

To,

**SMV AGENCIES PVT.LTD.**

Jaipuria Sunrise Plaza, 12-A, Ahinsa Khand, In Iirapuram, Ghaziabad-201010

Ph: 0120-4849000(20 Lines) Fax: 0120-4253913

**APPLICATION FORM**

Dear Sir,

I/We the undersigned request that a plot may be allotted to me/ us as per the company's terms and conditions which I / We read and understand and shall abide by the same as stipulated by your company.

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 have, in the meantime, signed the salient terms and conditions of sale attached to this application form.

I/We remit herewith a sum of Rs.------(Rupees-----) by the Bank Drafts and cheques No -----Dated----- Bank payable at New Delhi / as part of earnest money,(All drafts and cheques are to be made in favour of M/s SMV Agencies Private Limited.)

I/We agree to pay further installment of sale price as stipulated / called for by the company and the other charges as and when called for.

My/Our particulars as mentioned below may be recorded for reference and communication: -

1. Application (Sole/First-----  
S/W/D of -----Nationality-----
2. Second Application Name-----  
S/W/D of -----Nationality-----  
Local Address (if any)-----  
-----Pin-Code-----  
Telephone No-----Fax No-----E-mail-----  
Address (for Communication)-----  
-----Pin-Code-----  
Telephone No-----Fax No-----  
PAN NO.1<sup>st</sup> Applicant-----2<sup>nd</sup> Applicant-----

Signature and Name of Applicant(s)

First Applicant

Second Applicant

3. Residential Status: Resident ☐ Non-Resident ☐
4. Payment: Down Payment ☐ Installment ☐

5. Details of unit to be purchased

- i) Name of the project : Jaipuria Sunrise Gre : A, Bamheta
- ii) Plot Number : -----
- iii) Block : -----
- iv) Required Area : -----
- v) Basic Rate Per Sq.yards : ----- Sq.yards (Approximately)
- vi) Basic Price (in Rs.) : -----
- vii) PLC Charges (in Rs.) : -----

6. Booking: Direct ☐ Through Dealer / Agent ☐

7. If through agent, give his particulars

Name-----

Address-----

-----Pin Code-----

Telephone No-----Fax-----

Income Tax Permanent Account No-----

8. Declaration:

I/We the undersigned (Sale/First and Second Applicant) do hereby declare that the above mentioned particular / information given by me / us are true and correct and nothing has been concealed there from.

Yours faithfully

Signature and Name of Applicant(s)

First Applicant      Second Applicant

Date-----

Place-----

**FOR OFFICE USE ONLY**

1. Applicant Accepted/Rejected

2. Details of Plot allotted

Plot Number-----

-----Block No-----

Area-----Sq. yard. Rate per Sq. yard.-----

Basic Sale Price-----

3. Payment Plan :

Down Payment ☐

Installment ☐

4. Amount received at the time of booking vide cheque / draft No-----date-----

Rs----- (Rupees-----) Drawn on -----

-----Bank at New Delhi/ Delhi and Our Receipt No-----Dated-----

5. Type of Account-----

6. Booking : Through Dealer / Agent

Name of Agent-----Brokerage Payable-----

7. No. of joint Applicants-----

Dated----- Place----- Authorised Signatory

### Terms And Conditions for allotment

1. The intending allottee(s) has applied for the allotment of a residential plot with full knowledge and subject to all the laws / notification and rules applicable to this area which have been explained by the Company and understood by him/her.
2. The intending allottee(s) has fully satisfied himself about the interest title of the Company in the said land on which the plot will be allotted and has understood all limitations and obligations in respect thereof. And there will be no more investigation or objection by the intending allottee(s) in this respect.  
The intending allottee(s) has accepted the plans, designs, specification which are tentative and are kept at the company's office at Jaipuria Sunrise Plaza, 12-A, Ahinsa Khand, Indirapuram, Ghaziabad-201010
3. and agrees that company may effect such variations, additions, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending allottee(s) hereby gives his / her consent to such variations / additions / alteration / deletion and modification.
4. The company shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the change in the position of unit change in its number, dimensions, size, area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominees(s) substituted in his/her place without the prior approval of the Company, who may, in its sole discretion, permit the on such terms as it may deem fit.
6. The intending allottee(s) agree that he/she shall pay the price of the plot on the basis of the area and all other charges as and when demanded. He/She also agree to make all payments through demand drafts/cheques drawn upon and payable at New Delhi / New Delhi only.
7. the time of punctual payment of installment 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 condition of sale, failing which the intending allottee(s) shall have to pay interest 24% per annum on the delayed payment and the Company reserves its right to forfeit the earnest money in event of irregular / delayed payments / non-fulfillment of terms of payments and the allotment may be cancelled at the discretion of the company.
8. The intending allottee after taking possession of property will pay all govt. taxes directly to the competent authority and install his own electric meters.
9. The intending allottee(s) agrees to reimburse to the Company and to pay on demand all taxes, levies or assessment whether levied now or livieable in future, on land and / or building as the case may be, from the date of allotment.
10. The Company shall endeavour to give possession of the plot to the intending allottee(s) with Two year subject to force majeure circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable upto the date of possession according to the payment plan applicable to him / her. The company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 30 days, thereof, remit all dues and take possession of the plot. In the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession the allotted plot and shall bear all maintenance charges and by other levies on account of the allotted plot
11. The intending allottee(s) of the plot shall pay necessary charges including security for maintaining and up keeping of the Township and providing the various services as determined by the Company or its nominated agency and as and when demanded by the company/its nominee. This arrangement will be carried out until the services are handed over to the local bodies. The intending allottee(s) agrees and consents to this arrangements and will not question the same singly or jointly with other buyers.

Signature and Name of Applicant

First Applicant    Second Applicant

12. The sale deed shall be executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her full price and other connected charges. Cost of the stamp duty and registration/mutation documentation charges etc. as applicable will be extra and shall be borne by the intending allottee(s). The intending allottee(s) shall pay, as and when demanded by the Company, Stamp duty and Registration charges/Mutation charges and all other incidental and legal expenses for execution and registration of sale deed/mutation of the unit in favour of the intending allottee(s).
13. The intending allottee(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 by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first registered Address will be deemed to have been received by him/her at the time when those 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. In all communications the reference of property booked must be mentioned clearly.
14. The Company shall have the first lien and charge on the said for its dues and other sums payable by the intending allottee(s) to the company.
15. Unless Conveyance / sale deed is executed and registered, the Company shall for all intents and purpose continue to be the owner of the land and also the construction thereon and this agreement shall not give to the allottee any right or title or interest therein.
16. The allotment of the unit is entirely at the discretion of the Company.
17. The intending allottee(s) undertake to abide by all the laws, rules and regulation or any law as may be made applicable to the said property.
18. Delhi Courts alone shall have jurisdiction in all matters arising out/touching and/or concerning this transaction.
19. The intending allottee(s) agrees to pay the total basic sale price and other charges of unit as per the payment plan (Down payment/installment plan) opted by him/her.
20. The intending allottee(s) shall not put up any name or sign board, Neon Sign, publicity or advertisement material, hanging of clothes etc.
21. The allottee shall not use the premises for any activity other than the use specified for.
22. In case there are joint intending allottees, all communication shall be sent by the company to the intending allottee(s) whose name appear first and at the address given by the mailing and which shall for all purposes be considered as served on all the intending allottee(s) and no separate communication shall be necessary to the other name intending allottee(s). the intending allottee(s) has agreed to this condition of the Company.
23. In case of Cancellation / Refund NOC from the broker has to be given by the client.
24. In case of refund/transfer please issue the Cheque in favour of Mr./Mrs./M/s ..... A/c No ..... Bank ..... Branch.....

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

Signature and Name of Applicant(s)

First Applicant      Second Applicant

Enclosure :

1. PAN Card-Photocopy
2. Two photographs
3. I.D.Proof