



Stallion Infra Developers Pvt. Ltd.

APPLICATION FORM

DATE

Personal Details:

Name(Mr./Mrs./Ms.):

Father/Husband Name:

Address:

Landmark:

District:

Pin Code:

State:

Tel./Mobile No.:

Nationality:

Date of Birth:

Sex: Male: ☐ Female: ☐

Tel.(Off):

Residence:

Email ID: PAN No.:

Nominee Details:

Name:

Father/Husband Name:

Address :

Landmark:

District :

Pincode:

State :

Tel./Mobile No.:

Nationality:

Date of Birth:

Sex: Male: ☐ Female: ☐

Tel.(Off)

Residence:

Relation with First Applicant:

Sponsor Details:

Sponsor ID No.:

Sponsor's Name:

Applicant Signature

Sponsor Signature

Details of Unit Purchase:

- 1) Type of Property :
- 2) Sector/Block :
- 3) Unit No. :
- 4) Area of Unit :
- 5) Basic Rate per Sq. Ft. :
- 6) Total Sale Price :

DECLARATION

I/We, the undersigned (Sole first and second Applicant), do hereby declare the above mentioned particulars/ information given by me/us are true and correct and nothing has been concealed there form.

Your's Faithfully,

Signature of Applicant(s)

Place:

Date:

For Office Use Only

1. Application Accepted/Rejected

2. Details of unit allotted

Sector.....Unit No.

Type.....Built up Area.....

Total Price.....Basic Rate.....

Payment Plan: ☐ Down Payment ☐ Installments ☐ Booking Only

Total Sale Price Rs..... (in words).....

Amount Received at the time of booking vide Draft/Cheque No.....Dated..... Rs.....

Rupees.....

Drawn on(Bank at Lucknow) vide Receipt No.....

Dated.....

Type of Account.....

No. of joint Applicants.....

Dated.....

Place.....

Authorised Signatory

TERMS & CONDITIONAL FOR ALLOTMENT

1. The intending allottee (s) has/have applied for allotment of a residential/commercial unit with the full knowledge and subject to all the laws/notification and rules applicable to this area in general which have been explained by the company and understood by him/her/them.
2. The intending allottee (s) has/have/fully satisfied himself/herself/themselves about the interest and title of the company in the said land and has/have understood the obligation in respect thereof and there will be no more investigation or objection by the intending allottee (s) in this respect.
3. The intending allottee (s) has/have accepted the plans, designs, specification which are tentative and are kept at the company's offices and agree that company may effect such variation, additions, alterations modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by the competent authority and the intending allottee (s) hereby gives his/her/their consent to such variation/addition/alteration/deletion and modification.
4. The company shall have the right to effect suitable and necessary alterations in the plan, if and when necessary which may involve all or any of the changes, namely change in the position of unit, change in its number, dimensions, height, size or layout or change of entire scheme.
5. The intending allottee (s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior approval of the company, who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible.
6. The intending allottee (s) agree that he/she/we shall pay the price of the unit on the basis of the mutual agreement as and when demanded. He/she/we also agrees to make all payment through demand draft/cheques drawn upon and payable at Lucknow only.
7. The company and the intending allottee (s) here by agree that the amounts paid with the application for booking and to the extent of 20% of basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those of allotment letter/agreement as also in the event of failure by the intending allottee (s) to sign the allotment letter/agreement within the time allowed by the company.
8. PLC charges should be applicable.
9. Booking amount as per company policy.
10. All Govt., taxes should be applicable as per Govt. rule.
11. The time of punctual of installments is the essence of this contract. It shall be incumbent on the intending allottee (s) to company with the terms of payment and other terms and conditions of sale, falling which the intending allottee (s) shall have to pay interest as per the agreement on the delayed payments and the company reserves its right to forfeit the earnest money in event of irregular/delayed payments/non fulfillment of terms of payment and the allotment may be cancelled at the discretion of the company.
12. The intending allottee (s) agrees to reimburse to the company and to pay on demand all taxes, levies or assessments, whether levied or livable in the future, on land and/or the building as case may be, from the date of allotment.
13. The company shall endeavor to give the possession of the unit to the intending allottee (s) within commuted period subject to force major circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable up to the date of possession according to the payment plan applicable to him/her/them. The company on completion of the construction of the construction shall issue final call notice to the intending allottee (s), who shall within 30 days thereof, remit all dues and take possession of the allotted unit and shall bear all maintenance charges and other levies on account of the allotted unit.
14. The intending allottee (s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping of the unit and providing the various service as determined by the company or its nominee. This arrangement will be carried out unit the services are handed over to the local bodies. The intending allottee (s) agrees and consent to this arrangement and will not question the same singly or jointly with other buyers.
15. Transfer charges should be charged at Rs. 10/- per sq. ft. 1 st transfer, Rs. 15/- per sq. ft on second transfer and on third it will Rs. 20/- per sq. ft.
16. The sale deed will be executed and got registered in favor of the intending allottee (s) within the reasonable time after the completion of development work/construction at the site and after site and after receipt from his/her/them full price and other connected charge. The cost of stamp duty registration/mutation, documentation charges etc. as and when demanded by the company, stamp duty and registration charges/mutation charges and all other incidental a legal Expenses for execution and registration on sale deed/mutation of the unit in favor of the intending allottee (s).
17. The intending allottee(s) shall get his/her/its complete address registered with the company at the time of booking and it shall be his/her/their responsibility to inform the company by registered A/D letter about all subsequent changes, if any, in his/her their address (es), falling which all demanded notice and letters posted at the last recorded address will be deemed to have been received by him/her/them at the time when those should ordinary reach address and the intending allottee (s) shall be responsible for any default in payment and other consequences that might occur there from. Any change in the address shall be supported with relevant documentary evidence. In all communications the reference of property booked must be mentioned clearly.
18. The company shall have the first lien and charge on the said unit for all its dues and other sums payable by the intending allottee(s) to the company.
19. In case of cancellation developer has full right to forfeit the booking amount.

20. Unless a conveyance deed is executed and registered, the company shall for all intents and purpose continue to be owner of the land and also the construction thereon and this proposal shall not give to the allottee (s) any right or interest therein.
21. The allotment of the unit is entirely the discretion of the company.
22. The price of the unit stipulated herein is based on All India Whole Sale Index for all commodities as ruling in.....if however, during the progress of the work, escalation in cost takes place which will be based on All India Whole Sale Index for all commodities the effect of such increase as assessed by the company and intimated to the intending allottee (s) shall be payable by him/her/them over and above the price. Calculation of escalation will be done as mentioned in escalation clause of the allotment letter/Agreement. The decision of the company in this respect shall be final and binding on the intending allottee(s). The increased incidence may be charged recovered by the company from the intending allottee(s) within one or more of the installments or separately.
23. The intending allottee(s) undertakes to abide by all the laws, rules and regulation or any law as may be made applicable to the said property-
24. Any dispute or difference arising out of/touching and/or concerning this transaction which may arise between the company and the allottee during currency or expiry of this transaction, the same shall be settled by mutual consent failing which the matter be referred to the decision of the arbitrator, to be appointed in writing by the parties, or if they can not agree upon a single arbitrator to the decision of three persons as arbitrator, one of the appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator. The arbitration proceedings shall be governed by the then prevailing rules and provisions of arbitration and conciliation Act. 1996.
25. Any dispute legal proceeding arising out of this transaction shall be subject to jurisdiction of the courts where property under subject to sale is situated.
26. The intending allottee (s) agree to pay the total basic sale price and other charges of unit as per the payment plan (Down payment/installment plan) opted by him/her/them.
27. The allottee (s) shall not use the premises for any activity other than the use specified for.
28. In case there are joint intending allottees all communications shall be sent by the company to intending allottee whose name appear first and at the address given by him/her for mailing and which shall for all purpose be considered as served on all the intending allottee and separate communication shall be necessary to the other named intending allottees. The intending allottee(s) has/have agreed to this condition of the company.

The company as a result of such a contingency arising reserves the right to alter or vary the terms and condition of allotment or if the circumstances, beyond the control of the company, so warrant, the company may suspend the scheme for such period as it may consider expedient and no compensation of any nature what so ever can be claimed by allottee (s) for the period delay/suspension of scheme.

In consequence of the company abandoning the scheme, the companies liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation what so ever.

I/we have fully read and understood the above mentioned terms & conditions agree to abide by the

Date

Place

Signature of the intending Allottee(s)



Stallion Infra Developers Pvt. Ltd.

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