

# **APPLICATION FORM**

**S. No.....**

**Project Name -**

**Date:**

To,  
The Promoter  
Address  
Contact Detail  
E mail:  
Website:

Dear sir/Madam,

I/We the undersigned request that a Plot may be allotted to me/us in the project \_\_\_\_\_ undertaken \_\_\_\_\_ (Promoter) as per the terms and conditions which I/We have read and understood and shall abide by the same as stipulated.

I /We further agree to sign and execute all necessary documents/agreements/deeds, as and when desired by the Promoter on the standard format. I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application from.

**1. Name of Applicant**

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

Son/Wife/Daughter of Mr. ....

Date of Birth: ..... PAN No.: .....

AADHAR No.: .....

Marital Status : .....

Nationality:

Residential Status:        Resident/Non- Resident

Residential Address:.....

Contact No.:        Res. .... Office: .....

Mobile:.....

- E-Mail ID:.....

**Personal Details :-**

Occupation/Business .....

Name of the Employer/Business  
.....

Address of the Employer/Business .....

Contact No. ....

Annual Income .....

**Funding Detail:-**

The purchase consideration shall be paid out of

Own Sources/Savings/Investments ☐      Financing from bank/Financial ☐  
Institutions

Quantum of Loan to be raised Rs. ....

**2. Name of Co-Applicant**

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

Son/Wife/Daughter of Mr. ....

Relationship with the applicant .....

Date of Birth:.....      PAN No.: .....

AADHAR No.: .....

Marital Status: ..... Nationality: .....

Residential Status:      Resident/Non- Resident

Residential Address:.....

Contact No.:      Res.: ..... Office: ..... Mobile: .....

E-Mail ID:.....

**Personal Details :-**

Occupation/Business .....

Name of the Employer/Business.....

Address of the Employer/Business .....

Contact No. ....

Annual Income .....

**Declaration:**

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I/We hereby solemnly declare that the above particulars given by me / us are true to the best of my / our knowledge and belief.

I/We shall furnish any additional information(s) if required. In the event of any delay on my / our part to furnish any particulars desired by the Promoter, it shall be within the discretion of the Promoter to reject my/our application.

The Promoter has no obligation or liability to allot me/us a Plot.

In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I/We shall abide by the decision of the Promoter and it shall be final and binding on me/us. I/We further agree to pay the balance payment in accordance with the Promoter's schedule of installment.

I/We further understand that the timely payment is the essence of transaction and accordingly we will abide by the payment plan.

I/We have read the contents relating to the terms and conditions of allotment in detail annexed here to and hereby agree to abide fully by those.

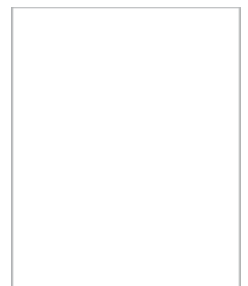
I/We have read and understood the terms and conditions given herein and accept the same.

Name of Applicant(s)

Signature of Applicant(s)

1 .....

2 .....



## NOMINATION FORM

Name of Nominee:.....

Date of Birth:..... Sex .....

Relationship with the first  
applicant:.....

Address:.....

Specimen Signature (Nominee):.....

I certify that Mr./Mrs./Ms. ....  
Son/wife/Daughter of ..... has signed in  
my presence and I verify his/her signature.

.....  
(Applicant(s) Signature)

Witness Signature with Name & Address

1) .....

2).....

### **FOR OFFICE USE ONLY**

1. Application Accepted / Rejected
2. Detail of Plot allotted
3. Total Plot Price Rs. ....  
(Subject to addition /modification/ Alteration in taxes,Cess ,duties)
4. No. of Joint Applicants  
.....

Dated .....

Place .....

Authorised Signatory

## **TERM AND CONDITIONS**

1. The applicant (s) has applied for the allotment of a Plot, with full knowledge and subject to all laws, bye laws, notifications and rules applicable to this project, which have been well explained by the Promoter & understood by him/her.
2. The allottee(s) has seen, understood and accepted the approved layout plan, specifications, amenities and facilities of the Plot and accepted the payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter.
3. The allottee(s) has fully satisfied himself / herself about the rights & interest of the Promoter on the said land and the project and its limitations and obligations in respect of the same.
4. The allottee(s) has fully verified and satisfied himself/herself about the genuineness of the title deed of the said land.
5. The applicant understands that he/she will not interfere in layout, implementation, plans and drawings of the project and will not modify the internal/external structure/ scheme even at the later stage to keep the harmony and spirit of the project.
6. (a) The Promoter will developed the land in accordance with the approved layout plan of Jhansi Development Authority as well as the specifications of construction given in the brochure;  
(b) However the Promoter shall have the right to effect suitable and necessary minor alterations/changes in the Layout plan if necessary as permitted under law and shall follow the process specified in this respect.  
(c) The applicant understands and unconditionally agrees about the timely payment of all installments (including final amount payable on intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any installment shall be subject to the interest at the rate as may be applicable from time to time as per the Real Estate (Regulation and Development) Act and Rules framed there under.
7. The Plots shall be sold at the agreed price prevailing in the market on Plot Cost. Any Levy or taxes on the said Plot will be borne by qualified applicant. Sale price paid to the promoter will not include the cost of stamp duty and registration fees together with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.

8. The maintenance charges shall be paid by the applicant w.e.f. intimation for possession or as decided by the promoter/ society formed for the said purpose and stated in Agreement to Sell to be entered between the parties and registered in future. The same shall not be linked with the actual possession taken by the applicant.

## **PAYMENTS**

1. The initial Registration amount for the purpose of booking a Plot shall be Rs \_\_\_\_\_/- (Rupees\_\_\_\_\_)
2. The timely payment of the installments of the total sale price as indicated in the payment schedule is the essence of the terms of booking/ allotment. In case of non- payment of any of the installment within 15 days from the date of demand, the applicant(s) shall be treated to be defaulter and he/she shall be liable to pay interest @ SBLR + 2% p.a. After default for consecutive two demands allotment may stand cancelled with prior intimation and amount deposited will be returned after deducting the booking amount, interest and taxes ,duties ,cess , other incidental charges ,actual loss (if any) etc over and above suffered by the Promoter .
3. However in the event of Breach of any of the terms and conditions of the allotment by the applicant(s), the allotment may be cancelled before possession and execution of registered sale/conveyance deed, however the allottee will be entitled to get refund of his/her total amount paid after deduction of booking amount actual loss suffered by the developer (if any) and/or Interest which shall be calculated at SBLR + @2% (both and/or any one as the case may be)
4. In case of cancellation of booking, if the Plot is cancelled within 15 days of booking then amount to be refunded will be calculated after deducting actual loss (if any) suffered by the developer /Promoter . If the flat is cancelled after 15 days of booking then the amount to be refunded will be calculated after deducting SBLR + 2% and/or actual loss (if any) suffered by the developer / Promoter.
5. All the payments against the total sale price of the plot shall be made to the promoter through demand draft/cheque in favour of “\_\_\_\_\_.” In case if RTGS/NEFT is being done by the

applicant(s) and the same is not being informed to the Promoter then under such circumstances receipt of such deposit may not be issued and applicant(s) will not complain for the same.

6. All statutory charges, taxes and other levies demanded or imposed by the concerned authorities/state/central government shall be payable by the applicant(s) in respect of the Plot allotted from the date of booking.
7. The applicant(s) shall be given the possession of the Plot only after payment of all the Installments and other dues and after execution of registered sale/conveyance deed in his/her favor by the Promoter, which will be done when the applicant(s) has paid Stamp Duty, Registration Fee and other legal charges or expenses. The registration of the sale/conveyance deed shall be executed through the lawyer of the Developer.

**DEVELOPMENT & COMPLETION**

8. The Developer shall endeavor to give possession of the residential Plot to the applicant within ..... computed from Date ..... subject to force majeure conditions and reasons beyond the control of the Developer with an extension of time for construction provided by authority.

I/We hereby declare that I/We have explained everything relating to the above terms and conditions in the language known to me/us. Also I/We agree to abide by the rules and regulations of the Promoter & will pay further installments of the plot as per opted payment schedule.

1 .....

2 .....

Name of Applicant(s)

Signature of Applicant(s)

Dated .....

Place .....