



Project : South City Extension Phase 1

Kunjshree Infradbuild LLP

Office : AB-7, South City Extn., Shahjahanpur - 242001 (U.P.)
Project - South City Extension Phase-1, Shahjahanpur - 242001 (U.P.)

APPLICATION FORM

Application Date	:						
Name of Applicant	:						
Father/Husband/Guardian's Name	:						
Date of Birth	:						
Residential Status	:	Resident ☐	Non Resident ☐	Foreign National of Indian Origin ☐			
Correspondence Address	:						
	:						
	:						
City	:					Pin Code :	
Telephone No.	:					E-mail :	
Mobile No.	:						
Permanent Account Number	:						
Plot/House	:						
Payment Plan	:	Down Payment ☐					
Approximate Area	:						
Basic Rate (Rs.)	:						
Basic Price (Rs.)	:						
Preferential Location	:						
Preferential Location Charges (Rs.)	:						
Amount paid at the time of booking	:						

TERMS & CONDITIONS FOR ALLOTMENT

1. The intending allottee has fully satisfied himself/herself about the title/ development rights of the Company in the project land on which the plot (hereinafter referred to as unit) will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof. There will be no more investigation by the intending allottee in this respect.
2. The drawings/plans displayed in the office of the Company showing the proposed Project (hereinafter referred to as "the Project") are provisional and tentative. The Company can carry out such additions, alterations in the layout plan building plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at time without objection by the intending allottee
3. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given.
4. The amount paid to the extent of 25% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of the terms and conditions of allotment as also in the event of the failure by the intending allottee to sign the plot Buyout Agreement/Allotment Letter within 30 days of booking.
5. The timely payment of installments shall be of the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 24% per annum on the amounts in default.
6. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending allottee agrees and consents to this arrangement. The intending allottee shall sign a separate maintenance agreement with the Company/Maintenance Agency ; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by Company/Maintenance Agency.
7. (a) The conveyance deed shall be executed in favour of the intending allottee on receipt of all payments. The intending allottee shall pay Stamp Duty Registration Charges and all other incidental for execution for conveyance deed in favour of the intending allottee.
(b) Till the conveyance deed is executed the Company shall continue to be owner of the project land and also the unit agreed to be allotted.
8. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment of administrative charges as prescribed by Company.
9. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
10. The allottee shall not use the premises for any activity other than the use specified for.
11. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions. the Company, after provisional and/or final allotment is unable to deliver the plot intending allottee the Company shall be liable only to refund the amounts received from him/her with interest as mentioned in the Allotment Letter.
12. It is specifically understood by the intending allottee that Company may incorporate additional terms and conditions in the Allotment Letter over and above the terms and conditions of allotment as set out in his application.

Date

Place

Signature (s) of Applicant (s)

(i)

(ii)

FOR OFFICE USE

Booking done by

Direct ☐

Through Staff ☐

Full Booking Amount Received Yes ☐ No ☐

Name and Signature of Manager who has made entry in the system :

Date :

Authorised Signatory..... Approved by