

APPLICATION FORM FOR ALLOTMENT OF A PLOT

Dear Sir,

I/We, understand that **ATS Realty Private Limited** (the “**Developer**”) is developing a residential plotted project named “[●]” (hereinafter referred to as the “**Project**”) on land admeasuring approx. [●] square meters falling within the plot of land numbered as Plot No. TS-02A situated in Sector-22D, Yamuna Expressway Industrial Development Authority, District Gautam Buddha Nagar, Uttar Pradesh, India.

I/We understand that the residential project is duly registered with Uttar Pradesh Real Estate Regulatory Authority vide registration no, UPRERA_____.

I/We, hereby apply for allotment of a plot (hereinafter referred to as the “**Plot**”) in the said Project. I/we make this application after having carefully read and understood the terms and conditions provided hereinafter.

I/We remit a sum of Rs._____ (Rupees _____) vide Bank Draft/Cheque No. _____ dated _____ being the advance amount for booking/allotment of the Plot.

I/We, hereby agree that the receipt of this application and acceptance of the advance amount by the Developer does not confirm the allotment of the Plot. The allotment of said Plot shall be up to the discretion of the Developer. Once the Developer confirms the said allotment by issuing an allotment letter, I/we, undertake to pay the Total Sale Consideration as per the details provided in **Annexure-A**.

I/We shall sign and execute the Agreement for Sale and other necessary documents (the “**Definitive Documents**”) in the format provided by the Developer duly prepared in compliance with the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder. I/We shall get the Agreement for Sale registered before the concerned sub-registrar within 30 days of issuance of written intimation by the Developer after completing requisite formalities including procurement of stamp duty, payment of registration fees, legal expenses & incidental charges etc. 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 Developer and the advance amount for booking/allotment, paid that till date to the Developer 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/Plot/Project. The format of the Definitive Documents has already been shared with me/us by the Developer representative at the time of booking.

I/We hereby agree that post confirmation of my/our booking by the Developer, I/We shall not be entitled to withdraw or surrender the booking/allotment, for any reason whatsoever, at any point of time; in case of non-compliance the Developer 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, 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. I/We hereby agree that the complete and detailed terms and conditions of the allotment shall be provided in the Agreement for Sale. In the event the Developer agrees 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 Developer, failing which the allotment shall be cancelled, and the booking amount and other sums shall be forfeited by the Developer.

APPLICANT DETAILS

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PLOT DETAILS

S. No.	Particulars	Details
1.	Details of the Plot	
2.	Plot Number	
3.	Total area of the Plot	
4.	Source of funds	Self-Finance: Loan required:
5.	Source of booking	Direct: Chanel partner: Sub source:
6.	Real estate agent name (if applicable) and RERA registration no#	a) Name of entity: b) Seal: c) RERA registration number Validity upto d) State of registration:
7.	Total Price of the said Plot	Rs /-
8.	Break Up of Total Sale Consideration	
9.	Construction Linked/Any Scheme	
10.	Details of such scheme (if any)	
11.	Subvention/Benefit/Discount Provided (if any)	
12.	Payment Schedule	
13.	Payments to be made in favour of	
14.	Interest of Delayed Payments	

DECLARATION

I/We the above Applicant(s) have examined all the documents and information relating to the residential Project declared by the Developer before the Uttar Pradesh Real Estate Regulatory Authority (UPRERA) at the time of registration of the said Project with the UPRERA, which includes the layout plan approvals, other tentative specifications of the Plot etc. and have fully satisfied myself/ourselves about **(a)** the nature of rights, title, interest of the Developer in the plot of land upon which the Project is proposed to be developed, and **(b)** the approvals, sanction and permissions for development of the said Project obtained by the Developer.

Further, I/We have completed all due diligence as to the right, title and interest of the Developer to develop and market the residential Project on the said Project land, and I/We have visited and inspected the site to my/our entire satisfaction, so as to confirm the competence of the Developer to transfer the Plot.

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 Definitive Documents. I/we understand that the Developer shall elaborate on the terms and conditions stated herein and provide further terms in the Definitive Documents. The terms and conditions shall be ipso-facto applicable to my/our legal heirs, transferees and successors.

I/We undertake to inform the Developer of any change in my/our address or any other particular/information, given above, till the ownership of the Plot 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 Developer 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 with requisite KYC Documents.

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PAYMENT PLAN

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COMMON AREAS AND AMENITIES

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LAYOUT PLAN