

Application Form

To

**M/s Shri Laxmi Archcon (P) Ltd.,
Plot No. 2B/INS-6, Sector-2B, Vasundhara,
Distt. Ghaziabad-201012, U.P.**

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| Applicant's self Attested latest Photograph | Name: D.O.B.: Aadhar: Parentage/Spouse: Mob. No.: E Mail ID: Nationality: Profession: Designation: Employer's Name: PAN No.: Permanent Address: |
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| Co-Applicant's Attested latest Photograph | Name: D.O.B.: Aadhar: Parentage/Spouse: Mob. No.: E Mail ID: Nationality: Profession: Designation: Employer's Name: PAN No.: Permanent Address: |
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| Co-Applicant's Attested latest Photograph | Name: D.O.B.: Aadhar: Parentage/Spouse: Mob. No.: E Mail ID: Nationality: Profession: Designation: Employer's Name: PAN No.: Permanent Address: |

hereinafter referred to as the Allottee(s), which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Allottee(s), his/her/their respective heirs, executors, administrators, successors-in-interest and permitted assigns etc.

WHEREAS

- A. The Promoter M/s Shri Laxmi Archcon Pvt.Ltd. is in the process of development and construction of a multi storied residential complex on Plot No. 2B/INS-06, Sector-2B, Vasundhara, District Ghaziabad, U.P. on plot area admeasuring 2794.5 Sq. Mtrs. (3342.22 Sq. Yds.), held by the Promoter as owner thereof vide Sale Deed dated 12.05.2014 registered as Document No.17211 of the year 2014 in Book No.1 on 16.06.2014 with the Office of the Sub-Registrar-IV, Ghaziabad, having acquired and purchased the same from UP Awas Vikas Parishad for which the necessary formalities were/are to be completed;
- B. As such, the Company has acquired absolute rights, title and interest to develop the Said Plot by constructing thereon a Residential Project, namely, **"SHRI LAXMI CELEBRATION RESIDENCY"** (herein **"Project"**) and to allot, sell, lease and transfer the Saleable Area / Units / Apartments available on development and to enter into suitable arrangements with the prospective buyer (s) for this purpose.
- C. The Allottee(s) has fully satisfied himself about the title of the Promoter in the said plot/ unit which is free hold plot sold to the Promoter to put up the Group Housing Complex and to enter into Agreement and has understood all limitations and obligations in respect thereof and that there will be no objection by the Allottee(s) about the title of the

Promoter and he has otherwise also fully acquainted himself with the rules and regulations applicable to the said plot.

- D. The Allottee(s) has hereby having applied to the Promoter for registration / allotment of an Apartment in the Project, whereupon the Allottee(s) has/have been allotted an Apartment bearing No.....consisting of sq. ft. super area (.....sq. ft carpet area =sq. mtr. Carpet area) representing sq. ft built up area, plus..... sq. ft balcony area, situated on floor of the Project (herein after referred to as the '**Said Apartment**') with right to use car parking space and right for enjoyment of common area and common facilities.
- E. The Project is being developed by the Company in accordance with the approvals/ sanctions obtained from Uttar Pradesh Aavas Vikas Parishad and other regulatory authorities and comprises of self-contained independent Unit along with common / support infrastructure and parking services & facilities. Specifications of the materials which are intended to be used in the construction and development of the flats in the project would be given in regular flat buyer agreement to be executed in near future but particulars whereof have notified to the Allottee(s).
- F. The Allottee(s) has/have confirmed to the Promoter that he/she/they is/are making this Application with full knowledge of all the laws, rules, regulations, notifications etc., applicable to the Said Plot and the Project and he/she/they has/have clearly understood the rights, duties, responsibilities, obligations as provided by law.
- G. The Promoter relying on the declarations, undertakings, confirmations, representations and assurances of the Allottee(s) to faithfully abide by all the terms, conditions and stipulations contained under RERA, has in good faith, agreed to allot the Said Apartment to the Allottee(s) on the terms and conditions appearing hereinafter and has agreed to register the particulars of the allottees for allotment of the said residential unit in its said project.

Indicative Terms and Conditions

1. That the Allottee has undertaken to execute a regular Agreement to Sell in near future, as per the specimen of unit buyer Agreement provided under the rules framed in terms of RERA with such modifications, as the context may require.
2. That the correspondence address of the Allottee shall be:

_____ and Telephone Nos.
_____ Mob. No. _____ WhatsApp
No. _____ E Mail ID _____ on
which the correspondence is to be addressed to the Allottee(s).

3. That the Allottee(s) has/have agreed to purchase the said flat on the terms and conditions indicated herein and prescribed in the Unit Buyer Agreement to be executed in near future.
4. That at the time of making this application the Allottee(s) has/have paid a sum of Rs. _____ by means of cheque No. _____ dated _____ drawn on _____ Bank in favor of **M/s Shri Laxmi Archcon (P) Ltd.** towards part of the booking amount/earnest money, in advance.
5. That the Allottee(s) has/have represented to the Promoter to the effect that the Allottee(s) has/ have income in Indian money in the income group of:
 - a. Less than Rs. 5,00,000/
 - b. Between Rs.5,00,000/- to Rs.15,00,000/-
 - c. Between Rs.15,00,000/- to Rs.25,00,000/-
 - d. Between Rs.25,00,000/- to Rs.50,00,000/- or above per annum
(Strike out whichever is not applicable).
6. That the Allottee(s) has/have made this booking directly with the Promoter or in the alternate through Sh./ M/s _____ having REARA registration of Agent No. _____.
7. That the booking has been made on the basic price to be calculated rate @ of Rs. _____ per sq.ft. of super area plus all other charges payable by the Allottee(s) in terms of brochure and any other charges to be recorded in the payment plan to be incorporated in the regular Agreement to Sell which has been contemplated to be executed by the parties in near future. In case the Allottee(s) declines / neglects / refuses to execute the regular Agreement to Sell within the stipulated period or within the extended period as per mutual consent in writing then in that event, the booking amount/part payment of earnest money paid/made by the Allottee(s) shall stand automatically forfeited and the Allottee(s) shall cease to have any right to purchase the said dwelling unit from the Promoter and this Interim arrangement shall become automatically determine/cancelled and shall become inoperative/ineffective for all intents and purposes.

Thereupon the Allottee(s) shall cease to have any right to purchase the allotted dwelling unit and consequently the Promoter shall be free to utilize the said dwelling unit in any manner whatsoever, the Promoter likes.
8. That all tax or taxes payable by the Allottee(s) be that GST or service tax or value added tax or under any other nomenclature as applicable from time to time.

It is further clarified that stamp duty, registration fees, documentation charges and all other incidental charges relating to registration of the Sale Deed / Conveyance Deed, as the case may be shall also be born and paid by the Allottee(s).

9. That the Allottees have submitted this application of their own free will and accord, without any undue influence, pressure or coercion of any kind or description whatsoever from any person or quarter whomsoever and whatsoever.
10. That the Allottees undertake to abide and remain bound by the terms and conditions of mentioned herein and as mentioned in the Unit Buyer Agreement prescribed by the Promoter.

Dated:

Allottee(s)