



# Mangalam Builders & Promoters

Project office:- 14/GH-04 Vrindavan Yojna Lucknow  
Registered office:- K-1164A, Ashiyana, Lucknow-226012

## APPLICATION FORM

Application No. ....

PHOTOGRAPH

Flat No. ....

Floor No. ....

To,  
Mangalam Builders & promoters.  
14/GH-04 Vrindavan Yojna ,Lucknow

I/We am/are interested to book a residential Flat in the Notified area of NEELKANTH DREAMZ GH-04 SEC-14 Vrindavan Yojna Rai Bareilly Road Lucknow.

Application Date : .....

Project Name : .....

Name of Applicant : .....

Father/Husband/Guardian's Name : .....

Date of Birth : .....

Residential status : Resident..... Non Resident..... Foreign National of India Origin.....

Correspondence Address : .....

City: ..... Pin Code:.....

Telephone No : .....

Mobile No. : .....

Permanent Account Number : .....

Co-Applciant (1) : .....

Father/Husband/Guardian's Name : .....

Residential status : Resident..... Non Resident..... Foreign National of India Origin.....

Permanent Account Number : .....

Co-Applicant (2) : .....

Father/Husband/Guardian's Name : .....

Date of Birth : .....

Residential status : Resident..... Non Resident..... Foreign National of India Origin.....

Permanent Account Number : .....

Property type : Commercial/Residential..... Floor/Block/Tower..... nit No. ....

Payment plan : Down Payment..... Const. Linked..... time Linked.....

Down Payment Rebate :.....%

Approximately Area : ..... Sq.ft/Sq.yds./Sq.Mtr

Basic Rent (Rs) : ..... .Per Sq.ft/Sq.yds./Sq.Mtr

Basic Price (Rs) : .....

Car Parking Space : Open ..... Covered..... No Parking.....

Car Parking Charges (Rs) : .....

Preferential Location : .....

Preferential Location Charges (Rs) : .....

Other Charges : As per Price list Attached

Amount Paid at the time of Booking : .....

Direct..... : Through Agent.....

Name of Agent : .....

Address : .....

City : ..... Pin Code : .....

I/We agree to pay future instalment/payment of Basic Sale price and other charges as per terms and conditions of the allotment and agrees to abide by the same. I/We also agree to execute the standard seller-Buyer's agreement, containing terms and conditions as and when called upon by the developers if, however, I/We fail to pay further Instalment/Payment to execute the seller Buyer Agreement, as aforesaid, the developer shall be entitled to treat this application as cancelled, and to forfeit the Booking Amount.

I/We further agree that I/We shall abide by the terms and condition of the developer that are in force or that may be brought into force from time for allotment of the said Flat.

Signature(s) of Applicant(s)

## FOR OFFICE USE

Direct..... : Through Agent.....

Name of Agent : .....

Address : .....

.....

City : ..... Pin Code : .....

Dated : .....

Signature of Manager who has made entry in the system:

Authorised Signatory..... Approved By.....

### **CHECKLIST:**

**Below is the checklist for documents required along with application form...**

1. Pan Card Copy/Undertaking in FORM No. 60
2. 3 Passport size photograph.
3. Address Proof (Passport/Telephone Bill/Electricity Bill) copy.
4. Booking Amount by RTGS/Cheque/Draft No. (No outstanding cheque/draft will be acceptable).
5. Customer's Signature on all pages of the application form.
6. For Companies: Memorandum & Article of Association including incorporation Certification and certified copy of Board Resolution.
7. For Foreign Nationals of Indian origin: Passport Photocopy/funds from NRE/FCNR A/c.
8. For NRI Passport & Payment through NRE/NRO A/c.

The payment will be done in favour of NEELKANTH DREAMZ payable at Lucknow.

1. Registration fee stamp duty and other miscellaneous charges shall be borne and paid by the buyer
2. The buyer will also pay the proportionate share determined by the developer of all municipal taxes, lease, rents, duties, charges or any other taxes etc. That may be levied from time to time.
3. In case of any dispute arising out of this contract it shall be referred to ARBITRATION on an/Arbitrator who is to be appointed by the developer, whose decision in the matter shall be final and binding on both the parties and jurisdiction of courts shall be at Lucknow.
4. Each buyer will have to pay monthly charges of Rs. 1.00 \*/-Per Sq. Feet per month to the builder for supply of water & maintenance of lift w.e.f. date of taking over the possession of flat.
5. The cost prescribed is for super area as mentioned above.
6. Prior permission will be required by the flats owner before executing any interior exterior changes.
7. Occupants at their own cost can put security guards, Promoters or its staff/chokidars will not at all be responsible for any theft of good/vehicles of buyers. This is the essence of this allotment.
8. That the purchaser shall take the possession of the constructed floor space of flat allotted to him alone and nothing else. He will have no right, title, or interest of any kind what-so-ever besides it, i.e. he will have no rights, title, interest in the and building and the portion beneath his unit, in the sides of his flat and above the ceiling of his flat on the terrace of the building. The declared size of each unit includes the periphery walls and area failing under the columns within the flat.
9. Prices, terms and conditions stated are not exhaustive and have been indicated merely to apprise the applicant.
10. The developer reserves the right to change/amend the terms and conditions, price & size of flat etc.
11. The payment of cost of flat will have to be made as shown above. If the payment is not made within the period stipulated above, the developer will charge interest @18% per annum on the delayed payment from the due date. If this amount is **not** paid within the stipulated time then the developer on his own discretion may cancel the booking of flat and may forfeit the amount paid by the buyer.

12. Timely payment of instalment as indicated in the payment plan is the ESSENCE of the contract/allotment. No separate letter for payment of instalment on the due dates will be issued. It will be obligatory on the part of the Allottee to make the payment on or before the due dates. If any instalments as per payment schedule is not paid within due date, the developer will be charging 18% interest per annum on the delayed payment from the due date. Further, if the payment remains in arrears for more than 60 days, the allotment shall automatically stand cancelled at the sole discretion of the developers without any prior intimation/notice to the Allotment and the Allottee will cease to have any lien on the unit. Out of the total amount deposited by the Allottee the earnest money being 20% of the Basis Sale Price (BSP) + Preferential Location Charges (PLC) will stand Forfeited, and after deduction of due/overdue interest, amounts received from housing finance developer/bank against the said allotment and any other charges, the balance amount, if any shall be refunded without interest after 120 days of cancellation of allotment. However, the developers may, at its sole discretion, condone the delay in payment exceeding 60 days by charging interest @ 18% p.a. and restore the allotment in case the allotted unit has not been allotted to someone else. Alternate unit if available may also be offered in lieu. Time is the essence with respect to the applicant's obligation to pay the sales price as provided in the payment schedule along with other payments such as applicable stamp duty, Registration fee and other charges more specifically stipulated in the Buyer's Agreement to be paid on or before due date or as and when demanded by the developer as the case may be and also perform or observe all other obligations of the Applicant under the Buyer's Agreement. It is clearly agreed and understood by the applicant that it shall not be obligatory on the part of the developers to send a reminder notice/reminder regarding the payment to be made by the Applicant as per the schedule of payments or obligations to be performed by the applicant. However, the developer without prejudice to applicant's right may terminate the Allotment/Agreement at its sole discretion and enforce all the payment and seek specific performance of this Agreement in such a case. The parties agree that the possession of the unit will be handed over to the Applicant only upon the payment of outstanding dues, penalties etc. along with interest by the Applicant to the satisfaction of the company.

*NOTE: Transfer of Flat/Property will be charged as per company rules.*

**(Signature of First Applicant)**

**Signature of Co. Applicant)**

(Conditions apply)