

To
M/s. Vardhmanvilla Infra Estate Private Limited .
Kailgua Road Lalitpur ,
Lalitpur - 284403 (U.P.)

Dear Sirs,

SUB : APPLICATION FOR BOOKING OF A RESIDENTIAL UNIT NO..... AMBROSIA
ENCLAVE LALITPUR

I/We hereby apply for booking of an INDEPENDENT VILLA (hereinafter referred to as the “UNIT”) in “**AMBROSIA ENCLAVE**”, located on Talabpura - Lalitpur-284403 (U.P.).

Following is/are my/our particulars:-

SOLE / FIRST APPLICANT

Name:

Address:

Residence Tel Mobile No.:.....

Office Name..... Deptt.....

Pan No - /Email:

CO- APPLICANT

Name:

Address;

Residence Tel.:..... Mobile No.:

Office Name..... Deptt.....

Pan No. /Email:

Note: If PAN is not available please attach Form 60 or 61.

NRI Applicant/s /Co-ApPLICANT is/are required to ensure compliance of rules framed under RBI/FEMA.

I/We understand that the registration is open to the general public.

I/We understand that the application is for the project named Ambrosia Enclave being developed by **M/s. VardhmanVilla Infra Estate Pvt. Ltd** , a company incorporated under the Indian Companies Act, 1956, having its Registered Office at, **Ambrosia County Kailgua Road , Lalitpur - 284203 (U.P.)**.

I/We understand that the acceptance or rejection of the booking rests entirely at the sole discretion of the Company and the Company can stop the process of registration at any time and without notice.

I /We have been informed by your office in advance regarding the Basic Price, PLC charges and Extra Charges, Payment Plans, shown layout of the project, unit plan and other relevant documents pertaining to the Unit being applied for by me/us and it is only after satisfying myself/ourselves fully that I/we hereby apply for booking of a Unit as per booking and payment details below:

<u>APPLICANT</u>	<u>CO-APPLICANT</u>	<u>UNIT NO:</u>
.....		

UNIT DETAILS (APARTMENT / VILLA)

Signed photo
of sole/ first applicant

Signed photo
of co-applicant

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Unit type **Villa** ;Unit no..... ; BHK: ... ; Floor: **G+1** Total Plot area sq.ft.) Saleable area: Sq.ft. Built Up Area: sq.ft..

UNIT PRICE

Gross Basic Price:	Rs. -.
Discount:	Rs. -
NET BASIC PRICE:	Rs. -.
Add 5% GST on Net Basic Price::	Rs. -
TOTAL :	Rs. -.
One-time Extra Charges (payable at possession or on demand):	Rs. -
TOTAL CONSIDERATION (excluding Stamp Duty):	Rs. -.
Rs.	

PAYMENT

Booking amount: **Rs**- Payment received details: Amount **Rs**-/- Cheque / DD No.927921 Dated
Lalitpur. Payments payable by crossed cheque/ DD favoring **M/S. Vardhmanvilla Infra Estate Pvt. Ltd .** payable at Lalitpur.

I /WE UNDERSTAND THIS BOOKING IS SUBJECT TO THE TERMS AND CONDITIONS AS BELOW:

FIRST INSTALMENT & FUTURE INSTALMENTS

First installment after booking shall be payable by the applicant within 30 (thirty) days from booking date and subsequent installments shall be payable as per payment plan signed and accepted by the applicant/s. All future installments will be paid on time by the applicant, failing which; the out standings will attract interest @18% pa and possible cancellation.

ALLOTMENT

Subject to what is stated above, the applicant shall sign and submit Allotment Certificate or any other document related to this booking within 15 days from dispatch by the company,

TRANSFER

First transfer will be free for a period of 12 months from booking date subject to receipt of minimum 25% of the Basic Sale Price and clearance of any other dues, outstanding/ interest. A nominal charge of Rs. 25,000/- for Bungalows will be payable on first transfer toward administrative charges.

Subsequent transfers will be charged @ Rs. 20/sft on Bungalows calculated on their typical plot areas and Rs. 15/sft for Apartments calculated on their saleable (super) area. However, transfers within immediate blood relations will be free of charge.

Transfers rules prevailing at the time of booking shall apply. Transfers will be subject to acceptance by the company.

CANCELLATION/ SURRENDER

In case the applicant cancels/surrenders his/her Booking at any time before issue of Allotment Letter, the company will be entitled to deduct Rs. 10,000/- toward administrative charges and return the balance amount without interest within 45 days of receiving a written notice from the applicant.

POSSESSION

The indicative possession of the Bungalow is Twenty Four **Months** effective from the date of issue of Allotment Letter.

<u>APPLICANT</u>	<u>CO-APPLICANT</u>	<u>UNIT NO:</u>	<u>page 2/3</u>
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Delay in installment after issue of Allotment Letter will attract interest @18% pa. However, if the delay goes beyond a period of 90 days from due date, the company will be entitled to cancel the booking and forfeit the entire Earnest Money Deposit comprising 10% of the Basic Sale Price.

Under both the above stated factors, the company shall have the right to sell the said intended Unit to any other party without giving any notice or recourse to the applicant.

GENERAL TERMS

This booking will not tantamount to deemed allotment of the Unit applied for. Acceptance of this booking form and subsequent allotment, if any, is at the sole discretion the company.

This booking will be guided by the terms of payment and other terms as set out in the company Application Form and Buyer's Agreement that the applicant has been shown and apprised with.

The applicant shall sign the detailed company Application Form/ Buyer's Agreement and Maintenance Agreement as and when demanded by the company and pay Stamp Duty and Registration Charges for execution of the Sale Deed.

The applicant shall be liable to pay on demand charges toward GST, Service Tax and any other tax/s by whatsoever nomenclature, whether levied previous to the execution hereof or at any time after the execution hereof, failing which the applicant shall be solely liable for the consequences thereof and the company shall have no liability whatsoever in that regard. The applicant shall also bear charges at possession or when demanded toward Monthly Maintenance, Maintenance Deposit, Club membership, Parking, External electrification & Fire Fighting installation, Electric meter, Cable installation, Power backup installation or any other charge/s as may be deemed necessary.

The applicant shall pay all taxes, rates, charges and assessment levied by whatsoever name in respect of the unit, assessed or imposed from time to time by JDA/ Nagar Nigam and any other statutory authority/s.

The Unit is part of a Larger Layout as tentatively shown on the plan and the terms and conditions of the Layout to the extent as applicable to the applicant will be binding upon him/her. The location of premises as shown on the plan is only to indicate applicant's preference and is not binding upon the Company.

The Company has informed the applicant that all the plans, drawings, amenities etc. are subject to the approval of the respective Authorities and subject to change. Further, the Company has all the right to change the plans, specifications or features without prior notice or obligations and the applicant will not object to any modifications/amendments of plans/designs and/or additions to the project.

APPLICABLE LAWS AND JURISDICTION

Any disputes shall be governed by the laws of India. It is agreed by and between the parties hereto that all and any disputes, suits, complaints, litigation, claim or any other matter arising out of or in relation to this booking, shall be resolved by the Courts of Jhansi, Uttar Pradesh.

I/We hereby confirm and declare that the information & particulars provided by me / us is true and correct and nothing relevant is hidden. I/We further confirm and declare that I/we have read the terms of booking as stated above and fully understood them before booking.

Thanking you,
Yours sincerely,

<u>APPLICANT</u>	<u>CO-APPLICANT</u>	<u>UNIT NO:</u>	<u>page 3/3</u>
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FOR OFFICE USE ONLY:

Customer name:

Booking facilitated by:..... ; Signature of dealing Executive :.....

Special noting:

Booking approved by: