

AUMORA BY KAHLON

BOOKING APPLICATION FORM

Customer Name _____

Contact No. _____

Plot/Unit(s) No. _____

FORM NO.



Subject: Request for Booking Residential Plot. Plot No.

Self-Attested
Photograph
of First
Applicant

Self-Attested
Photograph
of Co-
Applicant

Dear Sir(s),

I/We the undersigned request your office to book for allotment to me/us the plot, particulars of which are given herein below, in 'AUMORA BY KAHLON' developed by you in the district of Lucknow (Uttar Pradesh).

Unit No.

Area (In Sq. Ft.)

BSP (Basic Selling Price)

Total Amount _____

Name of the Applicant

Son/Wife/Daughter of _____

Co-Applicant _____ Relation _____

Date of Birth Occupation _____

Correspondence Address _____

Permanent Address _____

Payment

Bank Draft/Chq. RTGS/NEFT Bank Draft No./Chq. No./UTR No. _____

Dated Drawn on _____

Booking Amount Rs. _____ (in figures) _____

Contact Details First-Applicant:

Contact Details Co-Applicant

Mobile _____

Mobile _____

Email Id _____

Email Id _____

PAN _____

PAN _____

ID Submitted

Voter ID Card Passport Driving License Adhaar Card Others

I have seen, read and understand the layout plan and the related documents, also satisfied with the terms and conditions of the Promoter/Developer's Policies as per attached annexure. I shall abide by the same as stipulated by the promoter/developer. I/We further agree to sign and execute all necessary documents / agreement as and when desired by the promoter/developer.

In the event of cancellation, the 10% of the Booking amount will be forfeited and balance refunded within the next 90 days from the date of cancellation.

References if any _____

Date: _____

Place: _____

(Signature of Applicant/CO-Applicant)

AUMORA BY KAHLON

PRICE LIST

Basic Sale Price (BSP) Rs.per Sqft. w.e.f.

PAYMENT PLANS

CONSTRUCTION LINKED PAYMENT PLAN						
BASIC SALES PRICE = RS. XXXX/SQFT						
TABLE - A						
S.NO.	MILESTONE	PERCENTAGE (%)	AMOUNT	CGST	SGST	AMOUNT
1	AT THE TIME OF BOOKING	10%		Rs. 0/-	Rs. 0/-	
2	ON COMMENCEMENT OF BOUNDARY WALL WORK	10%		Rs. 0/-	Rs. 0/-	
3	ON COMMENCEMENT OF SUBGRADE WORK FOR ROAD CONSTRUCTION	5%		Rs. 0/-	Rs. 0/-	
4	ON COMPLETION OF SUBGRADE WORK FOR ROAD CONSTRUCTION	10%		Rs. 0/-	Rs. 0/-	
5	ON COMMENCEMENT OF SEWERAGE WORK	5%		Rs. 0/-	Rs. 0/-	
6	ON COMPLETION OF SEWERAGE WORK	5%		Rs. 0/-	Rs. 0/-	
7	ON COMMENCEMENT OF DRAINAGE WORK	5%		Rs. 0/-	Rs. 0/-	
8	ON COMPLETION OF DRAINAGE WORK	5%		Rs. 0/-	Rs. 0/-	
9	ON COMMENCEMENT OF WATER SUPPLY WORK	5%		Rs. 0/-	Rs. 0/-	
10	ON COMPLETION OF WATER SUPPLY WORK	5%		Rs. 0/-	Rs. 0/-	
11	ON COMMENCEMENT OF ELECTRICITY WORK	5%		Rs. 0/-	Rs. 0/-	
12	ON COMPLETION OF ELECTRICITY WORK	5%		Rs. 0/-	Rs. 0/-	
13	ON COMPLETION OF BOUNDARY WALL WORK	5%		Rs. 0/-	Rs. 0/-	
14	ON COMPLETION OF WBM WORK FOR ROAD CONSTRUCTION	10%		Rs. 0/-	Rs. 0/-	
15	AT THE TIME OF REGISTRY	10%		Rs. 0/-	Rs. 0/-	
	TOTAL	100%				

TABLE-B						
S.NO.	MILESTONE	RATE	AMOUNT	CGST	SGST	AMOUNT
1	EXTERNAL DEVELOPMENT CHARGES (EDC) AT THE TIME OF COMMENCEMENT OF DRAINAGE WORK	RS. 180/SQFT		9%	9%	
2	EXTERNAL ELECTRIFICATION CHARGES (EEC) ON COMPLETION OF ELECTRICITY WORK	RS. 35/SQFT		9%	9%	
3	CLUB MEMBERSHIP CHARGES BEFORE REGISTRY	RS. 2,000,00/-		9%	9%	
4	IFMS CHARGES BEFORE REGISTRY	RS. 35/SQFT		9%	9%	
5	MAINTENANCE CHARGES IN ADVANCE FOR ONE YEAR BEFORE REGISTRY	RS. 2.5/SQFT/MONTH				
	TOTAL					

Total Basic Amount (Sum of Table-A)

Total Other Charges Amount (Sum of Table-B)

TOTAL AMOUNT (Sum of Table-A & Sum of Table-B)

- Delay in payment schedule is not anticipated at any point of time, however if happens in any circumstances the late payment fees @ 12.5% p.a will be charged, maximum up to 2 months and thereafter, if it continues will result in cancellation of plot.
- In the event of cancellation, 10% of booking amount will be forfeited and balance amount will be refunded within a period of 2 months (60 days).
- Prices indicated above are subjected to revision at the discretion of the promoter/developer.
- Stamp Duty and Registration Charges/Cost are extra at actual and shall be payable along with last due installment by the applicant.
- Any Tax paid or payable by the promoter/developer and/or its contractors by way of Cess, Charges, GST or any other taxes by whatever name called in connection with execution and sale of project and /or plot (hereinafter collectively referred to as "Taxes") shall be payable additionally by the applicant.
- Offer of possession will be made within a tentative period of 60 months from the date of booking, again subject to force majeure circumstances, as per the terms of Agreement for Sale/Allotment Letter.
- Payment to be made by A/c Payee Cheque(s)/Demand Draft(s)/RTGS/NEFT in favour of "_____".

APPLICANT'S SIGNATURE

**PRINCIPAL TERMS AND CONDITIONS FORMING APART OF THIS APPLICATION FOR
PROVISIONAL ALLOTMENT OF RESIDENTIAL PLOT/UNIT(S) IN “AUMORA BY KAHLON”
LUCKNOW**

The principal terms and conditions for the provisional allotment are set out herein below which shall form part and parcel of the comprehensive allotment letter/agreement for sale executed between the promoter/developer and the intending Allottee(s).

1. The project is located at **Village – Pursaini, Pargana – Mohanlalganj, Lucknow, UP.**
2. The intending Allottee(s) has applied for provisional allotment of a residential Plot/Unit(s) in the Project “Aumora by Kahlon”, Lucknow (hereinafter referred to as the said Plot/Unit(s) admeasuring _____ Sq.ft. and with full knowledge of all the laws/notification and rules applicable to this area in general and this project in particular.
3. The intending Allottee(s) has satisfied himself/herself about the right, interest and title of the promoter/developer in the land on which the said Plot/Unit(s) are proposed to be developed and has understood all limitations and obligations in respect thereof the intending Allottee(s) agree(s) that if the promoter/developer further develops the said project either in phase(s) or by amalgamation or in any other manner, the intending Allottee(s) shall lay no objection or create any hindrance, interference, nuisance with the use, enjoyment, consumption, integration of the common areas amenities, internal work development and external work development of the instant project against the promoter/developer, its agents, workmen, associates etc. for future development.
4. That it is agreed to the intending Allottee(s) that the tenure of membership assembly building styled as club house shall be for 10 years from the delivery of possession and the same shall retire by efflux of time. It is also agreed that the intending Allottee(s) shall lay no objection, or create any hindrance, interference, nuisance with the use, enjoyment, consumption, integration of the assembly building styled as club house of the instant project against the promoter/developer, its agents, workmen, associates, while intending Allottee(s) agreed by promoters/developers shall have the right to usage and access to the assembly building styled as club house.
5. That the promoter/developer shall have the exclusive right to accept/reject this application in its sole discretion.
6. The layout plans have been seen by the applicants/intending Allottee(s) and agrees that the promoter/developer may affect such variations/alterations/modifications etc. therein as deems fit or appropriate and/or as may be done by the sanctioning authority, and for further development in and around the said project by the promoter/developer, and the applicant(s) gives his/her consent to such variations/additions/alterations/deletions/modifications etc.
7. That the promoter/developer shall the right to affect suitable and necessary alteration in the layout plan, if and when necessary which may involve all or any of the change in the position of the Plot/Unit(s), change in its numbering/number, dimensions, size, area or change the entire scheme.
8. That the intending Allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without be prior approval of the promoter/developer.
9. That the applicant(s)/intending Allottee(s) that he/she shall pay the basic sale price (BSP) of the Plot/Unit(s) and all the other charges payable as per the opted payment plan or as and when demanded by the promoter/developer as the case may be. He/she also agrees to make all payment through Cheque(s)/Demand Draft(s) payable at Lucknow.
10. The intending Allottee(s) hereby agrees to pay additionally as preferential location charges (PLC) for preferential location as applicable and in a manner and within the time as stipulated. However, the intending Allottee(s) has specifically agreed that if due to any change in the layout plans, the said Plot/Unit(s) ceases to be in a preferential location, the promoter/developer shall be liable to refund only the amount of preferential location charges paid by intending Allottee(s). If due to any change in the layout plan, the Plot/Unit(s) becomes preferentially located, then the intending Allottee(s) shall be liable and agrees to pay as demanded by the promoter/developer for additional preferential location charges (PLC) stated in the payment plan.
11. The external development charges (EDC) for external services to be provided by the competent authority are included in the BSP; however, in case of any increase in these EDC's in future the same shall be paid by applicant(s) as and when demanded by the promoter/developer.
12. The promoter/developer and the applicant hereby agree that the amount paid with the application and in installments, as the case may be, to the extent of 10% of the basic sale price of the Plot/Unit(s), will collectively constitute the “Earnest Money”. The 10% of the Earnest Money shall stand forfeited at the sole discretion of the promoter/developer, in case of the non-fulfillment of the terms and conditions contained herein and those of the allotment letter/agreement for sale and the allotment may be cancelled.
13. The timely payment of installments is the essence of the terms and conditions of the booking. It shall be incumbent on the intending Allottee(s) to comply with the terms and conditions of sale, failing which the applicant(s) shall have to pay late payment charges as per the agreement on the delayed payment and the promoter/developer reserves its rights to forfeit the earnest money in such events, i.e., irregular/delayed payment/non fulfillment of the terms of payment and the allotment stands withdrawn/cancelled at the discretion of the promoter/developer.

14. It shall be the duty of the intending Allottee(s) to make regular installments payment in accordance with the payment plan opted on his/her own without any dependence/reference to any demand notices being issued by the promoter/developer.
15. The intending Allottee(s) also agrees to pay government/local body rates, education cess, charges, taxes of all and any kind by whatever name called, whether levied, or leviable now or in future, as the case may be for provisional allotment in proportion to the area of the Plot/Unit(s) allotted prior to the execution of the sale deed. If such charges are increased (including with retrospective effect) after the sale deed has been executed, then these charges shall be treated as unpaid sale price of the Plot/Unit(s) and the promoter/developer shall have lien on the Plot/Unit(s) of the intending Allottee(s) for the recovery of such charges.
16. The promoter/developer shall endeavor to give possession of the Plot/Unit(s) to the applicant(s)/intending Allottee(s) within the committed period subject to force majeure circumstances, and reasons beyond the control of the promoter/developer and subject to receipt of complete dues and other charges as per installment plan opted by the intending Allottee(s). The applicant(s)/intending Allottee(s) entitled to any compensation on the grounds of delay in possession due to reasons beyond the control of the promoter/developer. The promoter/developer on completion of the development/construction shall issue final call notice to the applicant(s)/intending Allottee(s) who shall within 30 days thereof, remit all dues and take possession of Plot/Unit(s) after registration of sale deed. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be liable to pay all maintenance charges to the promoter/developer or the nominated agency and/or any other levies on account of the Plot/Unit(s). The maintenance charges shall be reckoned from the date of offer of possession.
17. The intending Allottee(s) shall pay, as in when demanded by the promoter/developer, the Stamp Duty, Registration Charges and all other incidental and legal expenses for execution and registration of sale deed of the Plot/Unit(s) in favour of the intending Allottee(s) which shall be executed and registered after receipt of full sale price, other dues including payment Maintenance Security payable to the promoter/developer and the said charges and expenses as may be payable or demanded from the Allottee(s) in respect of the Plot/Unit(s) allotted to him/her.
18. The Stamp Duty, Registration Charges and all other incidental and legal expenses for execution and registration of any agreement/deed/document executed between the promoter/developer and the intending Allottee(s) shall be borne by the intending Allottee(s).
19. The intending Allottee(s) undertakes to execute the said sale deed within (60) days from the date of offer of possession failing which the intending Allottee(s) authorizes the promoter/developer to cancel the allotment and forfeit the earnest money, delayed payment interest etc. and refund the balance price paid by the Allottee(s) without any interest.
20. The intending Allottee(s) shall inform the promoter/developer in writing any change in the mailing address mentioned in this application failing which all demands, notices etc. by the promoter/developer shall be mailed to the address given in this application and deemed to have been received by the intending Allottee(s) in case of joint Allottee(s), all communication shall be sent to the first name Allottee(s) in this application.
21. The promoter/developer shall have the first lien and charge on the said Plot/Unit(s) for all its dues and other sums payable by the applicant(s)/intending Allottee(s) to the promoter/developer.
22. Unless a conveyance deed is exacted and registered the promoter/developer shall for all intents and purposes continue to be the owner of the land thereon and the allotment/agreement shall not give the Allottee(s) any right or title or interest therein.
23. The allotment of the Plot/Unit(s) is entirely at the sole discretion of the promoter/developer.
24. The applicant(s)/intending Allottee(s) undertakes to abide by laws, rules and regulations as may be made applicable to the said Plot/Unit(s) either by the promoter/developer for any other government authorities.
25. The applicant(s)/intending Allottee(s) shall use the Plot/Unit(s) for the purposes for which the allotment has been made.
26. The intending Allottee(s), if resident outside India, shall be solely responsible to comply with the necessary formalities as laid down in the FEMA 1999 or other applicable laws including that of remittances of payment(s) for acquisition of property and for submission of any documents/declarations etc. as may be prescribed.
27. That all or any disputes arising out or touching upon or in relation to the terms of this application and or allotment letter including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration shall be held at an appropriate location in Lucknow by a sole arbitrator who shall be appointed by the promoter/developer and whose decision shall be binding upon the parties.
28. The promoter/developer as a result of such a contingency arising reserves the right to alter the very terms and conditions of allotment or if the circumstances, beyond the control of the promoter/developer so warrant the promoter/developer may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the Allottee(s) for the period of delay/suspension of the scheme.
29. In circumstances of the promoter/developer abandoning the scheme the promoter/developer's liability shall be limited to the refund of the amount paid by the intending Allottee(s) without any interest or compensation whatsoever.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand that terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms

and conditions as may be comprehensively set out in the Allotment Letter/Agreement for Sale and the present terms and conditions would be read and taken to be part of such Allotment Letter/ Agreement for Sale. I/We have sought detailed explanations and clarifications from the promoter/developer and the promoter/developer has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the promoter/developer, I have now signed this application form and paid the monies payables there under fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further undertake and assure the promoter/developer that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this application, I/We shall be left with no right, title, interest or lien on the Plot/Unit(s) applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

APPLICANT'S SIGNATURE

