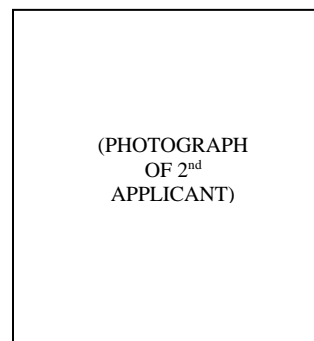
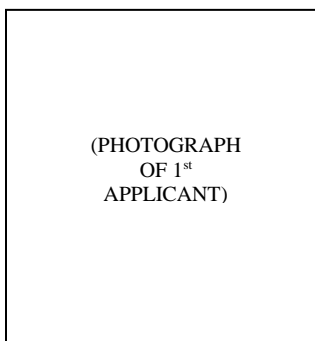


DownTown

Application Form No:



To,

M/s Ajanta Developers,
482-483, Kaseru Buxor,
Mawana Road,
Meerut

**APPLICATION FOR REGISTRATION FOR ALLOTMENT OF A COMMERCIAL
UNIT/ RESIDENTIAL APARTMENT IN “DOWNTOWN “, 482-483, KASERU BUXOR,
MAWANA ROAD, MEERUT.**

Dear Sir,

I/We wish to book a Residential Apartmentt/Commercial Unit in your Project known as “
DownTown “, located in Kaseru Buxor, Mawana Road, Meerut, for which I / We are forwarding
herewith a Cheque / Demand Draft No. _____ dated
_____ for Rs. _____ (Rupees
_____)

towards Registration amount, subject to the attached terms & conditions:-

That the said advance would be adjusted against the booking amount payable by me / us as and
when the Residential Apartmentt/Commercial Unit is allotted in my name(s).

I / We have clearly understood that registration for allotment of a Residential
Apartmentt/Commercial Unit on the basis of this application is at the sole discretion of the
Developer and does not confer upon me / us any right of allotment notwithstanding the fact; the
Developer may have issued a receipt in acknowledgement of the receipt of the advance registration
money.

Read & Agreed

0

(_____)

Name:

In the event, the Developer agreeing to allot a Residential Apartmentt/Commercial Unit on the basis of this application, I/We agree to pay further installments of the sale price and other charges/ dues as stipulated in this Application Form (Terms & Conditions) and the Agreement to sell and the Payment Plan.

I/We further agree to sign and execute and get registered , at my/our cost, the requisite Agreement to Sell, as and when desired by the Company on the Developer's standard format. I/We have, in the meantime signed and agreed to abide by the indicative terms and conditions attached to this application form for registration for allotment of a Residential Apartmentt/Commercial Unit.

My / our particular is / are given overleaf.

Signatures of Applicant / applicants.

Please Note:

- Cheque(s) to be made in favour of "Riddhi Promoters Pvt. Ltd. "
- Outstation payment mode-DD, Payable at Meerut.

Read & Agreed

1

(_____)

Name:

Applicant Details

My / Our particulars are given below for your references and record:-

1. Sole / First Applicant: Mr. / Mrs. /Ms. _____
S/W/D of: _____
Mailing Address: _____

Aadhar No. _____
Telephone No.: _____
E-Mail: _____ Mobile No. : _____
*PAN No: _____
Aadhar No. _____
Status: _____
Nationality: _____ Profession: _____
Designation: _____
Company Name: _____
Address: _____

Telephone No.: _____
E-Mail: _____ Mobile No. : _____
2. Second Applicant: Mr. / Mrs. /Ms. _____
S/W/D of: _____
Mailing Address: _____

Aadhar No. _____
Telephone No.: _____ Fax No: _____
E-Mail: _____ Mobile No. : _____
*PAN No: _____
Aadhar No.: _____
Status: _____
Nationality: _____ Profession: _____
Designation: _____
Company Name: _____
Address: _____

Telephone No.: _____ Fax No.: _____
E-Mail: _____ Mobile No. : _____

Read & Agreed

2

(_____)

Name:

(PHOTOGRAPH
OF 3RD
APPLICANT)

3. Third Applicant: Mr. / Mrs. /Ms. _____
S/W/D of: _____
Mailing Address: _____

Aadhar No. _____
Telephone No.: _____ Fax No: _____
E-Mail: _____ Mobile No. : _____
*PAN No: _____
Aadhar No. _____
Status: _____
Nationality: _____ Profession: _____
Designation: _____
Company Name: _____
Address: _____

Telephone No.: _____ Fax No.: _____
E-Mail: _____ Mobile No. : _____

Please Note:

- *(i) Please attach a Self attested copy of PAN Card.
- *(ii) Self attested Copy of Aadhar Card.

This application will be deemed to be incomplete if the above mentioned documents/

Read & Agreed

(_____)

Name:

Information is not furnished along with the application form and therefore lose its priority.

DECLARATION:-

I / We, the undersigned (Sole / First, Second and Third Applicant), do hereby declare that the above mentioned particulars / information given by me / us are true and correct to the best of my / our knowledge and no material fact has been concealed there from . We also undertake to inform M/s Ajanta Developers of any future changes related to the information and details furnished in the Application Form.

Yours faithfully

Name and Signature of the Applicant (s)

First Applicant Second Applicant Third Applicant

Place: _____ Date: _____

For Office Use Only

1. Application / Cheque received on _____
2. Details of the Plot/House/ Flat to be purchased / allotted :-
(a) Residential/Commercial Unit No: _____
(b) Carpet Area of the Unit
3. Booking : Broker ☐ Direct ☐
4. Sales Personnel Name:
5. Broker name and RERA Registration No. :

6. Payment received by Bank Draft/ Cheque No. _____ dated _____
drawn on _____ Bank.
7. Any Other Requirement:

Authorized Personnel

Intending Allottee

Read & Agreed

4

(_____)

Name:

**Self Attested Documents to be submitted along with the Application Form:
For Residents of India**

- Copy of PAN Card
- Copy of Aadhar Card
- Photographs of all Applicants.

Partnership Firm

- Copy of PAN Card of the Partnership Firm.
- Copy of Partnership Deed.
- Proof of Registered Office.
- In case of the partner has signed the documents, an authority letter from all other partners authorizing the said person to act on their behalf.

Private Limited & Limited Company

- Copy of PAN Card of the company.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the company.
- Board resolution authorizing the signatory of the application form to buy property on behalf of the company.

Hindu Undivided Family (HUF)

- Copy of PAN Card of HUF.
- Address Proof.
- Authority letter from all coparcener's/Members of the HUF authorizing the Karta to act on behalf of the HUF.

NRI/Foreign National of Indian Origin

- Copy of the Individual's passport.
- In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account if the applicant.
- In case of a cheque, all Payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Read & Agreed

5

(_____)

Name:

Terms and Conditions

1. TITLE

- i) The Said Project (DownTown) is being developed on land owned by M/s Ajanta Developers, Meerut (hereinafter referred to as “The Developers”), situated in 482-483, Kaseru Buxor , Mawana Road, Meerut.
- ii) The applicant(s) has/ have understood that he/she/they is/are making the application to the said Developer, who is fully authorized to develop and sell Residential and Commercial Units in the Said Project. The applicant(s) has/ have perused the title deeds of the interests of the Developer in the said land, on which this project is being developed and has/have understood all limitations and obligation in respect thereof and further satisfied himself/ herself/, themselves about the right, interests and entitlement of the Developer to sell the Residential and Commercial Units and receive the sale consideration.

2. ALLOTMENT

- i) Developer will receive the said application form duly filled on “First come first serve basis” and preference for allotment of Residential and Commercial Units will be on the basis of priority numbers.
- ii) The intending applicant shall, within 15 days from the date of issuance of confirmation letter from the Developer, be required to sign and get registered, at his own cost, the “Buyers Agreement” in the Developer’s prescribed format. The applicant agrees that if the applicant fails to sign and get registered the Buyers Agreement within the stipulated period, the Developer shall have the right to cancel/ revoke the allotment and forfeit the Earnest Money and allot / sell the said Residential and Commercial Unit to anyone else or to use it for any purpose it may deem appropriate, in case the Buyers Agreement is not executed.

3. SALE PRICE AND OTHER CHARGES

- i) **Sale Price:**) The TOTAL PRICE includes Taxes consisting of Tax paid or payable by the Promoter by way of GST, as applicable till the date of this Application,

Read & Agreed

6

(_____)

Name:

- ii) **Other Charges and Outgoings :** That in addition, the applicant also agrees to pay all Government charges, rates, duties, taxes, levies, cess, TOD/MRTS/RRTS cess of all and any kind, called by whatsoever name, that may be levied after the date of this Application, in proportion to the area of the Residential/ Commercial Unit. The applicant also agrees to pay regularly on demand the maintenance charges. The applicant shall deposit with the Developer an Interest Free Maintenance Security (IFMS) as stated in the application form as interest free Security, towards the aforesaid expenses according to the payment schedule. The applicant shall also deposit with the concerned authorities security deposits in respect of water and electric meters and shall also bear the expenses for installations etc. of the said meters, including all direct and incidental costs, as and when the occasion arises.
4. (i) The Developer shall have the right to effect suitable and necessary minor alterations in the layout/ building plans, if and when found necessary. If there is any increase/decrease in the area, the rate per per sq ft. and other charges will be applicable to the changed area on the same rate at which the Residential/ Commercial Unit was booked.

5. TAXES, LEVIES & CONVEYANCE

- (i) All taxes, cess, levied in future, on the land and/or on the said Residential/ Commercial Unit shall henceforth be borne by the intending allottee(s).
- (ii) That upon receipt of full sale price and/or other dues and charges, the Developer shall execute and register Sale Deed and or other documents / instruments so as to transfer the title of the said house/ plot/ flat in favour of the Applicant. The Applicant shall pay, as and when demanded by the Developer, the Stamp Duty, Registration charges, and all other incidental and legal expenses for execution and registration of the aforesaid instruments in respect of the said Residential/ Commercial Unit.

6. FORFEITURE

It shall be incumbent o the Intending Applicant(s) to comply with the terms of payment and other terms and conditions of allotment/ sale, as contained in this Application Form.

That the time for payment of installments as stipulated in the Payment plan as given in the application shall be the essence for allotment. In case, of any default by the applicant in making payment of the installments as per the payment plan, the applicant shall not be entitled for allotment and in the event allotment is already effected, such allotment shall be cancelled. Upon such cancellation, the Developer shall forfeit the registration cum Earnest Money amount out of the amounts already paid by the applicant under this application. Thereafter, the applicant(s) shall be left with no right and/or interest against the Developer in any manner whatsoever. The amount, if any, paid over and above the earnest money

Read & Agreed

7

(_____)

Name:

would be refunded by the Developer to the applicant(s) without any interest and without any other financial burden on the Developer on cancellation of booking. The applicant(s) hereby agrees and confirms that in the event of cancellation of the allotment as mentioned above the applicant(s) shall not be entitled to any interest or compensation of whatsoever nature. Provided that the Developer may, in their sole discretion, condone delays of certain amounts for certain period and in that case the intending allottee(s) shall pay interest on delayed payments @ 12% per annum, compounded monthly at the time of every succeeding installment which shall be calculated from the due date of outstanding payment/ amount, without prejudice to the Developer's right to cancel the allotment.

7. MAINTENANCE AND SECURITY ARRANGEMENTS

To maintain the Open areas, Common passages, Lifts, Escalators, all Electrical, Water, Fire and other Installations and services, secured gates, regulated entry to the project, the ambience of the project, all the amenities and elements, whatsoever, the Developer/ RWA shall appoint a maintaining agency for the maintenance and upkeep of the Said Project, which shall charge from the allottees, maintenance charges proportionate to the area of the Residential/Commercial Unit.

It is specially understood by the Intending allottee(s) that upon execution of the Buyer's Agreement, the terms and conditions set out therein shall supersede the terms and conditions as set out in this application.

8. APPLICANT'S/INTENDING ALLOTTEE'S CONVENANTS

- (i) That the Applicant(s) have fully read and understood these indicative terms and conditions and undertake to abide by the same.
- (ii) That the Applicant(s) shall comply with all legal requirements for the purchase of immovable property, as may be applicable, after execution of the Buyer Agreement and sign all applications & forms for the said purpose.
- (iii) The Applicant(s) has/ have fully satisfied himself/ herself/ themselves about the right, title and interest of the land owner, and statutory approvals and sanctions, on which the proposed Residential/Commercial Unit is to be constructed/developed and have understood all limitations and obligations in respect of the same.
- (iv) That the applicant(s) acknowledge that the Developer has readily provided all information/ clarifications as required by him/her/them and he/she/they have not relied upon the not influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral, estimated facilities / amenities to be made available or any other data except as specifically represented in this application and the applicant(s) has/ have relied solely on

Read & Agreed

8

(_____)

Name:

his/her/ their own judgment in deciding to make the application for purchases of the said Residential/Commercial Unit

9. LOAN FACILITY

- (i) In case the applicant(s) wish to avail loan facility for the purchase of Residential/Commercial Unit applied for, the Developer shall extend all possible help without getting involved in any financial commitment. The terms of such loan(s) shall be binding and applicable exclusively upon the allottee(s) only.
- (ii) In case the applicant(s) opts to pay the agreed price through loan and subsequently the loan is not granted or delayed for any reason whatsoever, the payment to the Developer, as per schedule, shall be ensured by the allottee(s), failing which he/ she/ they shall be governed by the provisions contained in clause no. 6 supra.

10. OTHER MISCELLANEOUS TERMS AND CONDITIONS

- i) **Mode of payment:** That the Applicant shall make all payments through cheque/ demand draft(s) mail transfer in favour of “**AJANTA DEVELOPERS**” payable at Meerut.
- ii) **Joint Applications:** The Applicant(s) declare and affirm that in case of joint allotment failure to pay by anyone shall be deemed as failure to pay by both /all and the joint intending applicant(s) shall be treated as one single person for the purpose of this application and both / all shall be liable for the consequences jointly as well as severally.
- iii) **Compliance of Provisions of Law:** That the Applicant hereby undertakes to abide by all State/Central Government laws, rules and regulations or any other law as be made applicable to the said Residential/Commercial Unit.
- iv) **Compliance with F.E.M.Act etc.:** That the applicant if resident outside India shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act and other applicable laws including that of remittance of payment(s) and for acquisition of the immovable property in India. The Applicant shall furnish the required declaration in Company’s prescribed format, which is Form 60 under IT Act Rule 114C.
- v) **Correspondence:** The Applicant(s) shall get his/ her / their complete address registered with the Developer at the time of booking of the Residential/Commercial Unit and it shall be his/ her / their responsibility to inform the Developer by courier/ Registered Post / A.D. / e-mail about all or any subsequent changes, if any, failing which all communications/ notices etc. sent all the first address as stated by the Application shall be deemed to have been received by him/ her/ them. This is without prejudice to the stipulation that the Applicant(s) shall have to strictly comply with the schedule of payment mentioned in the Application and the Applicant(s) shall be fully

Read & Agreed

9

(_____)

Name:

and solely responsible for any default in payment and the consequences that might arise there from.

- vi) In case there are joint intending applicant, all communication shall be sent by the Developer to the intending applicant whose name appears first and at the postal address/ e-mail id, given by him/ her/ them which shall for all purposes be considered as served on all the intending applicants, and no separate communication shall be necessary to the other intending applicant (s) to have agreed to this condition of the Developer.
- vii) It is brought to the notice of the intending applicant(s) that any passage, Staircase or Lift in the Said Project is for the common use of the Buyers of Units in the Said Project. They shall not be blocked or any kind of barriers/ obstructions be put up in any form whatsoever in any form whatsoever in any manner by the allottees, inhabitants of their respective allotted Residential/Commercial Units.
- viii) It is specifically understood by the applicant that upon execution, the terms & conditions as set out in the Buyers Agreement shall merge the terms and conditions as set out in this application.
- ix) That for all intents and purposes and for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes the feminine gender.

11. FORCE MAJEURE

Construction of the Said Project is subject to force majeure clause which includes delay in completion of the project for any reason beyond the control of the Developer e.g. war or enemy action or natural calamities or any act of God etc. In case of delay in delivery of possession as a result of any notice, order, rule, notification of the Govt. / Public or other Competent Authority or any reason whatsoever beyond and control of the Developer and any of the aforesaid events, the Developer shall be entitled to a reasonable extension of time.

DECLARATION:

I/ We have sought detailed explanations and clarifications from the Developer and Developer has readily provided such explanations and clarifications and after giving careful consideration to all facts terms and conditions, I/We have signed this application form and paid the advance registration amount for allotment either by way of forfeiture or refund of my/ our money 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 under this application or against the Residential/Commercial Unit provisionally allotted to me/us .

I/We have fully read and understood the above mentioned Terms and Conditions and agree to abide by the same.

Date _____
Place _____

Signature of the Intending Allottee

Read & Agreed

10

(_____)

Name:

Disclaimer : While every reasonable care has been taken in preparing this application form Ajanta Developers reserves the right to add/ delete Terms & Conditions, specifications facilities/ amenities as may be required, and does not form part of an offering or contract.

Application Form No:

DownTown Payment Plan

NOTE:

1. Registration and Stamp Duty charges will be extra, as per Govt/ Authorities rules.
2. All Demand Drafts/ Cheques to be made in favour of “RIDDHI PROMOTERS PVT. LTD.”, payable at Meerut.
3. Interest free maintenance Charges and Advance maintenance charges are to be made to the agency assigned by Riddhi Promoters Pvt. Ltd.

Signatures of Applicant / applicants.

Read & Agreed

11

(_____)

Name:

Application Form No;

For Office Use Only

1. Application / Cheque received on _____
2. Details of the Residential/Commercial Unit to be purchased / allotted :-
 - a. Unit No: _____
 - b. Residential/ Commercial.
 - c. Floor _____
 - d. Carpet Area: _____ sq. ft.
 - e. Sale Price Rs. _____
3. Booking : ☐ Broker ☐ Direct
4. Sales Personnel Name:
5. Broker name : _____
6. Payment received by Cash/ Bank Draft/ Cheque No. _____ dated _____
 - a. drawn on _____ Bank.
7. Payment Plan Opted:
 - a. Details of payment plan (amounting to 100% payment)

Authorized Personnel

Intending Allottee

Read & Agreed

12

(_____)

Name: