

APPLICATION FORM

To,
Sahu Land Developers Pvt. Ltd
.....
Lucknow
U.P (India)

Dear Sirs,

I/We ("the Applicant") wish to apply for the Allotment of a flat ("the said Unit") in "SAHU CITY PHASE 2", situated at..... Uttar Pradesh.

I/We remit herewith a sum of Rs. _____ (Rupees _____ only) as application amount/Earnest Money towards Allotment of the said Unit in " _____ " vide cheque/DD/ NEFT/ RTGS.

I/We enclose herein my/our General Particulars and Undertaking as required by the Company.

I/We accept and agree to abide by the Standard Terms and Conditions of Allotment.

Date _____
Place _____

Yours faithfully

Signature(s) of Applicant(s)

Draft for RERA registration purposes only

GENERAL PARTICULARS

Please Note: Application Form must be completed in full in BLOCK LETTERS in English language. Application Form, which is not complete in every respect, as given herein below is liable to be rejected. Application Form with any cutting/overwriting, not authenticated properly by the Applicant are liable for rejection.

1. SOLE/FIRST APPLICANT

Mr./Mrs./Ms./Dr./M/s _____
S/W/D of _____
Nationality _____
Age _____ years
Profession _____
Designation _____
Residential Status: Resident/Non-Resident/Foreign National Indian
Date of Birth _____
Income Tax Permanent Account No. _____
Permanent Residence Address

Tel. No. _____
Office Name & Address

Tel. No. _____ Mobile _____ Email _____
Address _____ Preferred _____
correspondence address : Residence/Office.

Signature of Sole/First Applicant

2. SECOND APPLICANT

Mr./Mrs./Ms./Dr./M/s _____

S/W/D of _____

Nationality _____

Age _____ years

Profession _____

Designation _____

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

Date of Birth _____

Income Tax Permanent Account No. _____

Permanent Residence Address

Tel. No. _____

Office Name & Address

Tel. No. _____ Mobile _____ Email
Address _____ Preferred
correspondence address : Residence/Office.

Signature of Second Applicant

Note : A copy of PAN card of all the Applicants to be attached.

Note : In case of more than two joint Applicants similar details of all the remaining Applicants to be attached.

3. DETAILS OF THE UNIT APPLIED FOR

Unit no. _____

Block no. _____

Tower no. _____

Floor no. _____

Covered Area _____ Sq.Mtrs. (approx.)

4. PAYMENT OF APPLICATION AMOUNT

The following are the details of the payment of the Application Amount :

Demand Draft/Cheque No/RTGS. _____ Dated _____
Bank _____ Amount _____

5. CONSIDERATION

a) Basic Sale Price (BSP) : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

b) Preferential Location Charges (PLC) : Rs. _____ @
Rs. _____ per Sq.Mtrs. of Covd Area

c) Internal Development Charges : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

d) External Development Charges : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

e) External Electrification Charges : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

f) Electric Sub-Meter Charges : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

g) IFMS : Rs. _____ @ Rs.
_____ per Sq.Mtrs. of Covd Area

h) Fire Fighting Charges : Rs. _____

i) Power Backup Charges : Rs. _____

j) Social Club Charges : Rs. _____

k) Covered Garrage /Open Parking : Rs. _____
Total Consideration : Rs. _____ (Rupees
_____ only)

6. **EARNEST MONEY** (10% of Consideration) : Rs.
_____ (Rupees
_____ only)

7. **PAYMENT PLAN OPTION** Please indicate your payment options (tick)

a) Down payment plan : _____

b) Time linked payment Plan : _____

c) Construction linked payment

d) Flexi/Special payment Plan : _____

8. **MAINTENANCE SECURITY DEPOSIT**

(The interest free Maintenance Deposit is payable by the Application before the occupation of the Said unit)

a) Covered Area of the unit applied for

Sq.Ft./Sq.Mtrs.

b) Rate - Rs.....sq.Mtr. of Covered Area

c) Total amount payable towards Maintenance Security Deposit (Covered Area x Rate) = Rs. _____

9. **MAINTENANCE ADVANCE**

(The Maintenance Advance for one year alongwith GST thereon is payable by the Applicant before the occupation of the Said unit)

a) Covered Area of the unit applied for

Sq.Ft./Sq.Mtrs.

b) Rate - Rs..... per Sq.Mtr. of Covered Area per month

c) Total amount payable towards Maintenance Deposit (Covered Area x 12 x Rate) = Rs. _____

10. **SOCIAL CLUB SUBSCRIPTION**

(The Social Club Subscription for the first one year and Service Tax as applicable thereon is payable by the Applicant before occupation of the said unit).

a) 1st Year Subscription Charges : Rs.
b) GST Tax @% : Rs.
Total Payable Amount : Rs.

11. BROKER DETAILS (if no Broker, please mention "Direct")

a) Broker Code : _____
b) Employee Code : _____
c) Direct Code : _____

(Signature of the Broker with Stamp)

Note : Payments to be made only through A/c Payee Local Cheque(s)/Demand Draft(s)/NEFT/RTGS drawn in favour of "....." – Project, payable at Lucknow.

Dated : _____

Yours faithfully

Place : _____

Signature(s) of Applicant(s)

* Subject to the provisions of the Standard Terms & Conditions, the consideration is escalation free.

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FOR OFFICE USE ONLY

1. ACCEPTED/REJECTED Approval Ref. No.

2. UNIT NO. _____

Block : _____

Tower no. : _____

Floor no. : _____

Covered Area : _____ Sq.Mtr. (Approx.);

3. Payment Vide Cheque/DD No. _____ dated _____ for
Rs. _____

4. Acknowledgement/Receipt No. _____ dated _____ for
Rs. _____

5. Direct Booking/Broker Name _____

6. Remarks _____

Account Manager Name _____

Signature _____

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STANDARD TERMS AND CONDITIONS

1. I/We undertake to abide by the Standard Terms and Conditions as prescribed from time to time by the promoter-company, failing which this application shall be treated as cancelled and Earnest Money paid by me/us shall stand forfeited.
2. In the event of promoter-company, agreeing to provisionally allot the said Unit to me/us, in accordance with the Standard Terms and Conditions.
3. I/We have clearly understood that notwithstanding the fact that the promoter-company, may have issued an acknowledgement of having received application amount/earnest Money, I/We do not become entitled or can claim any right of Allotment/Provisional allotment of the Said Unit.
4. I/We are aware that the group housing building proposed to be constructed, by the promoter-company, on the land situated at Vill.-Mozzamnagar, Tehsil-Mohanlalganj, District-Lucknow, is seized and possessed of freehold interest in plot of land bearing no
5. I/We are aware that the promoter-company is fully entitled for marketing, construction and booking for sale of the Apartments to be constructed by promoter-company at Vill.-Mozzamnagar, Tehsil-Mohanlalganj, District-Lucknow and the sale/transfer deed (Indenture of Conveyance) shall be executed by promoter-company, in favour of the prospective Allottee(s) in accordance with the terms of provisional allotment.
6. I/We have seen and understood the scheme of development, tentative plans/other documents at the office of promoter-company at 40/5, Meera Bai Marg, Lucknow.
7. I/We also agree to abide by all the terms and conditions of Lucknow Development Authority or any other statutory or civic authority and consequently the application, is subject to or any other condition which the promoter-company may prescribe.
8. I/We agree & undertake to pay further installments without any formal demand by the promoter-company in accordance with the schedule of payments attached herewith or with the Provisional Allotment Letter (including maintenance deposit/advance/charges and other charge as may be prescribed by the promoter-company /Maintenance Agency) to be issued by the promoter-company accepting my/our candidature for Provisional Allotment.

9. I/We undertake that I/We shall get the instrument for transfer of rights, title and interest in the said Unit, executed in my/our favor, from the promoter-company within such period as prescribed by the promoter-company and the same shall be got registered, in accordance with law.
10. I/We the applicant(s) do hereby declare that my/our application, to the promoter-company for provisional Allotment of said Unit, is irrevocable unless so desired by the promoter-company, and that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therefrom.
11. In case the applicant propose to cancel/withdraw from the Project without any fault of the promoter-company, the cancellation or withdrawal shall be subject to following terms & conditions :-
- i) In case the unit is cancelled by the allottee, within 30 days from the date of the allotment letter, then in such an event 25% of the booking amount +GST, shall be forfeited.
 - ii) In case of non-payment of the installments, within 30 days from the date of the allotment letter, in such an event, 10% of the BSP + GST + brokerage, shall be recovered out of the earnest money.
 - iii) The refund in pursuance of the cancellation request, shall be processed within 60 days from the date of completing the formalities, by the customer.

Date : _____

Place : _____

Yours faithfully,

Signature(s) of Applicant(s)

DOCUMENTS TO BE SUMMITTED ALONGWITH THE APPLICATION FORM

Resident of India :

- Copy of PAN card
- For address proof, submit any one of the following documents :-
 - Passport
 - Driving license
 - Aadhaar
 - Ration Card
 - Bank passbook

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.

Private Limited and Limited Company :

- Copy of PAN card of the company.
- Article of Association (AOA) *Memorandum of Association (MOA) duly signed by the Company Secretary/Director of the Company.
- Board Resolution authorizing the signatory of the application form to buy property on behalf of the company duly authenticated by any other Director of the Company.

Hindu Undivided (HUF) :

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.

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 Applicant.
- In case of 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 account of any third party.

Note : 3 passport size photographs of the applicant(s) required in all cases.