

O P CHAINS GROUP

M/s BHART NAGAR HOUSING

Sales Gallery:- 165-A, Nehru Nagar, Agra – 282002 Branch Office:- 104- Nehru Nagar, Agra – 282002

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APPLICATION FORM

I/We the undersigned request that a Flat may be allotted to me/us in the affordable housing project proposed to be developed named as “ANTHELA” at Plot No. Pocket – B Sector- 12D, Awas Vikas Yojna, Agra as per the terms and conditions prescribed by Housing and Urban Planning Department, Government of Uttar Pradesh.

I/We further agree to sign and execute any necessary agreement, as and when desired by the company on the company’s standard format. I/We, in the meantime sign the salient terms and conditions attached to this Application form.

Please affix
your
photograph
here

First Applicant

Applicant Name :
S/o, W/o, D/o :
Permanent Address :
Communication Address :
Mobile No. :
Phone No. :
Email Id :
PAN No. :
Residential Status :Passport No.....

Please affix
your
photograph
here

Co-Applciant/Nominee

Applicant Name :
S/o, W/o, D/o :
Permanent Address :
Communication Address :
Mobile No. :
Phone No. :
Email Id :
PAN No. :
Residential Status :Passport No.....

Property Description	:	Anthela, Plot No. Plot No. Pocket – B Sector -12D,
Flat No.	:
Floor	:
Type	:	2 BHK+ 2 TOILETS
Basic Price	:
PLC	:	NOT APPLICABLE
Date of Booking	:

PAYMENT PLAN

On Booking	:	10% + Taxes
On Date of Launching	:	15% + Taxes +Agreement Charges
On Casting of Basement Slab	:	07% + Taxes
On Casting of Ground Floor Slab	:	07% + Taxes
On Casting of First Floor Slab	:	04% + Taxes
On Casting of Second Floor Slab	:	04% + Taxes
On Casting of Third Floor Slab	:	04% + Taxes
On Casting of Fourth Floor Slab	:	04% + Taxes
On Casting of Fifth Floor Slab	:	04% + Taxes
On Casting of Sixth Floor Slab	:	04% + Taxes
On Casting of Seventh Floor Slab	:	04% + Taxes
On Casting of Eighth Floor Slab	:	04% + Taxes
On Casting of Ninth Floor Slab	:	04% + Taxes
On Casting of Tenth Floor Slab	:	04% + Taxes
On Casting of Eleventh Floor Slab	:	04% + Taxes
On Casting of Twelfth Floor Slab	:	04% + Taxes
On casting of Thirteen Floor Slab	:	04% + Taxes
On Casting of Fourteenth Floor Slab	:	04% + Taxes
On Notice of Possession	:	05% + Taxes + Other Charges if any
Total	:	100%

TERMS AND CONDITIONS

1. NATURE OF BOOKING.

- 1.1 This is an application for provisional booking for a Residential Unit /Plot/Commercial Space mentioned overleaf in the project being developed by **M/s Bharat Nagar Housing**.
- 1.2 This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required documents such as Sale Deed / Sub Lease Deed are executed.
- 1.3 This provisional booking shall be confirmed only when the Applicant(s) shall pay 10% of the Total Cost of the Residential Unit/Plot/Commercial Space along with applicable service tax. If the Applicant(s) fails to pay this stipulated amount within time, the application for provisional booking shall be rejected by the Company. The rejection of application form shall attract cancellation charges as per Clause 7 herein below.

2. REGISTRATION & OTHER CHARGES.

- 2.1 Registration charges, stamp Duty and other incidental expenses there to, as applicable at the time of registration, shall be extra and is to be borne by the Applicant(s).
- 2.2 Other Statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the Applicant(s).

3. MODE OF PAYMENTS.

- 3.1 All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of M/s Ashok Housing.
- 3.2 All payments should be deposited only at the office of the Company. Company shall not be responsible/accountable for any payment made to agent/ broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Project.

4. EXECUTION OF ALLOTMENT LETTER.

- 4.1. The Allotment Letter/ Builder-Buyer Agreement shall be executed by the Firm after realization of 10% of the Total cost of Residential Unit/Plot/Commercial Space or as decided by the Firm along with applicable tax(es). However issuance of Allotment Letter shall not confer any claim/right to the Applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).
- 4.2 After payment of the requisite amount as per clause no.4.1, the Applicant(s) shall get its Allotment Letter executed from the Firm, failing which this provisional booking shall be cancelled and Clause 7 shall become applicable.

5. DELAYED PAYMENTS.

- 5.1 In case of delayed payment of installments/ any other dues by the Applicant(s), the Firm may condone the delay on its discretion and in that case the interest at rate of 15% per annum or for any part of a month shall be charged on such amount for the entire period of delay, an additional interest of 3.5% per annum will be charged on due amount from the date of installment.

5.2 The delay condo nation period shall be maximum for a period of 2 months. If the Applicant(s) does not clear its due payment along with delay interest for a maximum period of 2 (Two) months then the Firm shall be fully entitled to cancel the Booking/Allotment and deduct the cancellation charges as per clause no. 7.

6. HOUSING LOANS.

6.1 The Applicant(s) at his /her discretion and cost may avail housing loan from bank / financial institution. The Firm shall under no circumstances be held responsible for non-sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/ any other dues to Firm shall not be linked to the loan availed/to be availed by the Applicant(s).

7 CANCELLATION CHARGES.

7.1 In case of cancellation/rejection either of Provisional Booking or Allotment of the Residential Unit/Plot/Commercial Space because of any reason whatsoever, the cancellation charges amounting to 10% of the total cost of the Residential Unit/Plot/Commercial Space or Rs. 25,000/- whichever is higher shall be deducted from the deposited amount of the Applicant(s).

7.2 Refund without any interest shall be made to the Applicant(s) within 90 days from the date of completion of all formalities with respect to such cancellation.

8. ADDITIONS & ALTERATONS.

8.1 Cost of any additions and alterations in fittings & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra.

9. POSSESSION.

9.1 The Firm shall deliver the possession of the completed Residential Unit/Plot/Commercial Space to the Applicant(s) on payment of all dues to the Firm.

9.2 In case of delay in possession beyond the agreed date and its grace period, the Firm shall pay delay penalty to the Applicant(s) as per the Firm policy. The payment of delay penalty shall be subject to timely payment of all installments and other dues by the Applicant(s).

10. CHANGES IN THE DRAWINGS /DESIGNS.

10.1 The building plan, layout plan, area of unit, unit no. etc are tentative and can be changed.

10.2 The Company has every right to change the design ,specification/s of a Residential Unit/Plot/Commercial Space/ Project i.e. height, location, area, site plan etc. at its sole discretion due to any requirement of the authority /Firm/ Court order.

11. OTHER TERMS & CONDITIONS.

11.1 Other terms & conditions as mentioned in Allotment Letter shall apply.

11.2 In case Residential Unit/Plot/ Commercial Space 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 installment and due dates mentioned herein.

11.3 Timely payment of the installments and other dues is the essence of this provisional booking/allotment. If the Applicant(s) fails to pay due installments and other payments as per the payment schedule, the Firm shall reject/cancel the application for provisional

booking/allotment of the Residential Unit/ Plot/ Commercial Space. After cancellation, the deposited amount shall be refunded after deducting the cancellation charges as per clause no.7 herein above.

11.4 Addition/Deletion/Substitution of the names of Allottee(s) in provisional booking shall be permitted only after prior consent of the Firm and payment of administrative charges to the Company.

11.5 The prices/cost of Residential Unit /Plot/ Commercial Space may change due to escalation in construction costs.

11.6 The Firm shall not be responsible for any assurance, promise etc made by any dealer, channel partner, estate agent or any unauthorized person etc on behalf of the Firm.

11.7 In case of bookings made through dealer, channel partner, estate agent, the Firm shall not be liable for any discrepancies/variations with regard to unit number, price, PLC, other charges, specifications etc between the Applicant(s) and the Firm. The Applicant(s) is supposed to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Firm on his/her own.

11.8 In case of cancellation of provisional booking made through any dealer/estate agent, other than our authorized dealer/channel partners, the Applicant(s) shall also be liable to pay dealers commission, if any, paid to such dealer/estate agents by the Firm at the time of booking of such Residential Unit /Plot/ Commercial Space by the Applicant(s).

11.9 That the Agreement Charges Rs.1100/- + GST extra.

11.10 That the Cheque Return/Bounce Charges will be paid by the applicant (Rs.250/- + GST).

I/ we hereby declare that I/ we have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally.

DECLARATION

I/We the applicant(s) do hereby declare that my/our Application for allotment of the Flat by the Firm is irrevocable and that the above particulars / information given by me/us are true and correct and nothing has been concealed therefrom.

Signature of First Applicant

Signature of Second Applicant

Date:

FOR OFFICE USE ONLY-----

Detail of Allotment

Flat No. :

Floor :

Type : 2 BHK + 2 TOILETS

PLC : Not Applicable

Booking Amount

Payment Received `/- (.....)

.....) vide cheque /DD/- Through

No:- Dated:- Bank:-

Branch:-

☐ (Subject to realization of cheque / draft / pay order)

Authorised Signatory

DOCUMENT REQUIRED FOR KYC

<u>For ID Verification</u>	<u>For Address Verification</u>
PAN Card	Passport
Voter ID Card	Voter ID Card
Aadhar Card	Aadhar Card
Passport	Ration Card
Ration Card	Electricity Bill
Driving License	Bank Passbook
Other, Specify	Driving License
	Other, Specify

FEEDBACK FORM

(1) How did you come to know about Ashok Housing?

Through Newspaper Ad [] Radio [] Website [] Outdoor [] Broker []
Reference [] Other [] _____

(2) Please rate the quality of following :

Website	Excellent []	Good []	Satisfactory []	Poor []
Project Brochure	Excellent []	Good []	Satisfactory []	Poor []
Overall appearance of the Sales Office	Excellent []	Good []	Satisfactory []	Poor []
Interaction with our sales team	Excellent []	Good []	Satisfactory []	Poor []
Attitude of the sales team	Excellent []	Good []	Satisfactory []	Poor []

(3) Please mention the name of member of our sales team who have interact with you:

(4) Please rate your overall experience with Ashok Housing so far

Excellent [] Good [] Satisfactory [] Poor []

(5) Any other suggestions / comments :

Name _____

Project _____

Mobile _____

Email _____

Date _____

Signature _____

ACKNOWLEDGEMENT

Received an application from Shri/Smt.....
Son/Wife/Daughter of for allotment of
a residential Flat in a Affordable Housing Project proposed to be developed named as
“ANTHELA” by M/s Bharat Nagar Housing unit of O P CHAINS GROUP at Plot No. Pocket –
B Sector- 12D, Awas Vikas Yojna, Agra prescribed by Housing and Urban Planning Department,
Government of Uttar Pradesh vide notification no.73/2965/EIGHT-1-14-34/MEETING/2014 dated 12-
12-2014 along with booking amount of Rs...../-
(Rupees.....)
vide cheque/demand draft no./RTGS dated.....
drawn on..... towards booking amount of the Flat No..... saleable
area..... (in sq.ft.) subject to the terms and conditions attached with said application. (This
acknowledgement is subject to realization of cheque / demand draft.)

Date.....

For M/s Bharat Nagar Housing

Partner