



# Jadon Builder & Developer

## APPLICATION FORM

**Vaishno Manor Apartment**  
(RERA Registration No.: \_\_\_\_\_)

To,

M/s Jadon Builders & Developers  
Bankner House, Janakpuri,  
Aligarh (Uttar Pradesh)

Photograph of  
first/sole  
applicant

(Cross Signature)

Photograph of  
Second applicant

(Cross Signature)

**Subject: Request for booking of Apartment**

Sir,

I/we the undersigned request you for allotment to me/us a Apartment(particulars of which are given herein-below) in your Group Housing Project named Vaishno Manor Apartment being developed at Khasra No. 978/2, 982/1 Jail Road, Koil. Aligarh. Uttar Pradesh.

### Particulars of Applicant(s)

#### **For Booking by Individuals**

#### **Sole /First Applicant**

Name \_\_\_\_\_

Son/Wife/Daughter of \_\_\_\_\_

Date of Birth \_\_\_\_\_

Address (Correspondence) \_\_\_\_\_

Pincode : \_\_\_\_\_

Landline No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_ Aadhar No. \_\_\_\_\_

Vaishno Manor Apartment,

Near Exhibition Ground,

Jail Road, Aligarh - 202001

Tel: 9837004592, 9837062073

Signature of Applicant(s)

9219763548, 9917077332

Website : www.jadonbuilders.com





# Jadon Builder & Developer

Pvt. Ltd.

GST No. (if registered)

Address (Permanent)

Pincode :

Residential Status:

(i.e. Resident / Non Resident / Person of Indian Origin / OCI / Others (please specify))

Occupation: Service / Self Employed Professional / Business / Retired / Housewife /  
Others (please specify)

Name of Company/establishment:

Designation :

Address (Office)

Pincode:

Contact No:

## Second Applicant (if any)

Name

Son/Wife/Daughter of

Date of Birth

Address (Correspondence)

Pincode :

Landline No.

Mobile No.

E-mail

Aadhar No.

PAN

GST No. (if registered)

Address (Permanent)

Pincode :

Residential Status:

(i.e. Resident/Non Resident/Person of Indian Origin/OCI/ Others(please specify))

Occupation: Service/Professional/Business/ Retired / Housewife/  
Others(please specify)

Name of Company/establishment:

Designation :

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Address (Office) \_\_\_\_\_  
Pvt. Ltd.

Pincode: \_\_\_\_\_

Contact No: \_\_\_\_\_

## For Companies/Partnership Firms/LLP/Incorporated Entities

### First Applicant:

Name of Entity: \_\_\_\_\_

Nature of Entity (Company/Partnership/others-to be specified) \_\_\_\_\_

Registration No. \_\_\_\_\_

PAN \_\_\_\_\_ GST No. \_\_\_\_\_

Registered Address: \_\_\_\_\_

Pincode : \_\_\_\_\_

Correspondence Address: \_\_\_\_\_

Pincode : \_\_\_\_\_

Contact No. \_\_\_\_\_ Email: \_\_\_\_\_

### Particulars of Authorised Signatory

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_ Pincode : \_\_\_\_\_

Email: \_\_\_\_\_ Mobile No. \_\_\_\_\_ Landline No.: \_\_\_\_\_

Aadhar No. \_\_\_\_\_

### Second Applicant:

Name of Entity: \_\_\_\_\_

Nature of Entity (Company/Partnership/others-to be specified) \_\_\_\_\_

Registration No. \_\_\_\_\_

PAN \_\_\_\_\_ GST No. \_\_\_\_\_

Registered Address: \_\_\_\_\_

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Pvt. Ltd. \_\_\_\_\_ Pincode : \_\_\_\_\_  
Correspondence Address: \_\_\_\_\_  
\_\_\_\_\_ Pincode : \_\_\_\_\_  
Contact No. \_\_\_\_\_ Email: \_\_\_\_\_

## Particulars of Authorised Signatory

Name: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Address: \_\_\_\_\_ Pincode \_\_\_\_\_  
: \_\_\_\_\_  
Email: \_\_\_\_\_ Mobile No. \_\_\_\_\_ Landline No.: \_\_\_\_\_  
Aadhar No. \_\_\_\_\_

Note: Citizens of Pakistan, Bangladesh, Srilanka, Afghanistan, China, Iran, Nepal or Bhutan cannot acquire or transfer immovable property in India (other than on lease for period not exceeding five years) without the prior permission of Reserve Bank of India.

## PARTICULARS OF BOOKING

### Details of Apartment:

(a)	ApartmentNo.		
(b)	Floor No.		
(c)	Tower		
(d)	Carpet Area (in Square Feet)		
(e)	Super Area (in Square Feet)		
(f)	Project Name	:	VAISHNO MANOR APARTMENT
(j)	Location of Project	:	Khasra No. 978/2, 982/1, Jail Road, Koil, Aligarh, Uttar Pradesh.
(k)	Nature of Ownership which applicant will get (Freehold/Leasehold)	:	Freehold
(l)	Purpose for which Apartment may be used	:	Residential

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## 2. Consideration Payable by Applicant/Allottee

Head of Charge	:	Consideration (after all discounts, if any)	GST (as per rate prevailing on date of application)	Total
(a) Sale Price	:			
Total				

Total Price payable by allottee (Inclusive of GST at rate prevailing on date of application) after all applicable discounts is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

Note: Cost of electricity connection and electricity meter is not included in aforesaid consideration, which allottee/applicant will have to pay separately at the time of obtaining electricity connection for the Apartment. All Taxes and charges (including service charge) levied by Government Authorities or Municipal Corporation with effect from date of offer of possession of Apartments as well as Common Area Maintenance Charges will be payable by Apartmentowners, including allottee.

- Tentative date of offer of possession of Apartment is \_\_\_\_\_. However, subject to Force Majeure Conditions the confirm date of Completion of Project as per RERA Registration as well as date of offer of possession of Apartment by Promoter is \_\_\_\_\_. In case of extension of time by Real Estate Regulatory Authority for completion of construction, the date mentioned in this clause shall change accordingly extend.
- Payment Plan: Payment Plan No. \_\_\_\_\_ annexed herewith
- Booking amount paid along with this application : Rs. \_\_\_\_\_

### Details of Payment of Booking Amount

Mode of Payment	Reference No.	Date	Bank	Amount (in Rs.)

- Bank Account details for enabling applicant(s)/allottee(s) to make payment:

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Particulars	Promoter's Details
Beneficiary Name	JADON BUILDER AND DEVELOPER COLLECTION A/C FOR VMA
Promoter Name	JADON BUILDER AND DEVELOPER
Bank Account Number	120026710811
Bank Name	CANARA BANK
Bank Branch Address	RAMGHAT ROAD, ALIGARH
IFSC Code	CNRB0001000

## Terms and Conditions:-

- (i) The Basic Sale Price is free from escalation. However, in case of any change in rate of Tax/Charge/Levy by the Government or in case of any fresh Tax/Charge/Levy introduced or levied by the Government, Total Price payable by applicant/allottee shall increase/decrease accordingly.
- (ii) Stamp Duty, Registration Charges and Expenses involved in registration of Agreement To Sell as well as Conveyance deed shall be borne by applicant(s)/allottee(s).
- (iii) This application form is subject to acceptance by Promoter which will be acknowledged by issuing an Allotment Letter in favour of applicant(s).
- (iv) After acceptance of this application by the Promoter, all allottee(s)/ applicant(s) are required to execute the Agreement To Sell as per UPRERA norms at the earliest possible.
- (v) Applicant(s)/Allottee(s) shall pay the price of the Apartment as per the agreed Payment Plan. If the applicant(s)/allottee(s) delays in payment towards any amount which is payable, he/she/they shall be liable to pay interest at the rate applicable as per UPRERA Rules for the period of default and if the default continues for more than 30 days Promoter may after serving advance notice to the applicant, cancel the booking.
- (vi) In case of cancellation of allotment by the Promoter because of default in payment discussed above, 10% of the total sale consideration (earnest money) plus interest payable for delay in payment of installments shall be forfeited by the Promoter.
- (vii) The applicant(s) /allottee(s) shall be responsible to bear and pay charges to the Promoter /

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- Pvt. Ltd.**
- (viii) Maintenance Agency for providing maintenance services and common facilities in the Group Housing Colony once offer of possession issued by the Promoter. This will be applicable to all the applicant(s) / allottee(s) irrespective of whether they have taken the possession or not.
  - (ix) All Taxes and charges (including service charge) levied by Government Authorities or Municipal Corporation with effect from date of offer of possession of Apartment will be payable by Apartment owners / allottees including applicant(s).
  - (x) In case allottee wishes to get the booking/allotment surrendered, due to any reason 10% of total sale consideration (earnest money) plus interest payable for delay in payment of installments shall be forfeited by the Promoter.
  - (xi) In case there are Joint applicants/allottees all communications shall be sent by the Promoter to the applicant/allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the applicants/allottees
  - (xii) Irrespective of the place at which this application has been signed and the place from where booking amount is paid, it shall always be deemed that application has been submitted to Promoter at its site office in Aligarh and booking amount has also been paid to Promoter at Aligarh.

I/we have read the aforesaid terms and conditions and accept the same. In addition to the information provided by promoter, I/we have also gathered all information about the project from my/our independent sources including the office of Real Estate Regulatory Authority.

I/we have understood the Specifications and Layout Plan of Apartment as well as the Payment Plan attached herewith and accept the same. I have also read and received specimen copy of Agreement To Sell and am aware of the terms and conditions thereof.

I/we declare that information given in this application form is true and correct. In case, if it is ever found that any information provided by me in this application form is wrong, booking/allotment may be cancelled by promoter unilaterally even after execution of Agreement To Sell and earnest money will be forfeited.

I/we understand that this application shall be treated as complete only when this application form is duly filed and signed by applicant(s), supported by all the necessary documents and booking amount

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mentioned herein is credited in the designated account of the Promoter. I/we understand that unsigned or incomplete application can be rejected by promoter at its sole discretion.

Signature of Sole/First applicant  
(with rubber stamp in case of company)

Name of Signatory \_\_\_\_\_  
Designation \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

Signature of second applicant, if any  
(with rubber stamp in case of company)

Name of Signatory \_\_\_\_\_  
Designation \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

## Declaration by Dealer/Broker/Facilitator/Intermediary (if any)

I/we in the capacity of an individual broker or agent / in the capacity of authorized signatory of the Dealer / Broker / Agent / Facilitator / Intermediary named herein below, confirm that the Total Price for this booking is as mentioned herein above. I further confirm that the particulars given herein above are as per details given to me by the applicant. I understand that this application shall be treated as complete only when this application form is duly filled and signed by applicant(s) and is supported by all the necessary documents mentioned above. I understand that unsigned or incomplete application can be rejected by Promoter at its sole discretion. I am well aware of the provisions of Real Estate (Regulation & Development) Act, 2016 and applicable Rules. I know that without registration under RERA of concerned State, I am not entitled to book / sell any Apartment of the project.

- (i) Name of Dealer/Broker/Facilitator/Intermediary/Agent: \_\_\_\_\_ Mobile: \_\_\_\_\_
- (ii) RERA Registration No. (as Real Estate Agent) \_\_\_\_\_
- (iii) Name of Sales Person: \_\_\_\_\_ Mobile: \_\_\_\_\_

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Pvt. Ltd.

Email ID: \_\_\_\_\_

(iv) Comments (If any) \_\_\_\_\_

Signature of Dealer/Broker/Facilitator/Intermediary \_\_\_\_\_ (With rubber seal in case of a Company)

### For office use only

Application received on \_\_\_\_\_ by \_\_\_\_\_

Booking By : \_\_\_\_\_

Application accepted / rejected with special remarks as \_\_\_\_\_

SALES

CRM / ACCOUNTS

APPROVING AUTHORITY

Pvt. Ltd.

**KYC Documents to be submitted by applicant(s)/allottee(s)**  
(Please mark "✓" against document submitted)

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## For Individuals

1. Aadhar Card/ Voter's identity card/ Passport/ Driving License/
2. PAN Card
3. Electricity Bill/Water bill/Gas Connection/ Telephone bill (not more than 3 months old)
4. Any other, pl specify- \_\_\_\_\_

## For Companies

1. Memorandum and Articles of Association
2. List of Directors
3. Board Resolution in favour of authorized signatory (in original)
4. PAN Card of Company
5. GST Registration Certificate
6. Form 18 or other equivalent Form submitted in ROC (for address proof)
7. Aadhar Card/Voter's identity card/Passport/Driving License of authorized signatory
8. Any other, pl specify- \_\_\_\_\_

## For Partnership Firms

1. Partnership deed
2. Letter of authority signed by all partners in favour of signatory
3. Registration Certificate
4. PAN Card of firm
5. Aadhar Card/Voter's identity card/Passport/Driving License of authorized signatory
6. Any other, pl specify- \_\_\_\_\_

## For Foreign Nationals, PIO & NRIs

1. Passport
2. Visa (if applicable)
3. Documents regarding payment through NRE/NRO Account
4. PIO/NRI/OCI Card
5. PAN Card (if obtained)
6. Address and contact in India (on plain sheet duly signed)
7. Any other, pl specify- \_\_\_\_\_

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