

A P P L I C A T I O N   F O R M

**Corporate**  
**park**

SANJAY PLACE, AGRA



GROUP COMPANY OF:



**Corp. Off :** 1st Floor, Block No. -17, Friends Wasan Plaza,  
HDFC Bank Building, Behind Marina Hotel, Sanjay Place, Agra - 282002  
**Tel :** 0562 - 4057045, 7895003007, 7895003009  
**e-mail :** bulandhousing@yahoo.in  
**Regd. Off :** K-157, Sarita Vihar, New Delhi - 1100 76

Dear Sir,

I/We request that I/We may please be registered for provisional allotment of a Office/Shop in **CORPORATE PARK** proposed to be developed on Block No. 109 Sanjay Place, Agra.

I/We agree to sign and execute, as and when required ALLOTMENT AGREEMENT containing terms and conditions of allotment and other related documents as prescribed on Company's standard formats.

I/We also agree to abide by the General Terms & Conditions for provisional registration of allotment as attached hereto.

I/We shall also comply with the various terms & conditions of License Agreement executed between Agra Development Authority and AGRA INFRLAND DEVELOPERS PVT. LTD. in respect of the above - mentioned project Land so far as those relate to rights and obligations of Allottee(s) in the said Complex.

I/We remit herewith a sum of Rs. .... (Rupees.....) by  
Bank Draft/Cheque No. dated.....drawn on .....in favour of

**AGRA INFRLAND DEVELOPERS PVT. LTD.**

I/We further understand that the expression 'allotment' wherever used herein shall always mean provisional allotment and will remain so till such time a formal Sale Deed is executed by the AGRA INFRLAND DEVELOPERS PVT. LTD. in favour of the intending allottee(s).

I/We have perused the "Price List - Cum - Payment Plan" and agree to pay as per the terms/rate mentioned and annexed hereto.

**SOLE/FIRST APPLICANT :**

Mr./Mrs./Ms.....

S/W/D of .....Age.....

Guardian's name (In case of minor).....

Date of Birth.....Nationality.....

Date of Birth of Spouse.....Anniversary Date.....

Occupation : Service ☐ Professional ☐ Business ☐

Student ☐ House Wife ☐ Any other.....

Residential status : Resident/Non-Resident/Foreign National of Indian Origin/OCB Others.....(please specify).

Mailing Address.....

.....Pin.....e-mail.....



Permanent Address.....Pin.....  
 Tele No.....Fax. No.....Mobile No.....  
 Office Address.....Pin.....  
 Tele No.....Fax. No.....Mobile No.....  
 Income Tax Permanent Account No.....Ward/Circle Special Range.....  
 Place where assessed to Income Tax.....

**SECOND APPLICANT (IF APPLICABLE)**

Mr./Mrs./Ms.....  
 S/W/D of .....  
 Age.....Guardian Name (In case of minor).....Date of Birth (In case of minor).....  
 Nationality.....  
 Occupation :  
 Service ☐ Professional ☐ Business ☐  
 Student ☐ House wife ☐ Any Other ☐  
 Resident Status :  
 Resident ☐ Non Resident ☐ Foreign National of Indian Origin ☐  
 Others (Please Specify) ☐

Mailing Address.....Pin.....e-mail.....  
 Permanent Address.....Pin.....  
 Tele No.....Fax. No.....Mobile No.....  
 Office Address.....Pin.....  
 Tele No.....Fax. No.....Mobile No.....  
 Income Tax Permanent Account No.....Ward/Circle Special Range.....  
 Place where assessed to Income Tax.....

**DETAILS OF OFFICE/SHOP FOR PROVISIONAL REGISTRATION :**

(i) Unit No.....Floor.....  
 (ii) Saleable Area.....Sq.Mts. (.....Sq. ft.)

No. of Car parking space.....

PAYMENT PLAN :.....

**PAYMENTS :**

(i)	Basic Consideration Price	=	Rs.....
(ii)	Preferential Location Charges (if applicable)	=	Rs.....
(iii)	Parking	=	Rs.....
(iv)	Maintenance Charges	=	Rs.....
(v)	Other Charges, if any	=	Rs.....
	<b>TOTAL PAYABLE</b>	=	Rs.....

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from.

Signature(s)

(First/Sole Applicant)

(Second Applicant)

Date.....

Note :

- (i) Cheques /Demand Draft to be made in favour of "AGRA INFRALAND DEVELOPERS PVT. LTD., payable at Agra
- (ii) All amounts received from intending allottee(s) other than Resident Indians shall be from NRE/NRO Foreign Currency Accounts.

**FOR OFFICE USE ONLY**

1. Application status : Accepted/Rejected
- 2A. Provisional Registration of Office/Shop.....
- (i) Unit No..... Floor.....
- (ii) Seleable Area..... Sq.Mts. (.....Sq. ft.)
- (iii) Terrace Area..... Sq.Mts. (.....Sq. ft.)
- (iv) No. of car parkings.....
3. Rate = Price.....
4. Payment Plan .....
5. Registration Amount Received vide R/No.....Date.....  
Rs.....(Rupees.....)
6. No. of Joint holders.....
7. Mode of booking.....

(Authorised Signatory)

Date.....



**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF OFFICE/SHOP IN "AGRA INFRLAND DEVELOPERS PVT. LTD. - CORPORATE PARK, BLOCK NO. 109, SANJAY PLACE , AGRA, UTTAR PRADESH, INDIA**

1. THAT is intending Allottee(s) has/have applied for registration of allotment of an OFFICE/SHOP in AGRA INFRLAND DEVELOPERS PVT. LTD.- CORPORATE PARK" to be developed on BLOCK NO. 109, SANJAY PLACE , Agra. The intending allottee(s) has full knowledge of laws, notifications and rules as applicable to this area and the terms and conditions mentioned in the application form.
2. THAT the intending Allottee (s) has fully satisfied himself/herself about the interest and title of the Company AGRA INFRLAND DEVELOPERS PVT. LTD.- CORPORATE PARK" SANJAY PLACE, AGRA and understands the limitations and obligations in respect of it. And there will not be any investigations or objections by the intending Allottee(s) in respect of thereof. The intending Allottee(s) agrees not to raise any objection in this regard or to make requisition or call for further clarification.
3. THAT the intending Allottee (s) shall pay to the Company the entire consideration of the OFFICE/SHOP, as per the Payment Plan opted by the intending Allottee (s) and annexed hereto.
4. THAT the intending Allottee (s) shall pay the basic price and other charges on the basis of "Built up Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the column and walls, area utilized for the services viz. area under stair cases , circulation area, walls, shafts, passages, corridors, lobbies and refuge areas.
5. THAT the Company apart from basic price shall fix Preferential Location Charges (PLC) for certain Office/Shop in the Complex and if intending Allottee (s) opts for booking of any such OFFICE/SHOP, he/she also pay these charges.
6. THAT the timely payment of installments as per the Payment Plan shall be the essence of this transaction. It shall be incumbent on the intending Allottee (s) to comply with the terms of payment and other terms and conditions of allotment as agreed upon through this transaction and as further stipulated in the Allotment agreement. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within **90 days**, from due date, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money/Registration Amount as defined in 'para 7' hereafter and the intending Allottee(s) shall be left with no right or lien on the said OFFICE/SHOP. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s) The delay in payment of installment upto 90 days shall entail interest @24% p.a. calculated from the due date of outstanding amount.
7. **THAT Earnest Money/Registration Amount** shall be deemed to be 10% of the Consideration of the OFFICE/SHOP.
8. THAT Service Tax & VAT shall be payable by the allottee(s) on pro-rata basis, any charges on account of the external electrification as demanded by Torrent Power Limited shall be extra. In the event of any further increase and /or any fresh tax, charge cess, duty or levy by the government or any other statutory authority, the same shall be payable by the allottee(s) on pro-rata basis.
9. THAT the possession of the OFFICE/SHOP is proposed to be delivered by the Company to the Allottee(s) on with in 36 months subject to Force majeure circumstances and upon registration of sale deed provided all amounts due and payable by the intending Allottee(s) as provided herein have been paid to the Company. It is, however, understood between the Parties that various Blocks comprised in the Complex shall be completed in phases.
10. THAT the intending Allottee(s) may at its sole discretion raise finances or a loan for purchase of the OFFICE/SHOP. However responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s). In the event, the loan not being disbursed or sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s).
11. THAT Allotment of the OFFICE/SHOP made shall be provisional, and the Company shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in the position, number, preferential location, Unit no(s) Boundaries, floor Built up Area and floor area, Layout Plan, Block and number of the OFFICE/SHOP, numbers of blocks, and increase/decrease in the area of OFFICE/SHOP. That opinion of Company's Architects on such changes will be final and binding on the Allottee(s). Further, if there is any increase/decrease in the Built up Area of the OFFICE/SHOP or an OFFICE/SHOP becomes a preferentially located, revised price and / or PLC shall be payable/adjustable at the original rate at which the OFFICE/SHOP has been booked for allotment. If for any reason the Company is not in position to allot the Unit applied for, or if subsequently the allotted



Unit is not available for any reason beyond the control of the Company, the Company will consider the Office/Shop of any alternative unit or refund of the amount deposited with simple interest @ 12% p.a. If it is clearly understood by the intending Allottee(s) that he/she will not be entitled to any compensation whatsoever on the grounds of aforesaid reason(s) and the company shall not be liable for any other damages/compensation on the account.

12. THAT the specifications of the Office/Shop are subject to change as necessitated during construction. In such an event, material of equally good quality shall be used.
13. THAT after completion of Office/Shop and receipt of full consideration and other charges, if any payable by the intending Allottee(s), the company shall arrange to execute a Sale Deed in favour of the intending Allottee(s). All expenses toward execution of the Sale Deed shall be borne by the Allottee(s).
14. THAT the actual physical possession of the Office/Shop shall be taken by the Allottee(s) after clearance of total consideration and other payments and execution of the sale deed by the Company.
15. THAT the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Office/Shop in the complex, as determined by the company or its nominated agency. The intending Allottee(s) shall pay the maintenance charges as and when demanded by the company or its nominated agency. the rate of maintenance charges and the scope of maintenance services will be covered in a separate maintenance agreement to be entered by the intending allottee(s) at the time of handing over of the possession of the Office/Shop.
16. THAT the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations. However in case of any change, further addition in the provisions, the same shall be provided by the company subject to condition that the cost of extra/additional facility shall be borne and paid by the Allottee(s) on pro-rata basis.
17. THAT the Company shall provide other amenities like Intercom/Security Cameras etc to the Allottee(s), manufacture/authorized dealer will be liable for guarantee/warranty as per their policy's. Agra Infraland Developers Pvt. Ltd. shall not take any responsibility's for the same.
18. THAT the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval/permission of the Company, which may at its sole discretion to permit the same on such condition as it may deem fit and on payment of such administrative charges as may be determined by the Company at the time of nomination.
19. THAT the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by Registered AD letter about all subsequent changes in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and / or other consequences that might occur therefrom.
20. THAT the Allottee(s) agrees to pay all rates, taxes, charges and assessments leviable by whatever name called for every description in respect of the plot of land or building constructed thereon, assessed or imposed from time to time by the Government.
21. THAT the intending Allottee(s) shall pay the additional charges as and when demanded by the company on account of actual cost of connection (if applicable). electricity, sewerage and water connection (if applicable).
22. THAT the intending Allottee(s) undertakes to abide by all the laws, rules and regulations of local authorities, departments or the Government.
23. THAT the intending Allottee(s) agree to pay the sale consideration as per the payment plan opted at the time of booking, however change of payment plan at later stage is the sole discretion of the Company, and is not binding upon.
24. THAT the possession of the said Unit shall be handed over only after receipt of Stamp Duty, Free Hold charges and other charges or as per the guideline, received and amended time to time.



25. THAT if there has been any breach of contract on the part of the intending Allottee(s) to perform his/her part of the contract earnest money/registration amount paid by him/her to the company shall be forfeited and balance amount, if any, paid over and above the earnest money/registration amount will be refunded to the intending Allottee(s) without any interest and only after submission of original receipts, allotment letter, sale agreement etc. The discretion absolutely shall rest with the Company.
26. THAT the Allottee(s) shall comply with all legal requirements for Sale Deed of Office/Shop and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
27. THAT the intending Allottee(s) if resident outside India shall be solely responsible to comply with the obligations as laid down in the Foreign Exchange Management Act, 1999, (FEMA 1999) and other applicable laws, rules, notifications including that the remittance of payment(s) and for Acquisition of immovable property in India. The intending Allottee(s) shall furnish the required declaration to the Company.
28. THAT the allotment of Office/Shop is at the discretion of the Company and the Company has right to reject any offer/application without assigning any reason. Except as expressly stipulated herein the intending Allottee(s) shall not be entitled to claim any right, lien, damages, losses, whatsoever of any kind or nature in this regard.
29. THAT Agra Courts shall have the jurisdiction in all matters arising out of/touching and/or concerning the transaction.
30. THAT the possession of the said Unit shall be taken within 30 days of the issue of the letter offering the possession of the Units. It is incumbent upon the intending Allottee (s) to inspect the Unit within 2 weeks of the issue of the aforesaid letter and deposit the dues/charges within 30 days from the issue of the letter offering the possession and after clearing all the dues/charges, the intending Allottee (s) has to submit the required stamp papers, free hold charges and other documents/payments in respect of execution of sale deed of Unit. The possession of said Unit shall be handed over only after receipt of required stamp papers, free hold charges and other documents/payments. However if all the above formalities in respect of physical possession of said Unit has not been completed within the specified period, the company reserves its right to cancel the allotment of the unit and the Company shall forfeit the amount of earnest money/booking amount deposited by him/her and he/she will be left with no lien whatsoever on the said Unit. The amount, paid over and above the earnest money/booking amount shall be refunded to the intending Allottee(s) without any interest, only after submission of original receipts, allotment letter, sale agreement etc. The discretion absolutely shall rest with the Company.
31. The intending Allottee(s) shall have no individual ownership right of the Terrace of the Buildings.
32. The Company shall have the right to expand the buildings it vertically or horizontally if it is permitted or otherwise.
33. No change in the external facade shall be permitted unless the same is approved by the Company.

I/We declare that the above terms and conditions have been read/understood by me/us and the same are acceptable to me/us intending Allottee(s)

Place.....

Date.....

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37. The Company shall have the right to expand the buildings it vertically or horizontally if it is permitted or otherwise.
38. No change in the external facade shall be permitted unless the same is approved by the Company.

I/We declare that the above terms and conditions have been read/understood by me/us and the same are acceptable to me/us intending Allottee(s)

Place.....

Date.....





PROJECT BY:



**AGRA INFRLAND DEVELOPERS PVT. LTD.**

GROUP COMPANY OF:

**BULAND HOUSING PVT. LTD.**

**Corp. Off :** 1st Floor, Block No. -17, Friends Wasan Plaza,

HDFC Bank Building, Behind Marina Hotel, Sanjay Place, Agra - 282002

**Tel :** 0562 - 4057045, 7895003007, 7895003009 **e-mail :** bulandhousing@yahoo.in

**Regd. Off :** K-157, Sarita Vihar, New Delhi - 1100 76