

APPLICATION FORM FOR BUILTUP HOUSE(PALASH VILLA)

To,
M/S E-SQUARE HOMES PVT. LTD.
B-56A, Vibhuti Khand, Gomti Nagar, Lucknow

Date :

Dear Sir,

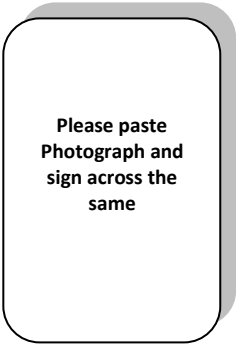
I/we, having examined the tentative plan of the Project named as “Palash Villa” to be developed and constructed by M/S E-SQUARE HOMES PVT. LTD.(hereinafter referred to as the “Company”) on land situated at Bhaisor.

I/we herebyagree to abide by the basic terms and conditions attached to this Application Form and also agree to sign and execute, as and when desired by the Company the Allotment Letter on the Company’s standard format, contents whereof have been read and understood by me/us and I/we agree to abide by them. I/we shall accept the specifications of the Built-up House and I/we shall pay the basic sale price, preferential location charges, additional cost/charge and the applicable Stamp Duty etc. as and when demanded by the Company.

I/we remit herewith a sum of vide Bank Draft/Cheque No. : Dated: drawn on..... being booking amount for allotment of Built-up House.

I/we have clearly understood that this application does not constitute an Agreement to sell and I/we do not become entitled to the provisional and/or final allotment of Built-up House notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Allotment Letter, the allotment shall become final and binding upon the Company. If, however, I/we withdraw/cancel this application or I/we fail to sign/ execute and return the Allotment Letter within thirty (30) days from the date of its dispatch by the Company then the Company may at its sole discretion treat my/our application as cancelled and the earnest money paid by me/us in the form of booking amount shall stand forfeited. I/we further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us) as shown in the Price List and/or as stipulated/demanded by the Company, failing which the allotment will be cancelled and the earnest money along with interest, if any due shall be forfeited by the Company. My/Our particulars are given below: -

1. First Applicant Mr./ Mrs./ Ms.....
Son / Wife / Daughter of Mr.....
Residential Address.....
Date of Birth..... Profession.....Designation.....
Nationality..... Marital Status..... No. of Children
Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐
Office/ Business Address
Tel. Res. Off Mobile
Fax No. E-Mail ID
*Income Tax Permanent Account No./ War.....



2. Second Applicant Mr./ Mrs./Ms.....
Son / Wife / Daughter of Mr.....
Residential Address.....
Date of Birth..... Profession.....Designation.....
Nationality..... Marital Status No. of Children
Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐
Office/ Business Address
Tel. Res. Off Mobile
Fax No. E-Mail ID
*Income Tax Permanent Account No./ Ward No.
(*PAN Card is to be attached mandatorily. Form to be filledin CAPTIAL letters only.)



3. Details of Unit:

(i)UnitNo..... (ii) Area..... sq. ft. (..... sq.mt.)

4.Details of Pricing:

		AS PER APPLICABLE PRICE LIST	REMARKS
(A) BASIC COST OF THE UNIT			
Basic Sale Price (BSP)		Rs.	Rs.(S.T.3.75%)
(B) ADDITIONAL COST			
1	PLC		
2	Power Charge		
3	Sewer, Water, Maintenance charges, Holding Charges,		
4	External Electrification Cost (EEC)		
5	Other Cost		

Declaration:

I/we do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/we undertake to inform the Company of any change in my/our address or in any other particular / information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/ us.

Name of the Applicant(s)

Signature of the Applicant(s)

FOR OFFICE USE ONLY

CHECK LIST

- 1. Whether the Application Form is completely filled-up with Photographs (Two Photographs)?
- 2. Whether the Application Form is duly executed and signed in all pages by all Applicants?
- 3. Whether the Cheque for booking amount is in proper name and duly signed & dated?
- 4. Whether the self attested copy of the PAN Card of the Applicant(s) is/are received?
- 5. Whether the self attested copy of Identity Proof is/are received?

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Remarks:

Booked by Checked by Approved by

BASIC TERMS AND CONDITIONS

- 1. I/we have applied for allotment of Built-up Housein the Townshipnamed as “Palash Villa” (“Said Project”) to be developed and by “M/se-SQUARE HOMES PVT. LTD.”(hereinafter referred to as the “Company”)on land situated at Bhaisora.
- 2. Notwithstanding anything contained herein in this Application, I/we understand that my/our Application will be considered as valid and proper only upon realization of the amount tendered along with this Application.
- 3. Before applying for allotment of Built-up House, I/we have verified the terms / conditions of Provisional Allotment and price of the said Built-up Housewith other Developers in the vicinity and have fully satisfied myself / ourselves about the terms, conditions, price of the said Built-up Houseand nature of rights, title, interest of the Company in the said Project.
- 4. The allotment of the Built-up Houseis entirely at the discretion of the Company. The allotment of the said Built-up Houseshall be provisional and shall be confirmed on the issuance of Letter of Allotment letteron the Company’s standard format which has been read and understood byme/us.
- 5. I/we acknowledge that the Company, as and when demanded byme/us, has provided all information& clarifications as required by me/usand that I/we have not unduly relied upon and is not influenced by any architect plans, sales plans, sale brochuresetc., made by the Company.
- 6. I/we have examined the tentative plans, designs and specifications of the Built-up Houseand have agreed that the Company may affect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project.
- 7. (i) I/we understand and agree that timely payment of installments of basic cost and allied/ additional cost,Govt. levy etc. pertaining to the said Built-up Houseis the essence of the terms of the booking/ allotment. If I/we fail/ default in makingpayment of due amount within stipulated time, then the Company shall have rights mentioned herein below:
(iii) The Company in its absolute discretion may condone the delay by charging penal interest @ 18% p.a. for up to one month delay from the due date of payment and @ 24% p.a. thereafter on all outstanding dues from their respective due dates. The payment plan is annexed herewith as Annexure-A
- 8. I/we agree to make all payments within time in terms of schedule of payments as mentioned in Annexure- A and /or as may be demanded by the Company from time to time without any reminders from the Company through Demand Drafts / Cheques drawn upon Scheduled Banks in favour of “E-SQUARE HOMES PVT. LTD” payable at par.
- 9. The Company shall endeavor to give possession of the Built-up Houseto the applicant within 24 to 30 months with a grace period of 6 months, subject to force majeure circumstances and reasons beyond the control of the Company with a reasonable extension of time for possession subject to making of timely payment of installments to the Company by me/us.
- 10. I/we shall before taking possession of the Built-up House, must clear all the dues towards the Built-up Houseand have the Conveyance Deed for the said Built-up House executed in my/our favour by the Company after paying applicable stamp duty, registration fee and other legal charges/ expenses.
- 11. I/we shall use the said Built-up Housefor residentialpurpose only.
- 12. I/weshall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/ financial institution. However, such charge, if created, shall be got vacated before handing over possession of the Built-up House tome/us.
- 13. I/we shall get my/our complete address and e-mail ID registered with the Company at the time of booking and it shall be my/our responsibility to inform the Company through letter by Registered A.D. about all subsequent changes in my/our address and e-mail ID.

DECLARATION:

I/we declare that the above terms and conditions have been read / understood and the same are acceptable to me/us. I/we gave sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Application Form and paid the booking amount for allotment. I/We further undertake and assure the Company that in the event of rejection of my/our application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/ us as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien under this Application or against any unit in relation to the said Builtup House.If any other Persons hassigned this Application Form on my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution etc.

Name of the Applicant(s)

Signature of the Applicant(s)

PAYMENT PLAN OF THE BUILTUP HOUSE

PLAN – A: INTEREST FREE CONSTRUCTION LINKED INSTALLMENT PLAN		
1.	At the time of booking	2 Lakh + Service Tax
2.	On 30 th day of booking or on allotment whichever is earlier	15% of BSP less booking amount + Service Tax
3.	On Commencement of construction	10 % of BasicSale Price + Service Tax
4.	On construction reaching Plinth Level	10 % of BasicSale Price + Service Tax
5.	On Commencement of Roof Slab	15 % of Basic Sale Price + Service Tax
6.	At the time of Plumbing and electric work	10 % of BasicSale Price + Service Tax
7.	On the start of internal plaster	15 % of BasicSale Price + Service Tax
8.	On start of flooring of room	10 % of BasicSale Price + Service Tax
9.	On start of external plaster	10 % of Basic Sale Price + Service Tax
10.	At the time of offer of Possession	5 % of Basic Sale Price + Service Tax

NOTE: the afore-stated Additional Discount or timely payment discount on Installment Payment Plan on the Basic Sale Price has been offered to me/us in lieu of my/our consensus to make timely payment of installments and other allied cost. In case of my/our failure to make timely payment of installments, I/we hereby authorize the Company to withdraw such rebate/ discount/ concession etc. and demand the payment of such discount amount as a part of sale consideration amount, which I/we hereby agree to pay immediately.