

To,
Ganga Ratan Developers
18/149A, Fatehabad Road, AGRA

Dear Sir,

I/we have read and understood the By-laws as overleaf and agree to abide by the terms and condition for my/our Registration. Kindly register my/our name(s) for the unit preferred by me as under. I/we also hereby declare that particular information given by me /we are true and correct to the best of my/our knowledge and nothing has been concealed.

Application Date.....

Name of Applicant.....

Name of Father/Husband/Guardian.....

Date of Birth.....

Correspondence

Address.....

.....

.....

Permanent Address.....

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Tel No..... Mobile No.....

E-mail.....

PAN No.....

Photograph of
Applicant

Co - Applicant or Second Applicant if Any:

Name of Co-Applicant.....

Name of Father/ Husband/ Guardian.....

Date of Birth.....

Correspondence Address.....

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Permanent

Address.....

.....

Tel No..... Mobile No.....

E-mail.....

PAN No.....

Photograph of
Applicant

Details of the Apartment Provisionally Applied For:

Name & Address of Project - TAJ ROYALE, G/C-1, Tajnagri Phase II, Agra. (**UPRERAPRJ4847**)

Tower/Block :	Floor :	Unit No. :	Super built-up Area/ Carpet Area :

Details of Parking:

Mandatory NOs.....

Optional NOs.....

Power Back- Up - 1 KVA Per flat (Mandatory (At extra cost)).

Details of Payment Made:

Amount Paid Rupees.....

In Words.....

Mode of Payment

Cash	Cheque /D.D.	Bank's Name	Other's Specify

Date:

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Signature of Applicant (S)

INSTRUCTIONS

Before submitting the application form, the following terms & condition should be read carefully, this is legally binding on the Applicant.

Terms and Condition for submitting Application form:

01. Within 30 days from application date, the applicant shall have to deposit 25% of the total cost to get the provisional allotment of Unit done in his/her name.
02. The applicant shall have to pay all the further installments of payments as per the chosen payment plan.
03. The cost of unit does not include water connection, electric connection, cable T.V. or DTH connection parking which shall be payable extra by the allottee.
04. If the applicant failed to deposit the allotment amount within the stipulated period, the builder (GANGA RATAN DEVELOPERS) has the right to cancel the allotment and refund the deposit after deducting 10% of the total cost as service charge.
05. The cost of unit does not include any government charges such as service tax, stamp duty for registration, municipal taxes and electric charges etc. which are extra and are to be borne by the allottee.
06. The applicant shall be required to execute an agreement with Ganga Ratan Developers and will be responsible for the payment strictly according to the schedule and terms & condition of the agreement.
07. If after registration, applicant fails to pay payment according to the schedule of agreement, Ganga Ratan Developers shall have right to cancel the allotment and amount deposited by the applicant will be refunded after deducting 15% of the total cost of service charges.
08. The allottee shall be bound to pay the common area maintenance charges as decided by the builder or the society of "Ganga Ratan Developers".
09. IFMS charges are to be paid in advance during the time of possession or sale deed whichever is earlier, to the builder or society formed.
10. The area of unit sold is indicative and subject to minor variation in area and equality specification according to architects recommendations.
11. Right of transfer to other nominee shall be subject to permission of the builder for which allottee shall have to pay 2% of total cost of the unit.
12. For any delay in payment as per agreed upon interest of @ 18% per annum shall be charged extra.
13. The cost of extra area and specification shall be paid by the allottee to the builder in advance.
14. All disputes are subject to Agra Jurisdiction.
15. All the bye laws of the company, Apartment act and society act shall be binding upon the applicant for maintenance purpose.
16. All account payee cheque / bank draft to be issued in the favor of M/s. Ganga Ratan Developers payable at Agra.
17. In case of applicant taking loan from any Bank/Financial Institution, the conveyance of the unit in favor of the applicant shall be executed only upon the seller receiving "No Objection Certificate" from such Bank/Financial institution and the conveyance deed shall be handed over to the leading institution if so required by them.

Declaration by the Applicant (S)

I/We declare that I/We have read and understood all the terms and condition or Registration/Allotment as mentioned above and agree to abide by them strictly. I/We am/ are satisfied with the title of land and area allotted to me/us.

Date.....

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Signature of Applicant (s)