



Booking Form



PERSONAL DETAILS FORM



DATE _____

Customer ID _____

I/We hereby apply for the Registration of a unit in your residential project mentioned overleaf. I/We also declare that particulars mentioned below are true and nothing has been concealed.

Sole/First Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

Permanent Address _____

Contact No. _____ **Email** _____

Residential Status (Tick one) Resident ☐ Non-Resident ☐

Passport No.

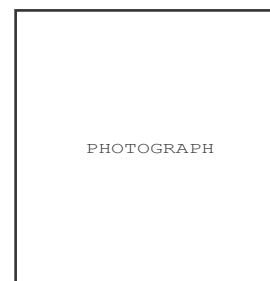
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Income Tax Permanent Account No.

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Date of Birth

m	m	d	d	y	y	y	y
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Signature

Second Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

Permanent Address _____

Contact No. _____ **Email** _____

Residential Status (Tick one) Resident ☐ Non-Resident ☐

Passport No.

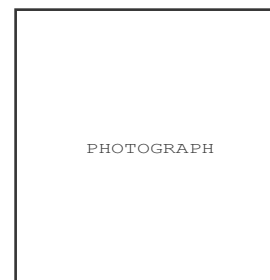
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Income Tax Permanent Account No.

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Date of Birth

m	m	d	d	y	y	y	y
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Signature

Third Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

Permanent Address _____

Contact No. _____ **Email** _____

Residential Status (Tick one) Resident ☐ Non-Resident ☐

Passport No.

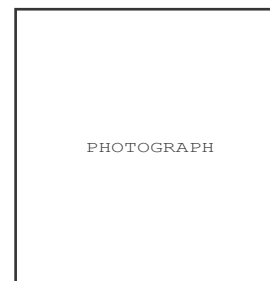
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Income Tax Permanent Account No.

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Date of Birth

m	m	d	d	y	y	y	y
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Signature

Signature Main Applicant

Signature Co-Applicant (A)

Signature Co-Applicant (B)

Name of Project

Customer ID

Tower Name / Block Name

Floor Flat No.

Type of Flats	1050	1210	1470	1795	1925
Carpet Area in Sq. Mtr.	55.11	67.52	79.32	99.60	106.45
Balcony & Cup Board	15.99	17.86	21.05	25.18	25.76
Common Area	26.43	27.62	36.25	42.05	46.70
Super Buildup Area	97.58	113.00	136.62	166.82	178.70

All measurements in square meter

Office use only

Approved Yes ☐ No ☐

Booking Through

Company

Associate

Associate Code

Associate Stamp & Signature

Sales Head Sign

CRM Sign

Director Sign

Index	Rate	Total
Price of the Flat		
PLC (If any)		
Covered Parking		
Club Membership		
Power Backup		
Any Other Charges		
Total		

Rupees in words

IFMS charges @ Rs. 450/- per sq Mtr at the time of possession, # Electric Connection charges at the time of possession as actual

Payment Plan

Down Payment Flexi Construction Linked Other

We remit herewith a sum of Rs.

(Rupees.....Only)

by cheque / D.D. No.....Dt.....

drawn on.....which may please treated as

advance, subject to the terms & condition of the booking form, booking will be approved only after payment of 10% of total sales price of flat.

Documents to be submitted along with the application form

Resident of India : Copy of PAN card, Aadhar Card, Photographs of all applicants.

Partnership Firm : Copy of PAN card of the partnership firm, Copy of partnership deed, In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Public & Private Company : Copy of PAN card of the company, CIN No., Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company Board resolution authorizing the signatory of the application form to buy property on behalf of the company.

Hindu Undivided Family (HUF) : Copy of PAN card of HUF, Articles of letter from all co-partners of HUF authorizing the Karta.

NRI / Foreign National of Indian Origin : Copy of the individual's passport, In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the allottee, In case of a cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Signature Main Applicant

Signature Co-Applicant (A)

Signature Co-Applicant (B)

TERMS AND CONDITIONS



I. NATURE OF BOOKING

- 1.1 This is a provisional booking for a Flat mentioned overleaf in the project being developed by LR. Infrahomes India Pvt. Ltd.
- 1.2 The provisional booking do not convey in favour of purchaser any right, title of interest of whatsoever nature unless and until required documents such as Sales Agreement / Sale Deed / Allotment Letter, etc., are executed.
- 1.3 That LR Infrahomes India Pvt. Ltd. has full right to either allot the residential flat or not, against the registration amount and I/We shall not have any objection.
- 1.4 That as per the Layout Plan it is envisaged that the apartment on all floors shall be sold as an independent apartment with impartable and undivided share in the land are underneath the plot. The intending Allottee(s) shall not construct anything on terrace, however the Builder shall have the right to explore the terrace in case of any change in F.A.R., carryout construction of further apartment in the eventuality of such change in F.A.R., however, if as result thereof, there is any change in boundaries or areas of the said apartment, the same shall be valid and binding on the intending Allottee(s).

2. REGISTRATION & OTHER CHARGES

- 2.1 Registration Charges, Stamp Duty and incidental expense thereto as applicable at the time of registration shall be extra and are to be borne by the purchaser.
- 2.2 Other Statutory taxes and any type of CESS as applicable from time to time shall be extra and are to be borne by the purchaser.

3. MODE OF PAYMENT

- 3.1 All payments are to be paid through Bank only. Demand Drafts / Local Cheques are to be made payable to **LR Infrahomes India Pvt. Ltd.** The purchaser must insist on a duly signed receipt from authorized personnel.
- 3.2 That the schedule of installments as per the opted payment plan shall be final and binding on the intending Allottee(s). It is made clear that timely payment is the essence of the contractual binding.

4. DELAYED PAYMENTS

- 4.1 Interest as per the provisions of RERA shall be charged on all delayed payments of installments.
- 4.2 That Builder may, in its sole discretion condone the delay in payment by charging interest @ applicable rate. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).
- 4.3 That if I/We fail to pay the installment on prescribed time limit, Builder has full right to cancel the flat. In that case Builder may return the deposited amount after deduction of cancellation charges i.e. 10% of the total sales consideration and the Builder is not supposed to give me/us any reminders for cancellation. I/we shall not create any objection/dispute in this matter.

5. HOUSING LOANS

- 5.1 The purchaser at his/her discretion and cost may avail housing loan from bank / financial institution. The company shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the company shall not be linked to the housing loan availed / to be availed by the purchaser.

6. CANCELLATION CHARGES

- 6.1 In case of cancellation either of booking or agreement, Company has right to deduct 10% of the agreed sale consideration.
- 6.2 Refund shall be made to the purchaser within 45 Days from the receipt of cancellation letter with valid reason for cancellation.

7. ADDITIONS & ALTERATIONS

- 7.1 Cost of any additions and alterations made over and above specifications mentioned in the brochure at the request of the purchaser shall be charged extra.

8. POSSESSION

- 8.1 Since the project is having different types of units, the construction will be completed in phases. All the major common facilities will be provided as per the completion of phase. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for the possession.
- 8.2 The Company shall deliver the possession of the completed flat to the purchaser only on payment of all dues to the builder.

9. CHANGES IN DRAWING / DESIGNS

- 9.1 Due to any unforeseen requirement of Development Authority / company, company has every right to change the designs and specifications.
- 9.2 That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interest.

10. OTHER TERMS & CONDITIONS

- 10.1 Other terms & conditions mentioned in Sale Agreement / Deed shall apply.
- 10.2 In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installments and dues dates mentioned herein.
- 10.3 In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as time linked / construction linked plan whichever is available. Also the down payment rebates or any other discounts will be taken off.

Important Notes:

1. That in case, the intending Allottee(s) make any payment to any other person/company except LR Infrahomes India Pvt. Ltd. against his/her/their booked flat, then the intending Allottee(s) will be solely responsible and liable for the said payment.
2. That it is the duty of the intending Allottee(s) to update his/her/their contact number and address in company record in case of change.
3. Open spaces, lobbies, staircases, lifts, terrace, roofs, spaces for commercial, parks, parking spaces (except what has been allotted by an agreement to an intending Allottee(s)) or to-lots, space for public amenities or any other space will remain the property of the Builder.
4. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the Builder intending Allottee(s) hereby confirm that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceeding shall always be held in the city of Ghaziabad (UP), India. The Arbitration and Conciliation Act, 1996 or any statutory amendments / modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the Courts subordinates to it alone shall have jurisdiction in all matter arising out of or touching and / or concerning this allotment.
5. That in case of NRI/Foreign National Intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).
6. That the apartment shall be used for activities as are permissible under the law.

I/We hereby declare that I/We have understood and agree to the terms and conditions mentioned above and shall abide by the same.

Signature Main Applicant

Signature Co-Applicant (A)

Signature Co-Applicant (B)