

Application Form for Allotment of a Plot

To,

M/s Kherapati Buildcon,

Outside Bada Gaon Gate, Pichore Road

Jhansi-U.P.

Dear Sir,

I/We, understand that Kherapati Buildcon (The Firm) is developing a residential project named as “Dwarika” (Herein after referred to as the “Residential Project”) situated at Outside Bada Gaon Gate Pichore Road, Jhansi, Uttar Pradesh, India. The residential project is JDA (Jhansi Development Authority) approved and duly registered with Uttar Pradesh Real Estate Regulatory Authority Under Registration No. UPRERAPRJ6283.

I /We hereby apply for allotment of a Plot in the said residential Project. I /We make this application after having carefully read and understood the terms and conditions provided hereinafter.

I/We, remit herewith a sum of Rs. _____(Rupees_____) vide bank Draft/Cheque No._____dated _____ drawn on _____ being advance amount for booking/allotment of a Plot.

I/We here by agree that receipt of this application and acceptance of the advance amount by the Firm does not confirm the allotment of the Plot. The allotment of said Plot shall be up to the discretion of the Firm. That once the Firm confirms the said allotment by issuing an Allotment Letter, I/we hereby undertake to pay total price in compliance with details provided in **Annexure-A and Annexure-B**.

My/Our particulars are given below:

FIRST APPLICANT

Affix Passport Size
Photograph

1	Name	:	
2	Son of / Daughter of / Wife of	:	
3	Date of Birth	:	
4	Marital Status:	:	
5	Wedding Anniversary	:	
6	Gender	:	
7	Nationality	:	
8	Occupation	:	
9	IT PAN No (Mandatory)	:	
10	Aadhar No. (Mandatory)	:	
11	Residential Status	:	Resident Indian: Non-Resident Indian:
12	Phone	:	
13	Email ID	:	
14	Correspondence Address Self Owned_____Rented_____	:	
15	Permanent Address Self Owned_____Rented_____	:	
16	Employment Type	:	Salaried/Self Employed
17	Profession/ Job Title	:	
18	Firm Name & Address	:	

SECOND/JOINT APPLICANT (if any)

Affix Passport
Size Photograph

1	Name	:	
2	Son of / Daughter of / Wife of	:	
3	Date of Birth	:	
4	Marital Status:	:	
5	Wedding Anniversary	:	
6	Gender	:	
7	Nationality	:	
8	Occupation	:	
9	IT PAN No. (Mandatory)	:	
10	Aadhar No. (Mandatory)	:	
11	Residential Status	:	Resident Indian _____ Non-Resident Indian _____
12	Phone	:	
13	Email ID	:	
14	Correspondence Address Self Owned _____ Rented _____	:	
15	Permanent Address Self Owned _____ Rented _____	:	
16	Employment Type	:	Salaried/Self Employed
17	Profession/ Job Title	:	
18	Firm Name & Address	:	

Sr. no	Details if the Applicant is a Firm/Firm/LLP		
1	Name of Firm/Firm/LLP	:	
2	Date of Incorporation	:	
3	Correspondence address	:	
4	Registered Address	:	
5	Name of the authorized Contact Person	:	
6	Phone Fax	:	
7	Email	:	
8	Firm/Firm/LLP Pan Card (Mandatory)	:	
9	IT PAN No (Mandatory)	:	
10	Corporate Identification Number (CIN) (If Applicable)	:	
11	Director Identification Number (DIN) (If Applicable)	:	

Sr.No.	Plot Details:		
1	Plot Type (A/B/C/E/F/G/H/I)	: Type
2	Plot Number	:	
3	Area of the Plot (Sq. Mt and Sq. Ft)	: Sq. Mt Sq. Ft
4	Extra Land (Sq. Mt and Sq. Ft)	: Sq. Mt Sq. Ft
5	Preferential Location (Park Facing/ Corner/Main wide road)	:	
6	Total Price of the said Plot	:	
7	Break Up of Total Price	:	Annexure-A
8	Payment Schedule	:	Annexure-B
9	Payment to be made in favour of	:	
10	Home loan required or self-financed	:	
11	Interest for delayed payment	:	As per payment plan

Declaration:

I/We shall sign and execute Conveyance Deed/Registry in the format provided by the Firm. I/We shall deposit with the Firm, Non-judicial Stamp Papers of requisite value for the stamp duty and all other amounts required for meeting the expenses for execution and registration of Conveyance Deed/Registry of the Plot, within a period of 15 days of dispatch of written notice by the Firm in this regard and get the Conveyance Deed executed and registered positively within a period of 30 days of dispatch of said written notice or such other date as duly intimated by the Firm to you. In the event of my/our failure to comply with any/all of the above conditions, the booking/allotment will be cancelled at the discretion of the Firm. The advance amount for booking / allotment, paid till date to the Firm shall stand forfeited and I/We shall be left with no right, title, interest, lien or claim of whatsoever nature on the said booking/allotment.

I/We hereby agree that post confirmation of my/our booking by the Firm, I/We shall not be entitled to withdraws or surrender the booking/ allotment, for any reason whatsoever, at any point of time. In case of non-compliance the Firm shall be entitled to forfeit the advance Amount paid for booking /allotment along with interest due/payable and brokerage paid for the said booking and may refund the balance amount to me/us or as agreed mutually, without any interest or compensation within 90 days of such cancellation.

I/ We hereby undertake to abide by the terms and conditions of this Application Form. In the event the Firm agreeing to allot me/us a Plot , I/We agree to pay further instalments as per the Payment Plan (opted by me/us) as shown in Annexure- B and/or as stipulated/demanded by the Firm, failing which the allotment shall be cancelled and the Booking Amount and other sums shall be forfeited by the Firm.

I/We the above Applicant(s) have examined all the documents and information relating to the Residential Project , which includes the master layout plan, approvals, plot location etc. and have fully satisfied myself/ourselves about the nature of rights, title, interest of the Firm in the Said Land and the Residential Project and the approvals, sanction and permissions for development that have been obtained by the Firm. Further, I/We have completed all due diligence as to the right, title and interest of the Firm to develop and market the Residential Project on the Said Land and I/We have visited and inspected the site to my/our entire satisfaction, so as to confirm the competence of the Firm to transfer the Apartment.

I/We do hereby further declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions of this Application Form and the Conveyance Deed. The said terms and conditions shall be ipso-facto applicable to my/our legal heirs, transferees and successors. I/We undertake to inform the Firm of any change in my/our address or in any other particular/information, given above, till the ownership of the Apartment is transferred to me /us by execution and registration of conveyance / sub lease deed, failing which the particulars shall be deemed to be correct and the communications sent at the recorded address by the Firm shall be deemed to have been received by me/us.

Name of the Applicant(s)

Signature of the Applicant(s)

Date:

Place:

Note: Persons signing the Application Form on behalf of other person/ firm/ Firm shall file proper Authorization/ Power of Attorney.

For Office Use Only

Full Booking Amount Received: Yes _____ No _____

Checked by Sales Personnel: _____

Approved by Sales Head : _____

Reg No. : _____

Date : _____

Check List for Receiving Official:

- (a) Booking Amount.
- (b) Customer Signature on all pages of the application Form.
- (c) Signed Copy of Payment Plan.
- (d) Pan No./Form 60/Copy of Pan card.
- (e) Copy of Address Proof/ID Proof.
- (f) For Companies: Memorandum and Articles of association/Board Resolution
- (g) For Partnership firm: Authority Letter duly signed by all the partners along with True copy of certified partnership deed.
- (h) For NRI Copy of Passport and Payment Through NRE/NRO Account.
- (i) E-mail ID and Mobile No of the Applicant(S).
- (j) Copy of Aadhar Card of Applicants.

Remarks if any : _____

ANNEXURE-A

BREAKUP OF TOTAL PRICE

Payment Details	Amount (in Rupees)
Basic Sale Price (BSP):	
Extra Land Cost if any:	
Preferential Location charges (PLC):	
Interest Free Maintenance Security (IFMS):	
(to be transferred to RWA after project completion)	
Any other applicable charges:	
Total Price:	
<p>Note:</p> <p>Other charges like electricity connection/meter, water connection would be payable extra, based on actuals</p> <p>Stamp duty and registration charges shall be extra based at actuals and shall be charged from the applicant at the time of registry.</p> <p>Any other applicable government taxes like GST or any other taxes levied by the government in future shall be charged extra and shall be borne by the customer.</p> <p>In case of any future upward revision of EDC by the government, the same shall be recovered from the allottee on a pro rata basis.</p> <p>Interest would be charged at ...% per annum if the payment is not made as per the mentioned time frame in Annexure B.</p>	

ANNEXURE-B

PAYMENT PLAN

S. No.	Payment Details	Amount (in Rupees)

Specific Terms and Conditions, if any