



AMRIT
HEIGHTS-II
3BHK/3BHK + SERVANT



ARYAVARTA
Empire



APPLICATION FORM

Date:

To,

AMRIT PLANNERS PVT. LTD.

**CORPORATE OFFICE ELDECO ELEGANT TOWER, 4th FLOOR,
 VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW (UP)-226010.**

Dear Sir/ Madam,

I/We the undersigned request that a unit/apartment may be allotted to me/us in the project Amrit Heights-II(Aryavarta Empire)undertaken by the company Amrit Planners Pvt. Ltd. (Promoter/ Developer) ad per the Company's terms and Conditions which I/We have read and understood and shall abide by the same as stipulated by your Company .

I/We further agree to sign and execute all necessary documents/agreements/deeds, as and when desired by the Company on the Company's standard format. I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application form.

Name Of Applicant

Mr./Mrs./Ms.....

Son/Wife/Daughter of Mr.....

Date Of Birth : Pan No.:.....

AADHAR No.:.....

Marital Status: Nationality :

Residential Status: Resident/Non- Resident

Correspondence Address:

Permanent Address:

Contact No.: Res..... Office:..... Mobile:.....

E-mail ID:.....

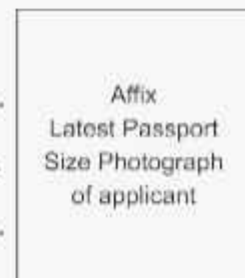
Personal Details :

Occupation/Business

Name Of The Employer/Business.....

Address Of The Employer/Business.....

Contact No.



Applicant Signature

Co-Applicant Signature

Annual Income

Funding Detail:-

The purchase consideration shall be paid out of

Own Sources/Savings/Investment ☐ Financing from bank/ Financial institutions ☐

Quantum of Loan to be raised Rs.....

Name Of Co-Applicant

Mr/Mrs/Ms.

Son/Wife/Daughter of Mr.

Relationship with applicant

Date Of Birth Pan No

Aadhar No

Marital Status : Nationality :

Residential Status: Resident /Non- Resident

Residential Address:

.....

Permanent Address:

.....

Contact No.: Res.: Office: Mobile:

E-mail ID:

Nominee Details :-

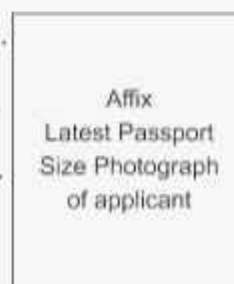
Name

Address

Contact No.

Applicant Signature

Co-Applicant Signature



Details of Apartment Applied For:-

Apartment Type:..... Unit No:

Block/Tower..... Floor:.....

Super Built Up Area (Sq.ft.):..... Built Up Area (sq.ft.) Carpet Area (Sq.ft.).....

Super Built Up Area (Sq.Mtr.):..... Built Up Area (Sq.Mtr.) Carpet Area (Sq.Mtr.).....

Basic Sale Price:..... (Rupees.....)

Additional Charges:..... (Rupees.....)

IFMS:..... (Rupees.....)

Taxes:..... (Rupees.....)

Total Sale Price :..... (Rupees.....)

Reserved Right of Parking: YES ☐ NO ☐Open Parking ☐ Covered Parking ☐

Other Charges (If any).....

Payment Plan: Construction Linked ☐ Time Linked ☐ Down Payment ☐**Amount Paid with application :-**

Rs.....(Rs.....

..... Including Taxes) vide Cheque/ DD no.....

Dated Drawn on (Bank).....

Branch..... City.....

Favoring

.....

Applicant Signature

Co-Applicant Signature

Declaration:

I/We hereby solemnly declare that above particulars given by me / us are true to the best of my/our knowledge and belief.

I/We shall furnish any additional information(s) if required. In the event of any delay on my/ our part to furnish any particulars desired by the Promoter, it shall be within the discretion of the Promoter to reject my/our application. The Promoter/ Developer has no obligation or liability to allot me / us a unit.

In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I/We shall abide by the decision of the Promoter and it shall be final and binding on me/us. I/We further agree to pay the balance payment in accordance with the promoter's schedule of installment.

I/We further understand that the timely payment is the essence of transaction and accordingly we abide by the Payment plan.

I/We have read the contents relating to the terms and conditions of allotment in details annexed here to and hereby agree to abide fully by those.

I/We have read and understand the terms and conditions given herein accept the same,

Name of Applicant(s)

Signature of Applicant (s)

Name of Co-Applicant

Signature of Co-Applicant

Witness 1

Witness 2

Associate Signature with Seal



Name, Address & Contact No

FOR OFFICE USE ONLY

1. Application Accepted/ Rejected

2. Detail of Unit allotted

Tower..... Floor Unit No

Super Built Up Area.....Sq.Ft.....Sq.Mtr.....

Built Up Area.....Sq.Ft.....Sq.Mtr.....

Carpet Area.....Sq.Ft.....Sq.Mtr.....

Basic Sale Price Rs.....

Additional Charges Rs.....

IFMS Rs.....

Taxes Rs

3. Total Sales Price Rs (Subject to Addition/ modification/
 Alternation in taxes, Cess, duties)

4. No. of Joint Applicants

Dated.....

Place.....

Authorised Signatory

TERMS AND CONDITIONS

1. The applicant (s) has applied for the allotment of a unit, with full of knowledge and subject to all laws, By laws notifications and rules applicable to this project, which have been well explained by the developers Promoter & understood by him / her.
2. That the developer conforms that the above mentioned project had been duly registered with REAL ESTATE Regulatory Authority U.P Under The Provision of RERA Act and Rera ARERA Registration Authority UPRERA
3. The allottee (s) has been, understood and accepted the approved layout plan, specification, amenities, and facilities of the Unit/Apartment and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this agreement which has been approved which has been approved by the competent authority, as represented by the Promoter.
4. The allottee (s) has fully satisfied himself/ herself about the rights & interest of the promoter on the said land and the project and its limitations and obligation in respect of the same.
5. The allottee (s) has fully verified and satisfied himself/ herself about the genuineness of the title deed of the said land over which the multi- storied residential building will be built and there will not be any objections or investigations by the intending allottees in this respect in future.
6. The applicant understands that he/she will not interfere in layout, implementation, plans and drawings of the project and will not modify the internal/ external structure / scheme at the later stage to keep the harmony and spirit of the project.
7. (a) The Promoter will construct the multi – storied residential building in accordance with the approved plan of Lucknow Development Authority(Name of the Authority) as well as the specifications of the construction given in the brochure;
(b) However the promoters shall have the right to effect suitable and necessary minor alterations/ changes in the Building plan if necessary as permitted under law and shall follow the process specification in this respect.
(c) The applicant understands and unconditionally agrees about the timely payment of all installments (including final amount payable on intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any installment shall be subject to the interest at the Bank Name Marginal cost ending rate plus two percent or such other rate as may be applicable from time to time as per the real estate (Regulation and Development) Act and rules framed there under.
8. The Units shall be sold at the agreed price prevailing in the market on Unit Cost. Any Levy or taxes on the said unit will be borne by qualification applicant. Sale price paid to the promoter will not include the cost of stamp duty and Registration fees together with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.
9. The maintenance charges shall be paid by the applicant w.e.f intimations for possession or as decided by the promoter / society formed for the said purpose and stated in Agreement to sell to be entered between the parties and registered in future. The same shall not be linked with the actual possession taken by the applicant.
10. The registration of unit in **“AMRIT HEIGHTS -II (Aryavarta Empire)”** is entirely at the sole discretion of the promoter and they have full right to reject any of applicant /request for registration without assigning any reason thereof.
11. That the area of unit mentioned herein is subject to change as per actual measurement permitted in the applicable laws and price of the unit will be increased or decreased accordingly. The drawings are subject to change & area may increase or decrease on actual construction as per the provisions of the law and limits therein. The application gives his / her consent for the same and will pay the recalculated balance if any due as per the terms and conditions of the agreement.

Applicant Signature

Co-Applicant Signature

PAYMENTS

1. The initial registration amount for the purpose of booking a unit shall be Rs/-
(Rupees.....)
2. Earnest money 10% of the net basic cost of the said flat
3. The timely payment of the installments of the total sale price as indicated in the payment schedule is the essence of the terms of booking / allotment. In case of non- payment of any of the installment within 15 days from the date of demand, the applicant(s) shall be treated to be defaulter and he / she shall be liable to pay interest @ SBLR + 2% p.a. After default for consecutive two demands allotment may stand cancelled with prior intimation and amount deposited will be returned after deducting the earnest money , interest and taxes duties, cess, other incidental charges, actual loss (if any) etc over and above suffered by the Promoter.
4. However in the event of Breach of any of the terms and conditions of the allotment by the applicant(s), the allotment may be cancelled before possession and execution of registered sale/ conveyance deed, however the allottee will be entitled to get refund of his/ her total amount paid after deduction of Earnest money actual loss suffered by the developer (if any)and/ or Interest which shall be calculated at SBLR + @2 %(Both and/or any one as the case may be)
5. In case cancellation of booking is requested by the allottee for whatsoever reason the amount deposited will be returned after deducting the Earnest Money, Interest and taxes duties, cess, other incidental charges actual loss (if any) etc over and above suffered by the promoter.
6. All the Payments Against total sale price of the flat shall be made to the promoter through demand draft/ cheque in favour of APPL -Collection Account for Amrit Height-II.
In case if RTGS/NEFT is being done by the applicant(s) and the same is not being informed to the developer then under such circumstances receipt of such deposit may not be issued and applicant(s) will not complain for the same.
7. All statutory charges, taxes and other levies demanded or imposed by the concerned authorities/ state/central government shall be payable by the applicant(s) in respect of the flat/apartment/unit allotted from the date of booking.

The applicant(s) shall be given the possession of the Flat/apartment/unit only after payment of all the Installments and other dues and after execution of registered Sale/ Conveyance deed in his/her favor by the Promoter, which will be done when the applicant(s) has Paid Stamp Duty, Registration fee and other legal charges or expenses. The registration of the Sale/conveyance deed shall be executed through the lawyer of the developer.

Applicant Signature

Co-Applicant Signature

MAINTENANCE

8. The maintenance, upkeep, repairs, security, landscape and common services etc. of the project shall be collective (joint & several) responsibility of the apartment owners or occupants and same shall be managed by the association of Allottees formed for the said purpose and/ or its nominated maintenance agency. The allottee will necessarily require to be the member of association of Allottee. The applicant of the residential flat/apartment shall pay as and when demanded, the maintenance including interest fee security deposit of the various services therein as may be determined by the developer or Maintenance society or the maintenance agency nominated for this purpose. Any delay in making payment of maintenance charges will render the applicant(s) liable to pay interest @ SBLR + 2% (as applicable) and may also be refrained from the enjoyment of the common area and services. Until the said society is formed and takes over the maintenance of the complex, all such charges shall be paid by the flat/apartment owners/ occupiers to the Developers.

That the passage and the common spaces in the building shall be kept open and free from obstructions at all time.

If the Allottee(s) fails and neglects to take possession shall not absolve the Allottee(s) of its liability to pay maintenance charges and the same shall be payable even if the flat/apartment is kept vacant and /or occupied by some other person on rent /lease etc.

9. it is specifically made clear that all the obligations of the allottee(s) relating to and / or concerning the maintenance and security deposit, as aforesaid, is due then the said society shall have first charges/lien on the said flat/apartment in respect of any such non-payment.

10. The allottee upon purchase of the flat/apartment shall maintain at his/her cost the said flat/apartment in good condition and shall abide by all laws, by-laws, rules & regulations of the government as well as the rules and by-laws framed by the society of the flat/apartment holders

CONSTRUCTION & COMPLETION

11. The developer shall endeavor to give possession of the residential flat/ apartment to the applicant as per approval received on RERA portal

GENERAL TERMS & CONDITIONS

1) In case of NRI, the provisional allottee shall be solely responsible for compliance with the provision of FEMA , 1999, Reserve Bank of India and other law as prevailing for acquisition of the subject property.

2) In case of any dispute arising out of this allotment, shall be referred to an arbitrator appointed by the developer/ Promoter whose award shall be final and binding to both parties. The jurisdiction of court shall be at Lucknow.

Applicant Signature

Co-Applicant Signature

- 3) The Drawing shown in the sale documents are subject to change by the architect/Promoter before or during course of construction as permissible under the applicable laws. The promoter shall seek the permissions for the same as prescribed under the law. Within the agreement consideration cost, the promoter shall complete all the civil work, GI/CI, Plumbing, sanitary work, joinery, painting & polishing, Internal electrification (excluding furniture work, furnishing work, installation of electrical appliances, etc.) as per the specification narrated in the project Brochure.
- 4) The applicant(s) have no objection in case the Developer creates a change on the entire project during the course of development of the project for raising loan from any banking and/or financial institution. However, such charges if created shall be vacated before handing over possession of the residential plat/apartment to the applicant(s). The creation of such charges shall not affect the rights of the applicant to the said unit/apartment.
- 5) The applicant(s) shall give his/her complete address to the promoter all the time of booking and it shall be his/her sole responsibility to inform the Promoter about all the subsequent changes in his address from time to time, failing which all such demand notices and letters posted all the address will be deemed to have been received by him/her at the time when those should ordinarily have reached at such address and the applicant(s) shall be responsible for any default in making payment and other consequences that might occur there from.
- 6) In case there are joint applicant(s) then all communications shall be sent by the developer to the applicant whose name appears first and at the address given by him/her. No separate communication shall be necessary to other named applicants.

I/We hereby declare that I/We have been explained everything relating to the above terms and conditions in the language known to me/us. Also I/We agree to abide by the rules and regulations of the company & will pay further installments of the plat/apartment as per opted payment schedule.

Name of Applicant(s)

Signature of Applicant(s)

1.....

2.....

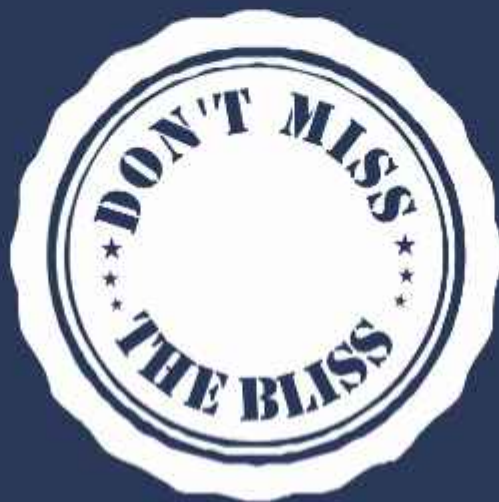
Signature of Co-Applicant

Dated

Place

Applicant Signature

Co-Applicant Signature



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