

Home! Happiness!

Peace! Prosperity!



APPLICATION FORM

RAJENDRA SEHKARI AWAS SAMITI LTD.

APPLICATION FORM

Sector-

Avadh Vihar Yojana

Lucknow.

Ph:

E-mail:

Please affix your
passport
size photograph

Dear Sir/Madam,

I/We request that one Plot/ Duplex may be allotted to me/ us in your proposed project **Rajendra Sehkar Awas Samiti Ltd.**

I/ we have read, understood and accepted that the Terms and Conditions of allotment of application form, contents of which have been read and understood by me/ us and I/we agree to abide by the terms and conditions laid down therein.

Particular of Applicant(s) are as follows:-

1. Name(s) of the Applicant(s) (i).....(ii).....
Son/ daughter/ wife of (or any other) (i).....(ii).....
2. Address to which all correspondence should be sent to (Only one address to be given in case of joint owners)
.....
Phone (i)..... (ii).....
E-mail.....
3. Plot.....Duplex.....
4. Permanent Income Tax Account No. (PAN) (i)..... (ii).....
5. I/We remit herewith a sum of Rupee
(Rupees.....)
By BANKDRAFT/ CHEQUENO.....
Drawn on.....bank
6. I/We agree to pay further Instalments of the sale price and other charges as stipulated/ called for by the Promoter/ Developer.

Dated.....

SIGNATURE OF THE APPLICANT(S)

FOR OFFICE USE ONLY

Rajendra Sehkari Awas Samiti Ltd. henceforth will be termed as Promoter/Developer

1. The aforesaid Project shall always be known as Rajendra Sehkari Awas Samiti Ltd. and under no circumstances, the name of the project shall be altered or changed.
2. The applicant/s has/have applied for allotment of a plot/duplex with full knowledge and subject to all the laws/notifications and rules applicable, which have been explained by the developer/promoter.
3. The applicant(s) shall not make any structural alterations of whatsoever nature on the green areas provided by the developer within the vicinity of the project.
4. The aforesaid Project has been approved by Uttar Pradesh Awas Evam Vikas Parishad. The applicant(s) has/have seen, understood and agreed with the plans, designs, specification which are tentative and are kept at the Promoter/Developer's administrative office, and agree(s) that the Promoter/Developer may make such variations, additions, alterations and modifications therein as it may, at its sole discretion deem fit and proper or as may be done by any competent authority and the applicant(s) hereby gives his/her/their consent to such variations, additions, alterations and modifications. The applicant(s) has/ have also seen the specifications and information as set out in the brochure which are also tentative and the Promoter/Developer may make such variations and modifications therein, at its sole discretion, deem fit and proper or as may be done by any competent authority and the applicant(s) gives his/her/their consent to such variations and modifications.
5. The Applicant/Purchaser understands the laws and regulations of the government/Uttar Pradesh Awas Evam Vikas Parishad and is bound to observe all the conditions, terms and covenants, and shall abide by by-laws, rules and regulations of government, local authorities during the process of the construction on the Plot/Duplex allotted by the Developer/Purchaser.
6. Once the Project has been completed and handed over to the municipality, the Promoter/Developer shall have no liability to maintain roads, sewage lines, rain water drainage, external electrification etc.
7. The Purchaser/ Applicant will have to pay for the electricity connection charges and water connection charges in regard to the aforesaid Plot/Duplex.
8. It is further agreed that in case any further additional development charges are demanded before or after possession of the Plot/Duplex by or are payable to any Government authority in respect of the aforesaid property due to statutory requirement, the same will have to be paid directly to AWAS EVAM VIKAS PARISHAD or such other government authority or to the Promoter/Developer separately on demand, the same will be proportionately shared by Applicant/Purchaser.
9. It is made clear that the possession of the demised Plot/Duplex is not being given to the Applicant in pursuance to this agreement and the possession will be given at the time of execution of the sale deed.
10. If the Applicant/Purchaser wants to transfer his allotted Plot/Duplex prior to the execution of the sale deed to any other third person, the applicant would be liable to pay an additional fees of Rs 1,00,000 to the Promoter/Developer and thereafter the Third person will be bound to abide by the terms and conditions of the aforesaid agreement.

(Sole/First Applicant)

(Second Applicant)

11. The applicant(s) agrees that, if as a result of any legislation, order or rule the Promoter/Developer after allotment, is unable to deliver the possession of the Plot/Duplex to the applicant(s), the only responsibility and liability of the Promoter/Developer will be to pay the applicant(s) and other persons who have purchased their assigns, the amount attributed to the said Plot/Duplex that may have been received by the Promoter/Developer at the time without any interest or compensation of what-so-ever nature and in the manner as may be decided by the Promoter/Developer as aforesaid. Neither party shall have any other right or claim against the other in relation to this agreement.
12. In case of the applicant not wanting to continue with his commitment to purchase the aforesaid plot/duplex, the Promoter/Developer would be entitled to refund the deposited amount paid by the applicant only after a time period of 1 year from the day of cancellation, without any interest what-so-ever.
13. The price of the said Plot/Duplex is inclusive of the cost of carrying out internal development works comprising construction of internal roads and footpaths, drains, fixing poles and making provision for electrification and street lighting, laying of pipes and providing horticulture, development of parks etc. However, it is understood that external or peripheral services such as water lines, sewer lines, storm water drains, roads, electricity etc. are to be provided by Government or concerned Local Authority up to the periphery of the project.
14. The applicant(s) shall additionally pay on demand to the Promoter/Developer his/her proportionate share of the cost for external development charges etc. as and when demanded by the Promoter/Developer.
15. The allotment of the plot/duplex is entirely at the discretion of Promoter/Developer and the Promoter/Developer has right to reject any offer without assigning any reason thereof. It is agreed the possession of Plot/Duplex shall not be given by the promoter to the applicant(s) before payment dues are cleared by the applicant(s).
16. Any additional work/facility undertaken or for which provision is to be made in common interest of the project in the future, which is not envisaged or indicated, shall be charged proportionately from the applicant(s).
17. The Applicant/Purchaser shall be liable to compensate for any loss or damage made by the Purchaser/ Applicant in the common area of the vicinity of the Project.
18. The registration of the transfer of the title of the Plot/Duplex allotted to the applicant would be executed only after full payment (charges, expenses etc.) has been released by the purchaser in respect of the aforesaid Plot/Duplex.
19. The liability of payment of stamp duty, registration fees and other related expenses in regard of the plot/duplex shall be exclusively paid by the applicant/purchaser.
20. Upon the possession grant of the Plot/Duplex to the Applicant/Purchaser, they shall have no claim on Promoter/Developer on any item of work.

(Sole/First Applicant)

(Second Applicant)

21. The Promoter/Developer as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of allotment, or if the circumstances are beyond the control of the Promoter/ Developer, if so warrants, may suspend the scheme for such a period as it may consider expedient and no compensation of any nature, whatsoever can be claimed by the applicant(s) for the period of suspension of scheme.
22. All the disputes including all matters shall be subject to sole arbitration of the nominee of the Promoter/Developer whose award shall be final and binding on both the parties. All expenses including the arbitrators' fee shall be borne by the purchaser. All proceedings shall be subject to jurisdiction of Lucknow Courts and HON'BLE ALLAHABAD HIGH COURT at Lucknow bench, Lucknow and its subordinate courts in the city of Lucknow.

DECLARATION

I/We the undersigned applicant (Sole/First/Second/Third Applicant), do hereby declare that the above mentioned particulars/ information given by me/ us are irrevocable, true and correct to the best of my knowledge and belief to be true and nothing has been concealed therefrom. I/we have gone through the terms and conditions written herein above (i.e the instant Application Form) and accept the same without any coercion, inducement, enticement etc. The terms and conditions shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/we further undertake to inform the company of any change in my/our address or in any other particular/ information, given above till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/ us.

Date :

Signature

Place :

Signature

COPY OF PAN CARD

COPY OF ID

FOR OFFICE USE ONLY



Office Address :
Sector – 11 B, Near Water Tank, Vr.ndavan Yojana,
Rae Bareli Road, Lucknow
Ph - 7755877033