

“Regal Court”

C.G. City, LUCKNOW,U.P.

APPLICATION FORM

A Project of

MIB HOMES PVT. LTD.

CO: NEW JANAPATH COMPLEX, 6TH FLOOR, 9-A ASHOK MARG, HAZRATGANJ,
LUCKNOW- 226001

Dear Sir,

I/We request that I/We wish to register for the **Allotment** of Units at our Residential Project in “**Regal Court**”, **C.G. City, Lucknow** (U.P) being promoted by **MIB HOMES Pvt. Ltd.** (Herein after referred to as the company).

I/We agree to sign and execute, as and when desired by the company, the Allotment letter on the Company's Standard Format contents whereof have read and understood by me/us and I/we agree to abide by the Terms and Conditions of the registration laid down in the format.

I/WE agree to pay further instalments as stipulated/ demanded by the company and as contained in the payment plan opted by me/us.

I am / We are enclosing herewith a Cheque/Draft/Pay order No. _____
_____ Dated _____ Drawn on
_____ branch _____
_____ For Rs. _____
(Rupees _____)

This may be treated as Booking/Registration Amount, subject to the conditions laid down.

Signature of 1st Applicant

Signature of 2nd Applicant

My/Our particulars are given below for your reference and records

Sole/First Applicant Details -

Recent Photo

1. Applicant Mr. / Mrs. / Ms. _____

S/W/D of _____

Date of Birth _____ Gender _____

Profession _____ Designation _____

Company Name _____

Office Address _____

Nationality _____

Permanent Address _____

Telephone No. _____ Mobile: _____

E-Mail : _____

Address for Correspondence _____

Income Tax Permanent Account No (PAN NO) _____

Passport No/Election ID card No/Driving Licence No _____

Residential Status: Resident/ Non-Resident/ Foreign National of Indian Origin

Marital Status: Married / Un- Married

Annual Income: _____ Rupees _____

Signature of 1st Applicant

Signature of 2nd Applicant

My/Our particulars are given below for your reference and records

Co- Applicant Details (Second Applicant)-

Recent Photo

2. Applicant Mr. / Mrs. / Ms. _____

S/W/D of _____

Date of Birth _____ Gender _____

Profession _____ Designation _____

Company Name _____

Office Address _____

Nationality _____

Permanent Address _____

Telephone No. _____ Mobile: _____

E-Mail : _____

Address for Correspondence _____

Income Tax Permanent Account No (PAN NO) _____

Passport No/Election ID card No/Driving Licence No _____

Residential Status: Resident/ Non-Resident/ Foreign National of Indian Origin

Marital Status: Married / Un- Married

Annual Income: _____ Rupees _____

Signature of 1st Applicant

Signature of 2nd Applicant

3. Details of Unit:-

(I) Tower / Block No _____

(ii) Unit Detail _____

(iii) Floor No _____

(iv) Unit Type _____

(iv) Super Area _____ Sq. Fts (Approx.) _____ Sq. Mts. (Approx)

4. Basic Sales Price (BSP): Rs . _____ Per Sq. Fts. On super area
[Agreed by the applicant(s)].

Total Basic cost Rs. _____

Total Additional Charges Rs. _____

Basic Sales Price Rs. _____

Total Cost of Unit Rs. _____

(In words Rupees _____)

Note- Maintenance Charges @ ____/- per sq.ft. per month on super area basis
payable at the time of possession.

5. Payment plan Opted [A] Construction linked Plan [B] Flexi Payment Plan

*Prime Location Charges :- **(As per payment plan)**

6. Nominee _____ Relationship _____

Declaration:-

I/We Applicant(s) do hereby declare that my/our request for allotment
irrevocable and that the above particulars /Information given by me/ us are
true and correct and nothing has been misrepresented. I/We undertake to
inform the company of any change in the above particular / information
particularly the addressee. Till the unit , if allotted ,is registered in my / our

Signature of 1st Applicant

Signature of 2nd Applicant

names If anything found wrong regarding the information given by me / us I/ we shall responsible for the same.

Yours Faithfully

Signature of the First Applicant

Signature of second Applicant (if any)

Signature of sale Associate (if any) with Stamp

Date.....

Place

Note : Cheque /Draft / Pay order should be in favour of MIB HOMES PVT LTD.
payable at Lucknow only

Terms and Conditions for Registration of Allotment of Unit in “Regal Court” Project

The Applicant(s) has applied for allotment of Unit in Regal Court, C.G. City Lucknow of MIB Homes PVT. LTD. (hereinafter referred as company) and has agreed to abide by the terms and conditions laid down herein below:

1. The Allotment of the Unit is entirely at the discretion of the **company**.
2. The Applicant has fully satisfied himself about **title of the land** which is freehold and the interest and arrangement of the company in the land on which the project is being developed and constructed and has understood limitations and obligations in respect thereof.
3. I/We agree that if there should be **any variation in the area** of the unit available at the time of booking/allotment, then in such case the payment for the excess/shortfall area shall be paid/refunded, as the case may proportionately at the same rate as agreed herein. However, should such variation in area be unacceptable to me/us then my/our Registration shall be treated as cancelled and I/We shall left with no right. Lien or interest herein save and accept to claim refund of the actual amount paid by me/us.
4. Timely payment of instalment and other dues pertaining to the unit is the essence of the terms of the booking/allotment. **Penal interest @ 18% P.A shall be payable** by the applicant(s) **in case of failure to pay the instalments and other dues by due date**. However, if payment is not received within **45 days** from the due date of unpaid instalment/ part payment or in the event of breach of any of the terms and conditions of this allotment by the applicant(s), the allotment will be cancelled at the discretion of the company and the applicant(s) amount of earnest money/booking amount paid to the company will be forfeited. The balance amount shall be refundable to the applicant(s) without any interest only after giving necessary required documents demanded by the company. However if the allottee is desirous for the cancellation of his/her allotment for whatsoever may be the reasons, then the total

amount paid by the applicant will be refunded after **deducting 25% of the Basic Selling Price (BSP) amount as penalty.**{Agrees by the Applicant(s)}

5. Transfer of the deed of the said unit, in case of allotment thereof, by the applicants shall be permissible at the sole discretion of the company on payment of such administrative charges as may be fixed by the company clearing all the dues till the date of transfer.
6. All statutory charges including external development charges and other levies demanded or imposed by the **authorities** shall be payable proportionately by the applicant from the date of booking as per demand raised by the company.
7. The applicants of the unit shall pay necessary charges including security deposit for the maintaining and up **keeping the complex** and providing the various services as determined by the company or its **nominated maintenance agency** and as and when demanded by the company/its nominee.
8. The company shall have the first lien and charges on the set unit for all its dues and some payable by the applicant(s) to **the company**.
9. **Loan from financial institutions** to finance the said unit may be available by the applicant(s). However, the company shall **not be held** responsible in any manner if a particular institution/ bank refuses to finance allotted unit on any ground.
10. In case the company is forced to abandon the project for any reason whatsoever, the **company's liability** shall be limited to the refund of the amount paid by the applicant(s) without any interest or compensation within 1 year from the due date of happening of such eventuality.
11. The applicant(s) shall, before taking possession of the unit, have the **Sale Deed** for the said Unit executed in his/her favour **after paying registration charges, stamp duty and other charges**.
12. The applicant(s) shall use/cause to be used the said unit for residential purpose only, and will not use, cause to be used for any other purpose.

13. It is understood early that the **Preferential Location Charges and other charges** shall be in addition to the basic price and the other terms of allotment shall be as per the standard terms of allotment letter/agreement of the company.
14. The applicant(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 about all the subsequent changes in the address, failing which, all demand notice and letters posted at the first registered address will be deemed to have been received by him/her.
15. In case there are joint applicant(s), all communications shall be sent by the company to the applicant **whose name appears first**, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicant(s) and no separate communication shall be necessary to the other names applicant(s).
16. Courts in Distt. Lucknow only shall have **jurisdiction** in case of any dispute.

This application form is being signed while applicant(s) are in full control of their mental faculties, fully understanding that it is a legal document and are signing it without any fault, fear or pressure from any person so as to have a record legally with their full consciousness which shall be binding upon them and their respective legal successors in interest.

Signature of First/Sole Applicant Signature of Second Applicant (if any)

Date:_____

Place:_____

Regal Court, C.G. City, Chak Ganjaria, Lucknow, U.P.