



ALLIANCE BUILDMORE Pvt. Ltd.

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APPLICATION FORM

I/we hereby submit my request to book a Residential Flat in Your Project. My details are here under

Application Date

Date Month Year

Project Name

Name of Applicant

Father/Husband/Guardian's Name

Date of Birth

Date Month Year

Residential Status

Resident Non Resident Foreign National of Indian Origin

Correspondence/Permanent Address

City

Pin Code

Telephone No.

Email ID : _____

Mobile No.

Permanent Account Number

Co-applicant Name

Relation with Sole/First Applicant

Payment Plan Opted

Construction Linked Down Payment Flexi Plan

Preferred Flat Location

Floor Super Built Up Area Flat No.

Block

Car Parking Preferred

Stilt Basement

Amount Paid with Applicant

Cash Cheque No. Date

Bank

Booking Done by

Signature of Applicant(s)

Authorised Signatory

PHOTOGRAPH

TERMS AND CONDITIONS

1. The applicant has full & complete knowledge of all Laws/Rules and Regulations, notifications applicable to the flat & Project as a whole.
2. The applicant is fully aware of all relevant document and papers related to the project and have no rights to raise any questions/objections in any respect.
3. The applicant has seen & understood the tentative plans, designs, specification of the project & flat and the company reserves all rights in respect of any variations, alterations in designs and super built up area at its own discretion or if required by an authorities and the allottee shall have no objections in any respect whatsoever and has agreed to pay the additional amount arising out of such changes/alteration.
4. The applicant shall be liable to pay taxes, duties & charges levied or which may be levied by Govt. in proportion to the super built up area of the flat allotted to him.
5. In case the Allottee cancels the allotment and informs the Company in writing of his intention to cancel the allotment within 15 days from the date of allotment the same shall be entertained by the Company after deduction 2% administrative changes and if the Allotment after 15 days from the date of Allotment, refund shall be made only on the condition, that the flat allotted to him is resold or rebooked to anyone else.
6. The timely payment of installment as indicated in the payment schedule is the essence of the scheme. If any installment as per payment schedule is not paid within a week when it become due the company will charge 24% interest per annum for the delayed payment. Further, if the same remains in arrear for more than one month the allotment will automatically stand cancelled without any prior intimation to the allottee and he will have no lieu on the flat. The amount paid by the allottee over & above 10% of the cost of the flat will be refunded without any interest. The amount deposited upto 10% of the cost will stand forfeited. However in exceptional and genuine circumstances the company may at its sole discretion condione the delay in payment exceeding one month by charging 24% interest per annum & restore the allotment in case the allotted unit/Flat has not been re-allotted to someone else in the waiting list. Alternative unit if available may also be offered in lieu.
7. The allotment shall be on "First come First serve basis" and company reserves all right to reject any application without giving any notice/assigning any reasons thereof.
8. The receipt payment/installments against booking of flat will be in name of the first allottee in case of multiple allottees for one flat & all communications shall be sent to the first allottee.
9. The sale of the premises is subject to "Force Majeure" i.e. the Company shall not be held responsible or liable for not performing any of its obligations or undertakings if delay is due to additional work demanded by the allottee or delay in installments or natural calamities or any reasons beyond reasonable control of the company.
10. The NRI applicants have to follow all rules & regulations & provisions of FEMA 1999 and any other prevailing laws as applicable.
11. If the project is abandoned by the company for any reasons whatsoever the amount deposited shall be refunded without any interest, damages/penalties.
12. The maintenance of the apartment/building/project shall be done either by the agency appointed by the company or society of flat owners as the case may be and Allottee shall be liable for non adherence of the rules of society and shall always keep interest free maintenance security deposit.
13. The allottee shall not make any alterations/changes of any nature affecting the elevation, outlook and common features of the project in any respect whatsoever.
14. Change in Title of Ownership will be subject to clearance of all dues/charges as applicable/required/necessary for execution of sale deed.
15. The Company shall extend all possible support to the allottee to avail loan facility without getting involved in any repayment commitment and the terms of the Financial Institutions.
16. The Allottee(s) after taking possession of the said flat shall have no claim against the Company in respect of an item or work which may be alleged not to have been carried out or completed.
17. The Allottee shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered Letter about all subsequent changes and all communications shall be sent by the Company to the Allottee whose name appears first.
18. All disputes arising out of or touching upon or in relation to the terms and conditions shall be settled amicably by mutual discussion at the first instance failing which the same shall be referred to Arbitrator. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and/or any statutory amendments/modifications thereof for the time being in force and shall be held at appropriate place at discretion of the company.
19. Any commitment / Proposal/Business dealing done on behalf of the company which is not under the written Terms and conditions of the company is null and void having no concern with the company in any respect whatsoever.
20. The Allottee shall substitute the name of his/her nominee with the permission of the company, subject to payment of all administrative charges.
21. Any person/allottee or any authority shall not alter or change the name of the project given by the company.