

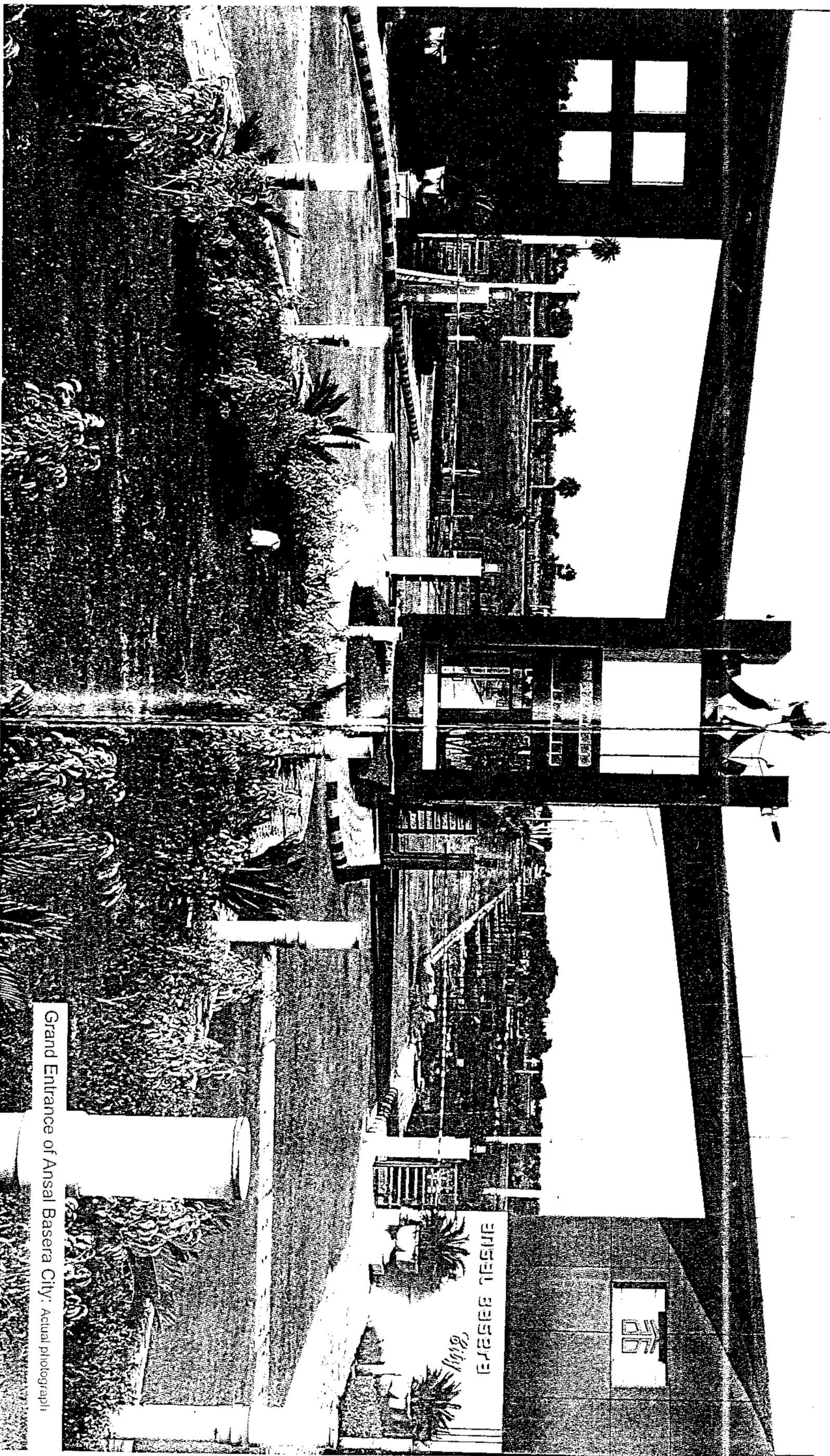


# आगमन करिए

एक खुशहाल, वैभवशाली एवं आधुनिक  
जीवन की ओर



APPLICATION FORM



Grand Entrance of Ansal Basera City: Actual photograph!

1. Details of plot to be purchased:

- (i) Block : .....
- (ii) Plot number : .....
- (iii) Area (in Sq.ft.) : .....
- (iv) Basic Rate per sq.mt./sq.ft : .....
- (v) Preferential Location Charges : .....

2. Club membership

3. Booking:  Direct  Through Dealer/Agent

4. If through dealer/agent, give his particulars:

Name.....

Address.....

..... Pin Code .....

Telephone No..... E-mail..... Fax.....

5. Income Tax Permanent Account No.....

6. DECLARATION:

I/We the undersigned (Sole/First and Second applicant) do hereby declare that the above mentioned particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

Yours faithfully

1.

2.

Signature of the Applicant(s)

DIRECT / AGENT
.....
Signature of Intending Allottee(s)

Place..... Date.....



**APPLICATION FORM**



**Address:** Village Buda, Kanpur By-pass Road.  
**Office:** 118, UFF, Prakash Deep Building,  
 7-Tolstoy Marg, New Delhi - 110001.  
**Phone:** 011-23353051 / 52  
**Fax:** 23359552, 23310639

Latest passport  
size photograph  
of the  
first applicant

Latest passport  
size photograph  
of the  
second applicant

Dear Sir/ Madam,

I / We the undersigned request that a Plot may be allotted to me/us as per the Company's terms and conditions, which I/We have read and understood and shall abide by the same as stipulated here in.

I/We further agree to sign and execute the final agreement, as and when desired by the company as per the company's standard format. I/we have, in the meantime signed the salient terms and conditions of sale as attached to this application form.

I/We are remitting herewith a sum of Rs..... (Rupees.....  
.....) by Bank draft/Cheque No.....

Dated.....Drawn on.....  
Bank payable at Jhansi as part of earnest money. (All drafts and cheques to be made in favour of "Ansal Buildwell Ltd., a/c Ansal Basera City").

I/we agree to pay all further installments of the Sale Price as Stipulated/called for by the company and all the other charges as applicable.

My/Our particulars as mentioned below may be recorded for all kind of communications.

1. Name of Applicant (Sole/First).....S/W/D of .....

2. Name of Second Applicant ..... S/W/D of .....

Local Address.....

.....Pin Code .....

Telephone No..... E-mail ..... Fax .....

Address (for Communication).....

..... Pin Code .....

Telephone No..... Fax .....

3. Resident Status:  Resident Indian  Non-Resident India  Nationality

4. Payment Plan :  Down Payment  Installment Plan



**FOR OFFICE USE ONLY**

Application No.

1. Application Accepted/Rejected

2. Details of Plot allotted

1. Plot number .....

Block No ..... Total Plot Area (in Sq.ft.) .....

2. Basic Selling Price .....

3. Club membership .....

4. Payment Plan :  Down payment  Installment

5. Amount received at the time of booking vide draft/Cheque No.....Dated.....

Rs ..... (Rupees.....

..... ) Drawn on.....Bank at Jhansi/ Jhansi and our

Receipt No.....Dated.....

6. Booking: through Dealer / Agent.

7. Name of Agent.....Brokerage Payable .....%

3. No. of Joint Applicants.....

Dated.....

Place.....

Authorised Signatory

AMOUNT RECEIVED AT THE TIME OF BOOKING	
Basic Sale Price.....	
P.L.C. ....	
E.D.C.....	
Club Membership.....	
Charge for Services .....	
(i).....	
(ii).....	

## TERMS AND CONDITIONS

1. Intending allottee(s) has applied for allotment of a residential/commercial plot with full knowledge and subject to all the laws/notification and rules applicable to this area in general which have been explained by the Company and understood by him/her.
2. The intending allottee(s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the plot/unit will be developed and has understood all limitations and obligation in respect thereof. And there shall be no more investigation or objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has accepted the layout plan, design & the intended specifications (which are tentative) and are kept at the company's office at Ansal Basera City, Gwalior By Pass, Jhansi and agrees that the Company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending allottee(s) hereby gives his/her consent to such variations/addition/alterations/deletions and modifications.
4. The company shall have the right to effect suitable and, necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of plot, changes in its number, dimensions, size, area, layout or change of the entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the company, who may at its sole discretion, permit the same on such terms as it may deem fit.
6. The intending allottee(s) agrees that he/she shall pay the price of the plot on the basis of the plot area and all other charges as and when demanded. He/She also agrees to make all payments through demand drafts/cheque drawn upon and payable at Jhansi only.
7. The External Development Charges for the external services to be provided by the U.P Government will be charged extra on actual/ prorata basis as demanded by the U.P Government and in case of any increase in these charges in future, the same shall also be paid by the intending allottee(s) on pro-rata bases as and when demanded by the Company.
8. The company and the intending allottee(s) hereby agree that the amounts paid with the application and installments as the case may be, to the extent of 20% of the basic sale price of the plot will collectively constitute the **Earnest Money**. This earnest money shall stand forfeited in case of non-fulfilment of these terms and conditions and those of Allotment Letter/Agreement as also in the event of the failure by the intending allottee(s) to sign the Allotment Letter/Agreement within the time allowed by the Company.

9. Timely/punctual payment of installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest @ 24% per annum on the delayed payments however the company also reserves its right to forfeit the **Earnest Money** in event of irregular/delayed payments/non-fulfillment of terms of payment and the allotment may be cancelled at the discretion of the Company.
10. The intending allottee(s) agrees to reimburse to the Company and to pay on demand all t a x e s , levies or assessments whether levied after signing Agreement or leviable in future, on land and/on the building as the case may be, from the date of allotment.
11. The company shall endeavor to give possession of the plot to the intending allottee(s) within 3 years, subject to force majeure circumstances and also on receipt of all timely payments as per the instalment plan from the date of booking and on receipt of complete payment of the basic sale price and all other charges due and payable upto the date of possession according to the payment plan applicable to him/her. The company at time of possession shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the plot. In the event of his/her failure to take possession for any reason whatsoever, he/shall be deemed to have taken possession of the allotted plot and shall bear all maintenance/holding charges and any other levies on account of the allotted plot/built-up unit.
12. The intending allottee(s) of the plot/unit shall pay necessary charges including security deposit for operating, maintaining and upkeep the complex and providing the various services as determined by the company or its nominated agency, as and when demanded by the company/its nominee. This arrangement will be carried out until the services are handed over to the local bodies. The intending allottee(s) agrees and consents to this arrangement and will not question the same singly or jointly with other Buyers.
13. The sale deed shall be executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site after payment of his/her full price and other connected charges. Cost of stamp duty and registration/Mutation documentation charges etc. as applicable will be extra and shall be borne by the Intending Allottee(s). The intending Allottee(s) shall pay as and when demanded by the company, stamp duty and registration charges/Mutation charges and all other incidental and legal expenses for execution and registration of sale deed/mutation of the plot in favour of the intending allottee(s). The incidental & legal charges shall be fixed by the company from time to time.
14. 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 shall be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. Also in all communications, the allottee(s) must give the reference of the property booked by him.

15. The company shall have the first lien and charge on the said plot/unit in case of any default in its dues and other sums payable by the intending allottee(s) to the Company.

16. Unless a Conveyance Deed is executed and registered, the Company shall for intents and purposes, continue to be the owner of the land and this agreement shall not give to the allottee any right or title or interest therein.

17. The allotment of the plot/unit is entirely at the discretion of the Company.

18. Development cost may show escalation. The rate per sq. ft. of the saleable space fixed above has been based on costs as on 01-10-2012. This however, shall stand enhanced if the cost of development increases. The increase in the cost of development shall be calculated on basis of proportionate increase in the development cost indices for Jhansi as followed by the CPWD from time to time. The cost of development being a part of the sale price, will be calculated in accordance with the equation below:

Final Sale Price: Sales price per sq. ft. as recorded above PLUS the following per sq. ft.

$$\text{Rs. } 100/- \times \frac{\text{Cost Index on the date of completion}}{\text{Cost Index on 01-10-2012}}$$

19. The intending allottee(s) undertakes to abide by all laws rules and regulations or any law as may be made applicable to the said property.

20. Jhansi Courts alone shall have jurisdiction in all matters arising of/touching and/or concerning this transaction.

21. The intending allottee(s) agrees to pay the total basic sale price and other charges of plot as per the payment plan (Down Payment/Instalment Plan) opted by him/her.

22. The allottee(s) shall not use the premises for any activity other than the use specified for.

23. In case where there are joint intending allottees, all communication shall be sent by the Company to the intending allottee(s) whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottee(s) and no separate communication shall be necessary to the other named intending allottee(s). The intending allottee(s) has/have agreed to this condition of the Company.

24. The intending allottee(s) agrees that the sale of the plot/unit is subject to force majeure clause which entirely include delay on account of non-availability of steel/or cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision/clearances from statutory bodies, or if non-delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid events the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of such force majeure circumstances.

The company as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of the allotment or if the circumstances, beyond the control of the company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme.

In consequence of the Company abandoning the scheme, the company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever.

I/We have fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Date.....

Signature of the intending Allottee(s)

(I).....

(II).....

Place.....

## PAYMENT PLAN FOR NEW BOOKING - PLOTS

### A. Down Payment Plan (with 8% down payment discount)

At the time of Booking	Plots upto 100 sq. yds. Plots above 100 sq. yds. and upto 200 sq. yds. Plots above 200 sq. yds.	Rs. 1,50,000/- Rs. 2,00,000/- Rs. 2,50,000/-
Within 45 days of Booking		87% of BSP (-) Booking amount (+) E.D.C. (+) P.L.C.
At time of offer of possession		5% of BSP (+) other Charges including service

### B. Time Linked Payment Plan

At the time of Booking	Plots upto 100 sq. yds. Plots above 100 sq. yds. and upto 200 sq. yds. Plots above 200 sq. yds.	Rs. 1,50,000/- Rs. 2,00,000/- Rs. 2,50,000/-
After 2 months of Booking		25% of BSP (-) Booking Amount (+) E.D.C. (as applicable)
After 4 months of Booking		7.5% of BSP (+) P.L.C. if any
After 6 months of Booking		7.5% of BSP
After 8 months of Booking		7.5% of BSP
After 10 months of Booking		7.5% of BSP
After 12 months of Booking		7.5% of BSP
After 14 months of Booking		7.5% of BSP
After 16 months of Booking		7.5% of BSP
After 18 months of Booking		7.5% of BSP
After 20 months of Booking		5% of BSP
After 22 months of Booking		5% of BSP
At time of offer of possession/ Registration of Plot		5% of BSP (+) Services and other charges as applicable*

A. "Ansal Buildwell Limited" is playing a role of P.M.C. (Project Management Company) and is authorised by the Land Owner to collect the money in the name of "**ANSAL BUILDWELL LTD-(a/c ANSAL BASERA CITY)**" payable at Jhansi.

B. E.D.C. (External Development Charges) as mentioned above is as payable to J.D.A (Jhansi Development Authority).

C. NOTES

1. Preferential Location Charges (PLC's) will be charged extra as under:

a) Corner	:	5% of BSP
b) Main Avenue	:	4% of BSP
c) Park Facing	:	5% of BSP
d) Corner + Main Avenue	:	7% of BSP
e) Corner + Park Facing	:	8% of BSP
f) Central Park Facing	:	7% of BSP

Please note the above mentioned PLC's shall be calculated on the cost of plot.

2. The other terms and conditions of sale would be as per the Allotment Letter.

3. All payments are to be made through Cheque / Demand Draft to be issued in favour of (P.M.C.) "**ANSAL BUILDWELL LTD-(a/c ANSAL BASERA CITY)**" payable at Jhansi.

4. Cost of "SERVICES" shall be payable extra at the time of offer of possession payable to P.M.C.

5. Service tax shall be extra as applicable / payable as per government norms.

D. Stamp Duty & Registration Fees etc would be payable directly by the Allottee(s)

Accepted by the Buyer/s

Authorized Signatory

(Signature of the Buyer/s)

(Project Management Company)

**"SERVICES"**  
**PAYABLE TO PMC (Ansal Buildwell Ltd.)**

**1. ELECTRICAL CHARGES**

- a. Expenses towards providing the power from grid station (trunk line) to colony will be charged extra on pro-rata basis.
- b. Electricity connection charges will be charged extra at the time of providing connection
  - If the provision is requested by the buyer

**2. WATER CONNECTION CHARGES**

- a. Cost of water meter and connection will be charged extra at the time of connection from water main line to the house.
- b. Recycle water
  - If the provision is requested by the buyer

**3. Sewer connection charges**

- If the provision is requested by the buyer

**4. Recycle water meter charges**

- If the provision is requested by the buyer

**5. Security Deposit (Refundable) for O & FM (Operational and Facility Management Charges)**

- |   |   |              |
|---|---|--------------|
| a. Plots upto 100 sq. yds.                      | = | Rs. 15,000/- |
| b. Plots above 100 sq. yds and upto 200 sq. yds | = | Rs. 25,000/- |
| c. Plots above 200 sq. yds                      | = | Rs. 30,000/- |

**6. O & FM charges** will be charged extra on quarterly / monthly basis as fixed from time to time by the O & FM agency appointed by the PMC.

**7. Club** will be provided within the complex and the membership charges will be Rs. 35,000/- per family as of now, which may be revised from time to time

**8. Service tax, Cess and any other new Govt. levy shall be paid extra.**

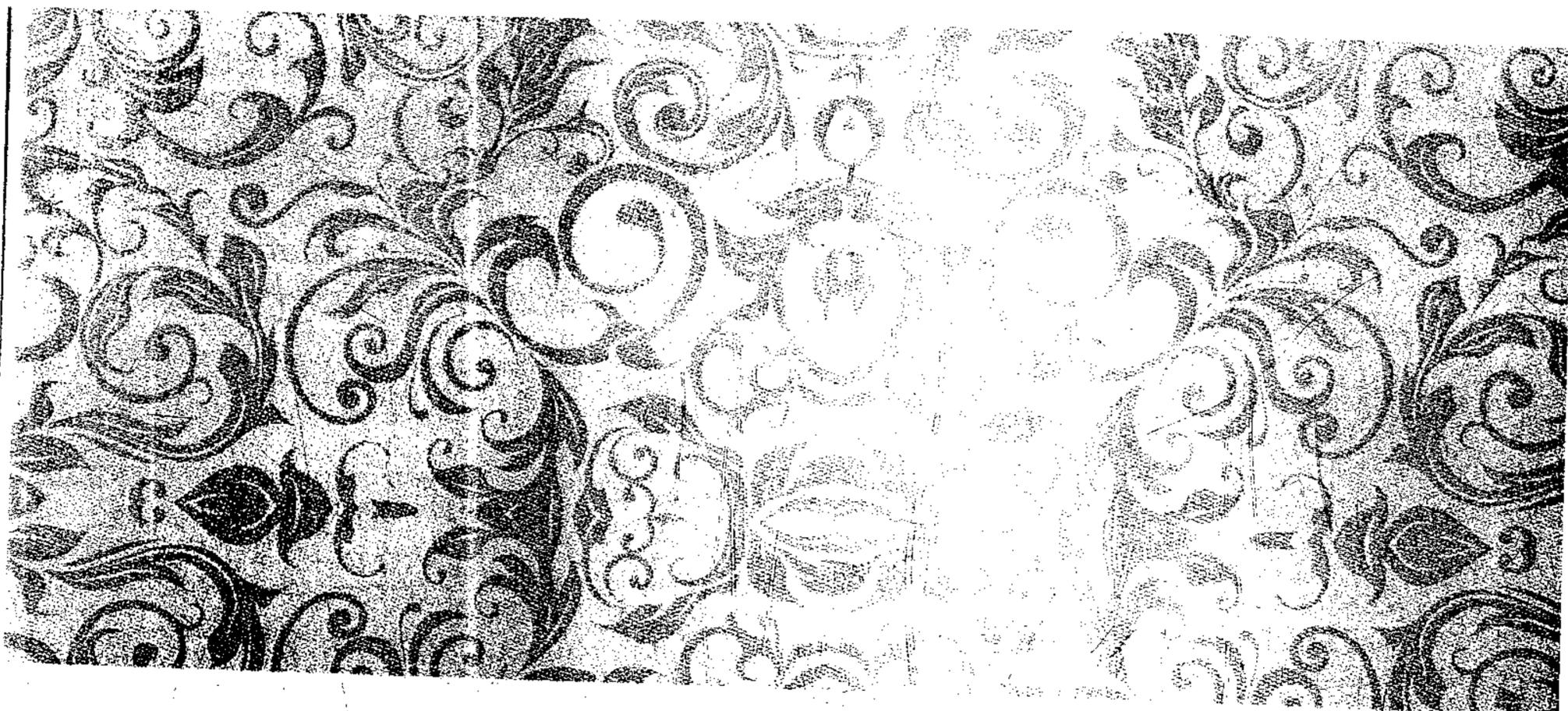
**9. Transfer charges** shall be payable as fixed from time to time.

Accepted By the Buyer/s

(Signature of the Buyer/s)

Authorized Signatory

(Project Management Company)



החודש  
**TESUE**



**ansal**  
**BUILDWELL**

Site Office: Village Budda, Kanpur Bypass Road, Jhansi  
Corp. Office: 118, UFF, Prakash Deep Building, / Tolstoy Marg,  
Connaught Place, New Delhi - 110 001  
Tel: 011-23353051, 23353052, Fax: 011-23359550, 23310639  
Email: sales@ansalbl.com, info@ansalbl.com Web: www.ansalbl.com