _____	:	
16	Employment Type	:	Salaried/Self Employed
17	Profession/ Job Title	:	
18	Company Name & Address	:	

Sr. no	Details if the Applicant is a Company/Firm/LLP		
1	Name of Company/Firm/LLP	:	
2	Date of Incorporation	:	
3	Correspondence address	:	
4	Registered Address	:	
5	Name of the authorized Contact Person	:	
6	Phone Fax	:	
7	Email	:	
8	Company/Firm/LLP Pan Card (Mandatory)	:	
9	IT PAN No (Mandatory)	:	
10	Corporate Identification Number (CIN) (If Applicable)	:	
11	Director Identification Number (DIN) (If Applicable)	:	

Sr.No.	Plot Details:		
1	Plot Type (A/B/C/E/F/G)	: Type
2	Plot Number	:	
3	Area of the Plot (Sq. Mt and Sq. Ft)	: Sq. Mt Sq. Ft
4	Extra Land (Sq. Mt and Sq. Ft)	: Sq. Mt Sq. Ft
5	Preferential Location (Park Facing/ Corner/Main wide road)	:	
6	Total Price of the said Plot	:	
7	Break Up of Total Price	:	Annexure-A
8	Payment Schedule	:	Annexure-B
9	Payment to be made in favour of	:	
10	Home loan required or self-financed	:	
11	Interest for delayed payment	:	As per payment plan

Declaration:

I/We shall sign and execute Conveyance Deed/Registry in the format provided by the company. I/We shall deposit with the Company, Non-judicial Stamp Papers of requisite value for the stamp duty and all other amounts required for meeting the expenses for execution and registration of Conveyance Deed/Registry of the Plot, within a period of 15 days of dispatch of written notice by the Company in this regard and get the Conveyance Deed executed and registered positively within a period of 30 days of dispatch of said written notice or such other date as duly intimated by the Company to you. In the event of my/our failure to comply with any/all of the above conditions, the booking/allotment will be cancelled at the discretion of the Company. The advance amount for booking / allotment, paid till date to the Company shall stand forfeited and I/We shall be left with no right, title, interest, lien or claim of whatsoever nature on the said booking/allotment.

I/We hereby agree that post confirmation of my/our booking by the Company, I/We shall not be entitled to withdraws or surrender the booking/ allotment, for any reason whatsoever, at any point of time. In case of non-compliance the Company shall be entitled to forfeit the advance Amount paid for booking /allotment along with interest due/payable and brokerage paid for the said booking and may refund the balance amount to me/us or as agreed mutually, without any interest or compensation within 90 days of such cancellation.

I/ We hereby undertake to abide by the terms and conditions of this Application Form. In the event the Company agreeing to allot me/us a Plot , I/We agree to pay further instalments as per the Payment Plan (opted by me/us) as shown in Annexure- B and/or as stipulated/demanded by the Company, failing which the allotment shall be cancelled and the Booking Amount and other sums shall be forfeited by the Company.

I/We the above Applicant(s) have examined all the documents and information relating to the Residential Project , which includes the master layout plan, approvals, plot location etc. and have fully satisfied myself/ourselves about the nature of rights, title, interest of the Company in the Said Land and the Residential Project and the approvals, sanction and permissions for development that have been obtained by the Company. Further, I/We have completed all due diligence as to the right, title and interest of the Company to develop and market the Residential Project on the Said Land and I/We have visited and inspected the site to my/our entire satisfaction, so as to confirm the competence of the Company to transfer the Apartment.

I/We do hereby further declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions of this Application Form and the Conveyance Deed. The said terms and conditions shall be ipso-facto applicable to my/our legal heirs, transferees and successors. I/We undertake to inform the Company of any change in my/our address or in any other particular/information, given above, till the ownership of the Apartment is transferred to me /us by execution and registration of conveyance / sub lease deed, failing which the particulars shall be deemed to be correct and the communications sent at the recorded address by the Company shall be deemed to have been received by me/us.

Name of the Applicant(s)

Signature of the Applicant(s)

Date:

Place:

Note: Persons signing the Application Form on behalf of other person/ firm/ company shall file proper Authorization/ Power of Attorney.

For Office Use Only

Full Booking Amount Received: Yes _____ No _____

Checked by Sales Personnel: _____

Approved by Sales Head : _____

Reg No. : _____

Date : _____

Check List for Receiving Official:

- (a) Booking Amount.
- (b) Customer Signature on all pages of the application Form.
- (c) Signed Copy of Payment Plan.
- (d) Pan No./Form 60/Copy of Pan card.
- (e) Copy of Address Proof/ID Proof.
- (f) For Companies: Memorandum and Articles of association/Board Resolution
- (g) For Partnership firm: Authority Letter duly signed by all the partners along with certified true copy of the partnership deed.
- (h) For NRI Copy of Passport and Payment Through NRE/NRO Account.
- (i) E-mail ID and Mobile No of the Applicant(S).
- (j) Copy of Aadhar Card of Applicants.

Remarks if any : _____

ANNEXURE-A

BREAKUP OF TOTAL PRICE

Payment Details	Amount (in Rupees)
Basic Sale Price (BSP):	
Extra Land Cost if any:	
Preferential Location charges (PLC):	
Club Membership Charges if any:	
Interest Free Maintenance Security (IFMS): (to be transferred to RWA after project completion)	
Any other applicable charges:	
Total Price:	
<p>Note:</p> <p>Other charges like electricity meter, water meter connection would be additional based on actuals as per government charges applicable at the time of actual connection.</p> <p>Stamp duty and registration charges shall be extra based at actuals and shall be charged from the applicant at the time of registry.</p> <p>Any other applicable government taxes like GST or any other taxes levied by the government in future shall be charged extra and shall be borne by the customer.</p> <p>In case of any future upward revision of EDC by the government, the same shall be recovered from the allottee on a pro rata basis.</p> <p>Interest would be charged at ...% per annum if the payment is not made as per the mentioned time frame in Annexure B.</p>	

ANNEXURE-B

PAYMENT PLAN

Payment Details	Amount (in Rupees)
Registry will only be done after the receipt of final payment by the allottee.	
Stamp duty and registration charges shall be extra based at actuals and shall be charged from the applicant at the time of registry.	
All cheques/DD to be made in favour of: Mars Developers and Buildtech India Pvt.Ltd.	
Interest will be charged at ...% per annum if the payment is not made as per the above-mentioned time frame or a mutually decided.	