



M/s Ansal Properties & Infrastructure Ltd.

Registered Office: 115, Ansal Bhawan, 16 K. G. Marg, New Delhi - 110 001
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 Fax: 23322009, 66302873, E-mail: ansal@vsnl.com
 Website: www.ansalapi.com

APPLICATION FORM

Date:

Dear Sir,

We the undersigned request that a Flat/Shop/Office/Car parking may be allotted to me/us as per the Company's terms and conditions which I/We have read and understood, signed and shall abide by the same as stipulated by your Company.

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.

We remit herewith a sum of Rs..... (Rupees.....)
 By Bank draft/cheque No..... Dated..... Drawn on.....
 Bank payable at New Delhi as part of earnest money.

All drafts and cheques to be made in favour of M/s Ansal Properties Infrastructure Ltd., New Delhi or as mentioned in price list of the project.)

We agree to pay further installments 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.

Applicant (Sole/First) Nationality.....
 S/W/D of
 Second Applicant Name Nationality.....
 S/W/D of
 Local Address (if any)
 Pin Code [][][][][][]
 Telephone No. Fax No.
 E-mail Mobile
 Address (for communication)
 Pin Code [][][][][][]
 Telephone No. Fax No.
 E-mail Mobile
 Residential Status: Resident Indian Non Resident Indian
 Payment Plan: Down Payment Flexi Payment Plan Construction Linked Plan

Details of Unit to be purchased :

- i) Name of the Project :
- ii) Type of Property :
- iii) Unit No. :
- iv) Block :
- v) Floor :
- vi) Required Area :
- vii) Basic Rate per Sq. Mt./Sq. Ft./ Sq. Yd. :
- viii) Basic Sale Price :
- ix) Allied Charges :

5. Car Parking Space : Open Covered Back to Back
6. Power Back-up : KVA
7. Club Membership : Yes
8. Booking through (Name of the employee)
9. Income Tax Permanent Account No. (PAN) : or Form 60

10. **DECLARATION**

I/We the undersigned (Sole/First and Second Applicant) do hereby declare that the above mentioned particulars/informations given by me/us are true and correct and nothing has been concealed therefrom.

Yours faithfully,

SIGNATURE OF SOLE/FIRST APPLICANT (S)

SIGNATURE OF SECOND APPLICANT (S)

Place Date

FOR OFFICE USE ONLY

Application No.

1. Application Accepted / Rejected
2. Details of Unit allotted
 Unit No
 Type Block No Floor
 Super Area Sq.mt./Sq.ft. Rate per Sq./Sq. ft.
 Basic Sale Price
 Other Charges
3. Car Parking Space : One / Two Price Number
4. Power Back-up KVA Price @
5. Club Membership
6. Payment Plan : Down Payment Flexi Payment Plan Construction Linked Plan
7. Cost of Car Parking Space
8. Cost of Power Back-up Charges
9. Amount received at the time of booking vide Draft/Cheque No Dated
 Rs (Rupees)
 Drawn on (Bank at Delhi / New Delhi)
 vide our Receipt No Dated
10. Type of Account
11. Booking Direct
12. No. of Joint Applicants

PAYMENT SCHEDULE					
Date of Instalment Due	Amount Due BSP	Allied Charges	CPS	Club Membership	Power Back-up

Dated.....

Place.....

Authorised Signatory

TERMS & CONDITIONS FOR ALLOTMENT

1. The intended allottee(s) has applied for allotment of a residential/commercial unit with 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.
2. The intending allottee(s) has fully satisfied himself/herself about the interest and title of the Company in the said land on which the unit will be constructed 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.
3. The intending allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the Company's offices and agrees that Company may effect such variations, additions, alterations, 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 variation/addition/alteration/deletion and modification.
4. The company shall have right to effect suitable and necessary alterations 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, dimensions, height, size, area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as it may deem fit.
6. The intending allottee(s) agrees that he/she shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common 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/Delhi only.
7. The company and the intending allottee(s) hereby agree that the amounts paid with the application for booking and in instalments as the case may be, to the extent of 20% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those Allotment Letter/Agreement also in the event of failure by the intending allottee(s) to sign the Allotment Letter/Agreement within the time allowed by the company.
8. The time of punctual payment of instalments 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 event of irregular/delayed payments/non fulfillment of terms of payment and the allotment may be cancelled at the discretion of the company.
9. At present the safety measure have been provided as per existing fire code /regulation.
10. The intending allottee(s) agrees to reimburse to the company and to pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment.
11. The company shall endeavor to give the possession of the unit to the intending allottee(s) within committed period subject to force major circumstances and on receipt of all payments as per installments plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable up to 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 unit. In the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and other levies on account of the allotted unit.
12. The intending allottee(s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping complex and providing the various services as determined by the company or its nominated agency and as 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 arrangement and will not question the same singly or jointly with other Buyers,
13. The sub lease deed shall be executed and got registered in favor 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 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 sub lease deed/Mutation of the unit in favor of intending allottee(s).
14. 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 should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications the reference of property booked must be mentioned clearly.

15. 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.
16. Unless a conveyance deed is executed and registered, the company shall for all intents and purposes 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 little or interest therein.
17. The allotment of the units is entirely at the discretion of the company.
18. The Buyer(s) agrees that escalation in the construction cost resulting from increase in the cost of construction inputs like Material & Labour shall be borne by the Buyer(s). It is mutually agreed and binding between the Buyer(s) & the Company that ..Z.. % of Sale Price shall be treated as construction cost for the computation of escalation. Escalation shall commence from the date of booking & closing date of escalation shall be date of offer of possession by the Company. The amount of escalation shall be computed based on Construction Cost indices of CPWD as per the following formulae:- $E = (Z \times SP \times (CL(OP) - CL(BU))) / 100 \times CL(BU)$ Where: E = Amount of Escalation Payable, SP = Sale Price, CL(BU) = CPWD Construction Cost Index as on date of booking of Unit, CL(OP) = CPWD Construction Cost Index as on date of offer of Possession. Escalation computed on above basis shall be binding on Company & Buyer(s). No possession shall be handed over to the Buyer(s) unless escalation amount is paid in full.
19. The intending allottee(s) undertakes to abide by the laws, rules and regulations or any law as may be made applicable to the said property.
20. Delhi courts alone shall have jurisdiction in all matters arising out of/touching and/or concerning this transaction.
21. The intending allottee(s) agrees to pay the total basic sale price and other charges of unit as per the payment plan (Down Payment Plan/Flexi Payment Plan/ Construction linked Payment Plan) opted by him/her.
22. The intending allottee(s) shall not put up by any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc. on the external façade of the building or anywhere on the external of the building or common areas. The intending allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation elevation or design.
23. The allottee shall not use the premises of any activity other than the use specified for.
24. In case there are joint intending allottees all communications 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 purpose 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 agreed to this condition of the company.
25. The intending allottee(s) agrees that the sale of the unit is subject to force majeure clause which interalia delay on account of non availability of steel, cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decisions/ clearances from statutory body, or if non delivery of possession is as result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the company and in any of the aforesaid event the company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.

The company as a result of such 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 of 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 the intending allottee(s) without any interest or compensation whatsoever.

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

Signature of the Intending allottee(s).