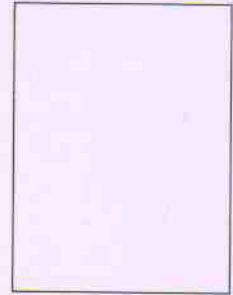


# Application form for Sai Kohinoor

## Onella Realty Private Limited



I/We request that I/We may be registered for allotment of a Residential Apartment Sai Kohinoor at ..... being developed by M/s Onella Realty Pvt. Ltd. ( hereinafter referred to as the company )

I/We agree to sign and execute, as and when desired by the Company, the Apartment Buyers Agreement on the Company's standard format. I/We have understood and agreed to abide by the Terms & Conditions of the sale as laid down.

I/We agree to pay further installments as stipulated / demanded by the Company and as contained in the payment plan.

My/Our particulars are given below:

1. Sole or First Applicant Mr./Mrs./Ms.: \_\_\_\_\_  
Son/Wife/Daughter of Mr./Mrs./Ms.: \_\_\_\_\_  
Age : \_\_\_\_\_ Date of Birth : \_\_\_\_\_

Occupation:  Govt. Service  Private Service  Self Employed  
 Business Industry  Professional  House Wife

Designation : \_\_\_\_\_

Residential Status:  Resident  Non Resident  
Nationality: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

E-mail : \_\_\_\_\_

Marital Status :  Single  Married

Income Tax Permanent Account No.: \_\_\_\_\_

Office Name and Address : \_\_\_\_\_

Tel. No.: \_\_\_\_\_ Fax No. \_\_\_\_\_

2. Second Applicant Mr./Mrs./Ms.: \_\_\_\_\_  
Son/Wife/Daughter of Mr./Mrs./Ms.: \_\_\_\_\_  
Age : \_\_\_\_\_ Date of Birth : \_\_\_\_\_

Occupation:  Govt. Service  Private Service  Self Employed  
 Business Industry  Professional  House Wife

Designation : \_\_\_\_\_

Residential Status :  Resident  Non Resident

Nationality : \_\_\_\_\_

Mailing Address : \_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

E-mail : \_\_\_\_\_

Marital Status :  Single  Married

Income Tax Permanent Account No.: \_\_\_\_\_

Office Name and Address : \_\_\_\_\_

Tel. No.: \_\_\_\_\_ Fax No. \_\_\_\_\_

3. Details of Apartment :

(i) Block \_\_\_\_\_ (ii) Floor \_\_\_\_\_ (iii) Flat \_\_\_\_\_  
(iv) Covered Area \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft. )

4. Basic Sale Price (BSP) : Rs. \_\_\_\_\_ per sq. ft.  
Preferential Location (PLC) : Rs. \_\_\_\_\_ per sq. ft.  
Interest Free Maintenance Security (IFMS) : Rs. \_\_\_\_\_ per sq. ft.  
Car Parking Basement / Ground Floor : Rs. \_\_\_\_\_ per bay  
Total Cost of Apartment : Rs. \_\_\_\_\_

5. Payment plan opted

(A) Down Payment Plan

(B) Interest Free Installment Payment Plan

6. I/We, the above applicant(s) do hereby declare that my / our Application for allotment by the company is irrevocable the above particulars given by me/us, are true and correct and nothing has been concealed there from. The terms and conditions would be as per the standard Apartment Buyer's Agreement issued by the Company.

Signature of Applicant (s)

Place:

Date:

Nominee \_\_\_\_\_ Relationship \_\_\_\_\_

Note:

1. All Cheques / Drafts to be made in favour of Onella Realty Pvt. Ltd. payable at Lucknow only. No outstation cheques accepted.

2. All Applications are subject to Management approval.

FOR OFFICE USE ONLY

- 1) Application  Accepted  Rejected
- 2) Details of Apartment :  
(i) Block : \_\_\_\_\_  
(ii) Floor : \_\_\_\_\_  
(iii) Flat No. : \_\_\_\_\_  
(iv) Super Area : \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft.)  
(v) Reserved Car Parking Space ( Basement ) : \_\_\_\_\_  
( Ground Floor ) : \_\_\_\_\_
- 3) Payment Plan Opted [ Down Payment Plan ] [ Interest Free Instalment Plan ]
- 4) Earnest money received vide Receipt No. \_\_\_\_\_ Dated \_\_\_\_\_  
Rs.: \_\_\_\_\_ ( Rupees : \_\_\_\_\_  
\_\_\_\_\_ ) Cheque / Draft No. \_\_\_\_\_ Dated \_\_\_\_\_  
Drawn on \_\_\_\_\_
- 5) No. of joint Holders : \_\_\_\_\_
- 6) Mode of Booking : Direct : \_\_\_\_\_ Through Agent : \_\_\_\_\_

Agent Name : \_\_\_\_\_  
Address : \_\_\_\_\_  
\_\_\_\_\_

Tel. No. : \_\_\_\_\_  
Fax No. : \_\_\_\_\_

Date :

Stamp of Agent

( Authorised Signatory )

**TERMS & CONDITION 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/ notifications 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 the title of the Company in the said land on which the unit will be constructed 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, design, specification which are tentative and are kept at Company's offices and agrees that Company may affect such variations, additions, alteration, deletions, and modifications therein as it may, in its sole discretion deem appropriate and fit or as me done by the competent authority and the intending allottee(s) hereby gives his/her/their consent to such variations, additions, alteration, deletions, and modifications.
4. The company shall have the right to effect the suitable and necessary alteration in the layout 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, dimension, height, size, area layout 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 direction permit the same on such terms as it may deem fit and legally permissible.
6. (a) The intending allottee(s) agrees that he/she/we shall pay the price of the unit on the basis of super area i.e. covered area inclusive of proportionate common area and all other charges as and when demanded. He/ She/We also agree to make all payments through demand draft/ Cheque drawn upon and payable at Lucknow only.  
(b) Promoter shall be the sole owner of service floor, Back office area, Gym, Terrace etc, along with fittings/fixtures contained therein. The promoter shall have the right of usage and absolute right to lease/transfer these areas in any manner as may be deemed necessary by the promoter/any subsidiary of the promoter or any other agency nominated by the promoter for sheer purpose of maintenance.
7. In case the Cheque comprising booking amount is dishonored due to any reason, the Company reserves the right to cancel the booking without giving any prior notice to the allottee(s).
8. The Company and the intending allottee(s) hereby agrees that the amounts paid with the application for booking and in installments as the case may be, to the extent of 20% of the basic sale price of the unit will collective 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 intending allottee(s) to sign the Allotment Letter / Agreement within the time allowed by the Company.
9. The time of punctual payments of installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing 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 the event of irregular / delayed payments/ non fulfillment of, terms and the allotment may be cancelled at the discretion of the Company.

10. The intending allottee(s) agrees to reimburse to the Company and to pay on demand all taxes, levies or assessments, whether on land and/ or the building as the case may be, from the date of allotment.
11. The intending allottee(s) shall get his/her /their 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, failing which all demand notices and letter posted at the last recorded address will be demed to have been received by him/ her/ them at the time when those should ordinarily reach such 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 communication the reference of property booked must be mentioned clearly.
12. 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.
13. Unless a conveyance deed is executed and registered, the company shall for intents and purposes continue to be the owner of the land and also the construction thereon and this proposal shall not give to the allottee(s) any right or interest therein.
14. The allotment of the unit is entirely at the direction of the company.
15. The intending allottee(s) agree(s) to pay the total basic sale and other charges of unit as per the payment plan opted by him/her/them.
16. The intending allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of cloths etc. on the external façade of the building or anywhere on the exterior of the building or common areas.
17. The intending allottee(s) shall not change colour scheme of the outer walls or painting of the exterior side of the doors and windows etc, or carry out any changes in the exterior elevation or design. This clause is applicable only in case where the constructed unit is allotted to the allottee(s).
18. The allottee(s) shall not use the premises for any activity oyer than the use specified for.
19. In the case there are joint intending allottees all communication shall be sent by the company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no 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 conditions 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 whatsoever can be claimed by the allottee(s) for the period delay / suspension of scheme.

In consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by intending allottee(s) without any interest of commission whatsoever.

I / We have fully read and understood the above mentioned terms and conditions and agree to abide by the scheme.

FLAT NO-

Date-

Place-

Signature of the intending

Allottee(s)