



Application
Form

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PRATHAM

SECTOR 84 • FARIDABAD



PRATHAM

PURI CONSTRUCTIONS PVT. LTD.

Application for Allotment of a Unit in "PRATHAM"

in Sector 84, Faridabad, Haryana

Application Priority No.

Date

M/s. Puri Constructions Pvt. Ltd.
1208-1210, 12th Floor, Surya Kiran Building
19 Kasturba Gandhi Marg
New Delhi – 110 001

Dear Sir (s),

I/We wish to register my/our expression of interest for the provisional allotment of a residential unit i.e. apartment ("Unit") in your forthcoming residential project viz. "PRATHAM" situated in Sector 84, Faridabad, Haryana ("the Project") under the down payment / installments payment plan (tick one).

I/We have paid the registration /booking amount / earnest money amount in favour of Puri Constructions Pvt. Ltd. A/c "PRATHAM", as per detailed given below :

Chq./DD No.	Chq. Date	Amount	Drawn On	Bank Branch
Total (Rs.)				

I/We agree and understand that this application does not constitute any offer or registration of expression of interest (EOI) or definitive allotment or any agreement to sell and I/we do not become entitled to the provisional and/or final allotment of a Unit notwithstanding the fact that Puri Constructions Private Limited (PCL) may have issued a receipt(s) in acknowledgement of the money tendered by me/us as EOI to PCL with this application.

I/We understand that this form merely expresses the intent of PCL for allotting the Unit to me/us and in no way may be construed as an allotment. I/We agree that the EOI in the Unit in the forthcoming project "PRATHAM" shall become definitive only after the due acceptance of the same by PCL in writing and shall be subject to the terms and conditions stipulated by PCL at the time of such acceptance. In the event of PCL accepting my/our application to provisionally allot a Unit, I/we agree to pay all further Installments of the sale price and all other monies/dues as stipulated in the payment plan along with this application (which may be altered at the time of execution of the Buyers' Agreement) as explained to me by PCL and fully understood by me /us.

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

I/We agree to execute all the documents in the standard format provided by PCL as and when necessary for the creation of EOI and subsequent allotment of the Unit in the upcoming project "PRATHAM" and shall strictly adhere to all the terms and conditions stipulated by PCL from time to time.

The said Unit shall be deemed to be allotted to me only after I/we execute the buyers' agreement on the standard format provided by PCL ("Buyers' Agreement") after carefully understanding, agreeing and undertaking to abide by the terms and conditions laid down therein and the legal implications thereof and after understanding my/our obligations and liabilities and the obligations and liabilities of PCL as set forth in the Buyers' Agreement.

I/We agree that the Buyers' Agreement shall not be binding upon PCL until executed by PCL. I/We agree that the registration of EOI and subsequent allotment of Unit is at the sole discretion of PCL and in case the Unit is not allotted to me/us for any reason whatsoever, I/we shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein shall be refundable to me/us without any interest within 30(thirty) days from the date of notice regarding rejection of application for registration of EOI.

I/We agree that the allotment shall become final and binding upon PCL only after the acceptance by it of the signed Buyers' Agreement within a period of 30(thirty) days from the date of its dispatch by registered post, together with all the annexures, draft tri-partite maintenance agreement together with the amounts due and payable as set forth in the schedule of payments annexed herewith ("Payment Plan"). If I/We fail to execute and deliver to PCL, then my/our application shall be treated as cancelled and all the sums/monies paid/deposited by me/us with PCL shall stand forfeited without any notice/reminders. I/We have gone through the above terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

My/ our particulars are given below for your reference and record:

PERSONAL DETAILS FORM

1. SOLE or FIRST APPLICANT

Applicant Name Mr./Mrs./Ms.	[Redacted]			Please affix your passport size photograph
Father/Husband's Name	[Redacted]			
Permanent Address	[Redacted]			
Pin	[Redacted]	Phone	[Redacted]	
Correspondence Address	[Redacted]			
Pin	[Redacted]	Phone	[Redacted]	
Telephone	[Redacted]	Mobile	[Redacted]	
Fax	[Redacted]	E Mail	[Redacted]	
Date of Birth	[Redacted]			
Marital Status	<input type="checkbox"/> Single	<input type="checkbox"/> Married	Date of Anniversary [Redacted]	
Residential Status	<input type="checkbox"/> Resident	<input type="checkbox"/> Non-Resident	<input type="checkbox"/> Foreign National of Indian Origin	
Occupation	<input type="checkbox"/> Govt. Servant	<input type="checkbox"/> Private Sector		
	<input type="checkbox"/> Self Employed	<input type="checkbox"/> Professional		
Office Name & Address	[Redacted]			
Designation	[Redacted]			
Pin	[Redacted]	Phone	[Redacted]	

2. SECOND APPLICANT

Applicant Name Mr./Mrs./Ms.	[Redacted]			Please affix your passport size photograph
Father/Husband's Name	[Redacted]			
Permanent Address	[Redacted]			
Pin	[Redacted]	Phone	[Redacted]	
Correspondence Address	[Redacted]			
Pin	[Redacted]	Phone	[Redacted]	
Telephone	[Redacted]	Mobile	[Redacted]	
Fax	[Redacted]	E Mail	[Redacted]	
Date of Birth	[Redacted]			
Marital Status	<input type="checkbox"/> Single	<input type="checkbox"/> Married	Date of Anniversary [Redacted]	
Residential Status	<input type="checkbox"/> Resident	<input type="checkbox"/> Non-Resident	<input type="checkbox"/> Foreign National of Indian Origin	
Occupation	<input type="checkbox"/> Govt. Servant	<input type="checkbox"/> Private Sector		
	<input type="checkbox"/> Self Employed	<input type="checkbox"/> Professional		
Office Name & Address	[Redacted]			
Designation	[Redacted]			
	[Redacted]	[Redacted]		

3. THIRD APPLICANT

Applicant Name Mr./Mrs./Ms.

Father/Husband's Name

Permanent Address

Pin Phone

Correspondence Address

Pin Phone

Telephone Mobile

Fax E-Mail

Date of Birth

Marital Status Single Married Date of Anniversary

Residential Status Resident Non-Resident Foreign National of Indian Origin

Occupation Govt. Servant Private Sector
 Self Employed Professional

Office Name & Address

Designation

Pin Phone

Please affix
your
passport size
photograph

(For Additional Applicant use separate sheet)

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

INCOME TAX DETAILS

First Applicant	PAN/GIR No.		Ward No.		Circle No.	
Co-Applicant	PAN/GIR No.		Ward No.		Circle No.	

FOR PARTNERSHIP FIRMS / SOLE PROPRIETORSHIP

**M/s. [REDACTED] a partnership firm duly registered under the Indian Partnership Act 1932, through its partner authorized by resolution dated [REDACTED] Shri/Smt. [REDACTED] (hereinafter referred to as the 'Intending Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership firm and their heirs, legal representatives, administrators, executors, successors and assigns) of the Other Part (copy of the resolution signed by all Partners required).

FOR COMPANIES

**M/s. [REDACTED] a Company registered under the Companies Act, 1956, having its registered office at [REDACTED] through its duly authorized signatory Shri/Smt. [REDACTED] authorized by Board resolution dated [REDACTED] (hereinafter referred to as 'the Intending Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the Other Part (copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required).

(** Delete whichever is not applicable)

4. DETAILS UNIT REQUIRED AND PROVISIONAL REGISTRATION

Floor Preference (✓) One	Ground	1st	2nd	3rd to Below Top Floor	Top Floor
Type of unit (✓) One	2 Bed + 2 Toilet (1100 Sq.Ft.)	3 Bed + 2 Toilet (1300 Sq. Ft.)	2 Bed + 2 Toilet (1395 Sq. Ft.)	3 Bed + 3 Toilet (1400 Sq. Ft.)	
Unit facing (✓) One	Landscape Facing			Road Facing	
Specifications (✓) One	Classic	Luxury Option 1 @ 250 per sft.		Luxury Option 2 @ 450 per sft.	

5. PAYMENT PLAN OPTED: DOWN PAYMENT / INSTALLMENT

Note : Payments to be made by A/c Payee Cheque(s) / Demand Draft(s) in favour of 'Puri Constructions Pvt. Ltd. A/c 'PRATHAM' payable at New Delhi/Delhi.

6. DECLARATION :

I/We the applicant(s) do hereby declare that my/our application for allotment of a Unit to the seller is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed there from. I hereby confirm and undertake that I/We have read and understood the terms and conditions as mentioned hereinafter which has been duly signed by me/us and further undertake to abide by the same.

Yours faithfully,

Date :

Place :

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

CONSTRUCTION LINKED PAYMENT PLAN

Booking amount	2 Lacs (2 BHK + 2 T), 2.5 Lacs (3 BHK + 2 T) & 3 Lacs (3 BHK + 3 T)
Within 90 days of booking	Complete 25% of BSP
At the start of construction	10% of BSP + 20% of allied charges
On casting of Basement floor slab	10% of BSP + 20% of allied charges
On casting of 1st floor slab	10% of BSP + 20% of allied charges
On casting of 2nd floor slab	10% of BSP + 20% of allied charges
On casting of 4th floor slab	10% of BSP
On casting of 6th floor slab	10% of BSP
On completion of brickwork	10% of BSP
At the time of offer of possession	Balance of BSP + All other taxes, stamp, maintenance etc.
DOWN PAYMENT PLAN (WITH 8% REBATE ON 80%** OF BSP)	
Booking Amount	2 Lacs (2 BHK + 2 T), 2.5 Lacs (3 BHK + 2 T) & 3 Lacs (3 BHK + 3 T)
Within 45 days of booking	Complete 85% of BSP + 100% of allied charges
At the time of offer of possession	Balance of BSP + registration and stamp charges + maintenance charges, taxes etc.

*Allied Charges include EDC + IDC, EEC, FFC, Car Parking, Club and PLC, if applicable.

- One covered car park (Rs. 1.5 lakhs) + Club membership (50,000) mandatory.
- PLCs as below :

Ground Floor	5% of BSP
First Floor	4% of BSP
Second Floor	3% of BSP
Top Floor	3% of BSP
Landscape / Green Facing	3% of BSP (upto 5th Floor)
- Luxury option available at additional charges (please ask for details) @ Rs. 250/- per Sq. Ft. & @ Rs. 450/- per Sq. Ft.

** DP discount is applicable only, if full payment is made within 45 days irrespective of Bank Finance being available.

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

FOR OFFICE USE ONLY

1. ACCEPTED / REJECTED
2. COST DETAILS OF UNIT

Floor			
Super Area (Sq. Ft) approx.			
Facing (✓) One		Landscape Facing ()	Road Facing ()
Specifications (✓) One	Classic	Luxury Option 1 @ 250 per sft.	Luxury Option 2 @ 450 per sft.

Gross Rate		Rs.
Inaugural Discount		Rs.
Special Discount	%	Rs.
Direct Discount	%	Rs.
Broker Discount	%	Rs.
Net rate		Rs.

Particulars	Rate (Rs.)	Amount (Rs.)
Basic Sale Price	Per sft.	
Preferential Location Charges GF	% of BSP	
Preferential Location Charges FF	% of BSP	
Preferential Location Charges SF	% of BSP	
Preferential Location Charges (PLC – Green / Park / Club Facing)	% of BSP	
Preferential Location Charges for TOP FLOOR	% of BSP	
External Development Charges (EDC)	110/- Per sft.	
Infrastructure Development Charges (IDC)	40/- Per sft.	
Fire Fighting Connectivity (FFC)	25/- Per sft.	
External Electrification Charges (EEC)	25/- Per sft.	
Parking (Covered)	1,50,000/-each	
Club Membership	50,000/-per apt.	
Luxury Option 1	250/-sft.	
Luxury Option 2	450/-sft.	
Total Cost Rs.		
Less DP or any other discount (___% on ___ of BSP)		
Net Cost Rs.		

3. Stamp duty and registration charges etc. shall be extra at actuals and to be borne by the applicant.
4. PAYMENT PLAN : Down Payment / Installments / Time Linked.
5. Payment Received Details:

Chq./DD No.	Chq. Date	Amount	Drawn On	Bank Branch
Total (Rs.)				

6. BOOKING : DIRECT / THROUGH SALES ORGANISER

7. SALES ORGANISER'S NAME & ADDRESS :

Signature
(Marketing Manager)

Signature
(Marketing Head)

Stamp with signature of
sales organiser

Remarks if any :

9. Check-list for Receiving Officer :

- Booking Amount
- Customer's Signature on all pages of the application form
- Photocopy of PAN No. / Form 60 / Form 49 A
- For Companies : Memorandum & Articles of Association/Board Resolution
- For Partnership Firm: Partnership Deed and authorization letter from all partners and Deed registration certificate
- For Foreign Nationals : IPI-7/Passport Photocopy
- For NRI : Copy of Passport & Payment through NRE / NRO A/C.

DATE

Place

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

**INDICATIVE TERMS AND CONDITIONS
FORMING A PART OF THIS APPLICATION FOR ALLOTMENT OF A RESIDENTIAL FLAT
AT PRATHAM, SECTOR 84, FARIDABAD (HARYANA)**

The terms and conditions given below are of indicative nature with a view to acquaint the applicant with the terms and conditions as comprehensively set out in the Standard Flat Buyer's Agreement which would be executed between the Applicant(s) and the Company.

1. The Applicant(s) has applied for allotment of a Residential Flat with full knowledge of all the laws/notifications and rules applicable to this area in general and this Housing Complex in particular which have been explained by the Company about the Standard Flat Buyer's Agreement and perused/understood by him/her/it.
2. The Applicant(s) has satisfied himself/herself about the rights, interest and title of the Company to sell and market the said Flat and right and title of the Company in the land on which the said Flats are being developed. The applicant has understood all limitations and obligations in respect thereof. The Applicant(s) agree(s) that there will not be any further investigations or objections by him/her/it in this respect.
3. The Applicant(s) shall execute the Standard Flat Buyer's Agreement with the Company, within 15 days from the date of communication as and when issued by the Company along with the affidavits, declarations and undertakings contained therein and compliance of the terms and conditions of the Standard Flat Buyer's Agreement. The Applicant(s) shall execute the standard maintenance agreement with the Company or its nominated maintenance agency, as the case may be, at the time of possession. The Applicant(s) undertakes to pay the required Security Deposit and the maintenance charges as may be applicable and decided at the relevant time.
4. The Applicant(s) hereby agrees and undertakes to execute the Maintenance Service Agreement ("Maintenance Agreement") in the standard format prescribed by the Maintenance Service Provider/Company, which is applicable to all the Flat owners. Due execution of the Maintenance Agreement shall form a condition precedent to handing over the possession and/or conveyance of the said Flat. The Applicant(s) further undertakes to pay maintenance charges as may be applicable by the Company/Maintenance Service Provider from the date within 30 days of the offer of possession or actual possession, whichever is earlier, to abide by the terms and conditions of the Maintenance Agreement and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Service Provider from time to time. Refusal to execute the Maintenance Agreement by the Applicant(s) shall also entitle the Company to terminate the allotment and forfeit the earnest money.
5. The Applicant(s) shall make all payments of the agreed sale price of the said Flat as per the Payment Plan on the super area, along with the other charges as mentioned or stipulated therein, the Applicant(s) shall further make payment of registration charges, stamp duty and other incidental expenses as and when demanded by the Company to enable it to convey the said Flat in favour of the Applicant(s). The Applicant(s) shall make all the payments irrespective of any issues between the Applicant(s) and the Company with respect to any other matter contained in the Agreement or even otherwise. Any default in payment or non-payment shall be considered and deemed to be fundamental breach of the Standard Flat Buyer's Agreement.
6. The Applicant(s) shall make the payment of basic sale price, External Development Charges, Preferential Location Charges (for superior location, Flats etc.), Infrastructure Development Charges, VAT, Service Tax, Maintenance Charges, and all other charges as may be communicated from time to time. The Applicant(s) shall be further liable to pay any enhanced External Development Charges, Infrastructure Development Charges or any tax/charges including any Fresh Incidence of Tax as maybe levied by the Government of Haryana/Competent Authority/ Central Government, even if it is retrospective in effect as and when demanded by the Company on the super area of the Flat.
7. The Applicant(s) agrees and undertakes to make payment of Preferential Location Charges (PLC) and any additional cost incurred by the Company for allotment of Preferential /Superior located Flat to the Applicant(s), as may be prescribed and decided by the Company.
8. That the Applicant(s) understand that 1 (one) Parking Space which would be allotted to him shall be an integral part of the said Flat which cannot be sold/dealt with independent of the Said Flat. The Company at its own sole discretion shall provide car parking space to the Applicant(s) at the time of possession subject to availability and the Company's decision in this regard shall be final and binding on the Applicant(s). All clauses of this Application(s) and Flat Buyer Agreement pertaining to the allotment, possession, cancellation etc. shall apply mutatis mutandis to the Parking Space(s) so provided, wherever applicable. The Applicant(s) agrees that the Basic Sale Price of the flat is exclusive of reserved car parking space provided to him/her for his/her exclusive use. The Applicant(s) agrees that Parking Space(s) provided to the Applicant(s) shall not be a part of common areas of the Said Building/ Said Complex for the purpose of the declaration which may be filed by the Company under Haryana Apartment Ownership Act, 1983. As the reserved parking space is an integral part/amenity of the Flat, the Applicant(s) undertakes not to sell /transfer/deal with the reserved parking space independent of the Flat.
9. The Applicant(s) agrees that he shall be liable to pay all other charges to the Company/Maintenance Service Provider, as the case may be, as per the Flat Buyers Agreement and the charges as enumerated in the Maintenance Agreement without any protest or demur.
10. Subject to the Applicant(s) making all payments and providing all documents under this Application including but not limited to:-
 - a) The total price of the Flat and the parking space allotted to him.
 - b) Payment of all securities payable to the Company or Maintenance Agency, as the case may be.
 - c) Interest, penal interest etc. on delayed installments.
 - d) All other dues, as set forth in this Application or as demanded by the Company from time to time prior to the execution of the conveyance deed with respect to the Flat, the Company, shall prepare and execute, along with the Applicant(s), a conveyance deed to convey the title of the said Flat in favour of Applicant(s) within a reasonable time.
11. The Applicant(s) agrees that if the Government /concerned authority imposes any charges in respect of (a) Electrification Charges (including pro-rata cost of purchasing and installing transformers, (b) Cost of installing Sewerage Treatment Plant/ Effluent Treatment Plant/ Pollution Control Devices (c) Firefighting Charges or any other facilities as may be required or specified by the Government or DTCP, the same shall be payable by the Applicant(s).
12. The Company is in the process of developing the said Housing Complex in accordance with the provisions as applicable by the Competent Authority, which have been explained and understood by the Applicant(s). However, if any changes in the layout plan and/or drawings are required by any statutory authority(s) of Govt., or otherwise, the same may be affected suitably, to which the Applicant(s) has agreed and has given his/her/its

Signature of the Applicant's 1. _____ 2. _____

consent. However, if as a result thereof, there be any change in the location, preferential location, number, boundaries or area of the said Flat, the same shall be valid and binding on the Applicant(s). Further, if there is any increase or decrease in the super area of the said Flat, revised price shall proportionally be determined by the Company on the basis of the original rate.

13. That 25% of the total sale consideration shall constitute the "Earnest Money". Timely payment of each installment of the total sale consideration i.e. basic sale price, EDC, IDC, PLC and other charges as stated herein is the essence of this transaction/ agreement. In case payment of any installment as may be specified is delayed, then the Applicant(s) shall pay interest on the amount due @ 18% p.a. compounded at the time of every succeeding installment or three months, whichever is earlier. However, if the Applicant(s) fails to pay any of the installments with interest within the due date or time stipulated by the company, the Company may at its sole discretion forfeit the booking amount paid by the Applicant(s) up to the Earnest Money and other charges including late payment charges and interest deposited by the Applicant(s) and in such an event the Allotment/booking shall stand cancelled and the Applicant(s) shall be left with no right, lien or interest on the said booking or Flat if allotted and the Company shall have the right to sell the said Flat to any other person. Further the company shall also be entitled to terminate/cancel this allotment/booking in the event of defaults of any terms and conditions of this application.
14. Subject to clause 37 herein or any other circumstances not anticipated and beyond the control of the Company and any restraints/restrictions from any Court /authority and subject to the Applicant(s) having complied with all the terms and conditions of the present Application Form for allotment and the Applicant(s) not being in default of payment including but not limited to timely payment of the total Sale Consideration and Stamp Duty and other charges and having complied with all provisions, formalities, documentations etc. including the Standard Flat's Buyer Agreement, the Company proposes to handover the Possession of the Flat to the Applicant(s) within a period of 30 months from the date of issuance of the sanction plan of the Housing Complex. The Applicant(s) agrees and understands that the Company shall be entitled to grace period of 180 (One Hundred and Eighty) days, after the expiry of 30 months for applying and obtaining the Occupation Certificate in respect of the Housing Complex from the concerned authority. The Company shall give notice of Possession to the Applicant(s) with regard to the handing over of the possession and in the event the Applicant fails to accept and take possession of the Flat within 30 days of issuance of the notice, the Applicant(s) shall be deemed to be the custodian of the Flat from the date indicated in the notice of possession and the Flat shall remain at the risk and cost of the Applicant(s).
15. Subject to remittance and adherence, as stated herein as well as the Standard Flat's Buyer Agreement, if, the Company fails to offer Possession of the Flat within the stipulated time as stated in clause 14 hereinabove, it shall be liable to pay to the Applicant(s) compensation calculated @ Rs. 5/- (Rupees Five only) per sq. ft. for every month of delay thereafter until the actual date fixed by the Company for handing over of Possession which the both parties agrees is a reasonable estimate of the damages that the Applicant(s) may suffer and the Applicant(s) agrees that it shall have no other rights or claim whatsoever. The adjustment of such compensation shall be done only at the time of execution of Conveyance Deed. The Applicant(s) further agrees and confirms that in the event of the Company abandoning the construction and the development of the Flat, this Application shall stand terminated and will be treated to have been terminated with mutual consent and subject to the Applicant(s) not being in default of any of the terms of this Application, the Company shall refund the actual amount paid the Applicant(s) without any interest thereon.
16. The Applicant(s) has fully understood and agrees that in case the Applicant(s) withdraws or surrenders his application for the allotment for any reason whatsoever at any point of time, then the Company at its sole discretion may cancel/terminate the Booking/Allotment/Application and shall forfeit the amounts paid/deposited up to the earnest money as stated hereinabove, and may refund the balance amount to the Applicant(s), if applicable, without any interest and compensation whatsoever.
17. Timely Payments by the Applicant(s) shall be the essence of this transaction. If the Applicant(s) neglects, omits or fails for any reason whatsoever to pay to the Company any of the installments or other amounts and charges due and payable by the Applicant(s) under the terms and conditions of this Application or by respective due dates thereof or if the Applicant(s) in any other way fails to perform or observe any of the terms and conditions on his/her part herein contained within the time stipulated or agreed to, the Company shall be entitled to cancel/terminate this allotment forthwith and forfeit the Earnest Money along with the interest accrued thereon and late payment charges.
18. That any amount paid by the Applicant(s) shall first be adjusted towards earlier outstanding payments such as unpaid or partly paid installments, interest or other outstanding amounts, if any.
19. That the transfer/nomination of a Residential Flats wherein either the full payment has already been made or agreed schedule of payment of installments is over shall be allowed only through execution of Conveyance Deed/Sale Deed and the Company will charge an administrative fee as maybe decided by it for effecting changes/entries in its records. In all other cases wherein full payment of the Flat has not been made/schedule of payment of installments is not yet over, transfer charges shall be levied as decided by the Company and the transfer will be effected in the manner and as per procedure formulated in this regard by the Company. It is specifically explained by the company and has been understood by the Applicant(s) that Company shall not allow any transfer / nomination until and unless the Applicant(s) / Allottee(s) has deposited or paid at least 35% of total sale price with the Company.
20. The Applicant(s) shall take possession of the said Flat after making the full payment and get the conveyance deed executed within 30 days from the date of the Notice of possession issued by the Company subject to terms and conditions of the Flat Buyer's Agreement.
21. The Applicant(s) shall not use the said Flat or permit the same to be used for any purpose other than residential as sanctioned by the Director, Town & Country Planning, Haryana, Chandigarh, or shall not use the same in a manner which is likely to cause nuisance to neighboring residents or for any illegal or immoral purposes.
22. The Applicant(s) shall get his/her/its complete address registered with the Company and it shall be his/her/its responsibility to keep the Company informed by registered A/D letter of the change of address, failing which all demands will be deemed to have been received by the Applicant(s) or served upon the Applicant(s) at the time when those would ordinarily reach such address. In case of any change of address, the Applicant(s) shall without fail get the address recorded in the books of the Company. The receipt of any communication of the Company at the new address of the Applicant(s) would confirm that change of address has been duly recorded in the books of the Company. The Applicant(s) will be fully liable for any default in payment and/or other consequences that might accrue there from. That it is hereby clarified that in case of joint Applicant(s), all communications, demand notices, termination/cancellation letter, refund, etc., shall be sent by the Company to the Applicant(s) whose name appears first and at the address and to receive its confirmation in writing given by him/her/it which shall for all purposes be considered as service on all the Applicant(s) and no separate communication will be made or sent to the other named Applicant(s).
23. That the allotment letter issued by the Company allotting the Flat in the said Housing Complex shall be binding on the Applicant(s) to purchase the same and the Applicant(s) will have to execute all the necessary documents, affidavits, including Standard Flat Buyer's Agreement as stated herein. If, however, Applicant(s) fail to execute the necessary documents/affidavit including Standard Flat Buyer's Agreement, within stipulated time and/or fifteen (15) days from the date of offer of allotment and/ or from the date of communication by the Company, then this application for allotment shall

Signature of the Applicant's 1. _____ 2. _____

stand cancelled/terminated at the sole discretion of the Company and the Earnest Money shall stand forfeited and Applicant(s) shall be left with no rights or interest or claims in respect of the said application/allotment. No compensation or interest or any charges shall be paid by the company to the Applicant(s). It is specifically understood by the Applicant(s) that upon execution, the terms and conditions as set out in the Flat Buyer's Agreement shall supersede the terms and conditions as set out in this application.

24. The Applicant(s) agrees that the number, size and location of the Flats are tentative and may change during the completion of the Housing Complex. The Company reserves the right to change the location, size, increase or decrease the number of Flats offered in the Scheme, "Pratham". The Company also reserves the right to delete/withdraw some/all Flats depending on the circumstances. The Applicant(s) shall not have any right to object in this regard.
25. The Applicant(s) understands and agrees that he shall apply for the Home Loan, if required, to any Bank/Financial institution at his sole discretion and responsibility. The Applicant(s) agrees and understands that it shall not be the responsibility or liability of the Company to make arrangements or facilitate in sanctioning and disbursement of the Home Loan to the Applicant(s). The Applicant(s) further understands and agrees that the Company shall not be held responsible in any manner whatsoever in the event his application, if any, for Home Loan in respect of the said Flat is rejected by any Bank/ Financial institution and the loan is not sanctioned and disbursed.
26. That for all intents and purposes and for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes the feminine gender.
27. The Applicant(s) agrees that the Company shall have the right to raise finance/loan from any financial institution/bank by way of mortgage/charge/securitization of receivables of the said Flat subject to the said Flat being free from any encumbrances at the time of execution of Sale Deed. The Company/financial institution/bank shall always have the first lien/charge on the said Flat for all its dues and other sums payable by the Applicant(s) or in respect of the loan granted for the purpose of the construction.
28. The Applicant(s) shall indemnify and keep the Company, its agent, representatives, estate and effect indemnified and harmless against the payments and observance and performance of all the covenants and conditions and any loss, damage or liability that may arise due to non payment, non observance or non performance of the said covenants and conditions by the Applicant(s) as mentioned in the Application and Flat Buyers Agreement.
29. The Applicant(s) (in case of an NRI/PIO) agrees that he shall be responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act. 1999(FEMA), rules and regulation of the Reserve Bank of India or statutory enactments or amendments thereof and all other applicable laws including that of remittance of payments, acquisition, sale, transfer of immovable property, etc and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Application. The Applicant(s) agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, the Applicant(s) shall alone be liable for any action under FEMA. The Applicant(s) shall keep the company fully indemnified and harmless in this regard. The Company shall not be responsible towards any third party making payments, remittances on behalf of any Applicant(s) and such third party shall not have any right in this Application in any way and Company shall issue the payment receipts in favour of the Applicant(s) only.
30. The Applicant(s) has specifically acknowledged to the Company that the allotment of the Flat shall be subject to the strict compliance of bye laws, rules etc. that may be issued by the appropriate authority and framed by the Company for occupation, use and transfer of the Flat and such other conditions as per the applicable laws.
31. The Applicant(s) has confirmed and assured the Company that he has read and understood the Haryana Apartment Ownership Act, 1983, and its implications thereof in relation to the various provisions of this Application and the Applicant(s) has further confirmed that he is in full agreement with the provisions of this Application in relation to Haryana Apartment Ownership Act, 1983, and shall comply, as and when applicable and from time to time, with the provisions of Haryana Apartment Ownership Act, 1983, or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the subject matter of this Application.
32. The Applicant(s) understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the Flats to anybody or altogether decide to put at abeyance the Housing Complex itself, for which the Applicant(s) shall not have a right to raise any dispute or claim any right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant(s). In such case, the Applicant(s) shall be entitled to refund of the entire amount without any interest.
33. The Applicant(s) understands and confirms that the allotment of the Flat made shall not be construed as sale or transfer under any applicable law and the title to the Flat hereby allotted shall be conveyed and transferred to the Applicant(s) only upon his fully discharging all the obligations undertaken by the Applicant(s) including payment of the entire sale consideration and other applicable charges/dues and only upon registration of the Conveyance/Sale deed in his favour.
34. That the basic sale value is escalation free but it is subject to revision/withdrawal, without notice at the sole discretion of the company, if there is a greater than 15% increase in the prices in the raw materials like steel, cement from Rs. 35,000/- per mt and Rs 230/- per bag respectively.
35. That the Applicant (s) understands and agrees that the EDC and other government charges have been calculated on the basis of charges prevalent in the year 2005. The Applicant (s) understands and agrees that any revision in the EDC and other government charges and increase, if any, in such account, even if it is in retrospective effect shall be payable by the Applicant (s).
36. The Applicant(s) agrees that in case the Company is unable to deliver the said Flat to the Applicant(s) for his occupation and use due to (a) any legislation, order or rule or regulation made or issued by the Government or any other authority, (b) if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for any reason whatsoever, (c) if any matters, issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject of any suit/writ before a Competent Court, (d) due to force majeure conditions, or (e) any other circumstances beyond the control of the Company or its officials, then the Company may cancel the allotment of the said Flat in which case the Company shall only be liable to refund the amounts received from the Applicant(s) without any interest or compensation whatsoever.
37. The Applicant(s) agrees that the Company shall have the right to transfer ownership of the said Housing Complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale/disposal/or any other arrangements as may be decided by the Company without any intimation, written or otherwise to the Applicant(s) and the Applicant(s) shall not raise any objection in this regard.

Signature of the Applicant's 1. _____ 2. _____

38. The Applicant(s) further agrees and gives his consent that in case at any point of time during the construction of the Housing Complex or thereafter, but before grant of possession if FAR is increased for any reason including change of law or for any other reason whatsoever then the Company shall be allowed to utilize the same and may built further Flats or may construct further Flats in the said building subject to rules and regulation
39. The Company and/or its Associate Company reserves the right to alter any terms and conditions/clause of the Housing Complex at its discretion as and when considered necessary.
40. The Company has represented and the Applicant(s) has/have specifically agreed and acknowledged that the Company is in the process of obtaining consent and approval in respect of the plan(s) from DTCP, Haryana. However, the Applicant has seen and accepted the tentative building plans, designs, specifications, location of the Buildings/Unit plans all of which have been duly prepared by the architects and consultants of the Company but are liable to be changed, altered, modified, revised, added, deleted, substituted or recast as per the directions of competent authority(ies). The Applicant(s) has, in token of his/her acceptance of various plans of the Unit signed this application and the Applicant(s) shall not raise any dispute/claim against the Company in this regard. However, in certain special circumstances, even after sanction of the lay out plans and the building plans of the Unit in the Project, the Company may, at its discretion, change, alter, modify, revise, add, delete, substitute or recast the same. The Applicant(s) hereby gives his consent to all such variations, additions, alterations, recasting and modifications, as may be carried out by the Company, in future, to the lay out plans and the building plans of the Unit in the Project. However, in case of any major alteration/modification resulting in $\pm 15\%$ (fifteen percent) change in the Super Area of the Unit, the Company shall intimate to the Applicant in writing such change, if any, along with the change in the Total Consideration of the Unit to be paid by him/her and the Applicant(s) shall inform the Company, in writing, his/her consent or objections to such changes within 30 (thirty) days from the date of such notice failing which the Applicant shall be deemed to have given his/her consent to all the alterations/modifications. If the Applicant writes to the Company within 30 (thirty) days of intimation by the Company indicating his non-consent/objections to such alterations/modification, then the allotment shall be deemed to be cancelled and the Company shall without any interest, after deducting the Earnest Money and other dues and charges refund the balance amount to the Applicant(s). The Applicant confirms and agrees to pay increase in Total Consideration in case Super Area of the Unit is increased. The Company shall refund (without any interest) or adjust any refund which becomes due and payable to the Applicant(s) on account of reduction in the Super Area. It is agreed that the rate at which the booking is done shall be the sole criteria of determining the payment/refund.
41. The Applicant undertakes that upon possession, he shall become the member of association/society of the Unit allottee(s) in the Project, as may be formed by the Company on behalf of the occupants in the Project. The Applicant shall pay the fees, subscription charges thereof and shall complete such documentation and formalities, as may be required by the Company for this purpose, as and when such association is formed. In order to secure adequate provision of maintenance services, till such time, the association/society of the Unit allottee(s) is not formed, the Company shall appoint /nominate a Maintenance Agency to provide services as may be required to maintain upkeep, security etc. of the Project. Further, the Applicant hereby undertakes to deposit with the Company, as per the Payment Plan and to always keep deposited with the said association/society/ Maintenance Agency, as the case may be, Interest Free Maintenance Security ("IFMS") at the rate as may be intimated by the Company at a later stage. The Applicant undertakes to enter into a tripartite maintenance agreement with the said association/society/ Maintenance Agency.
42. The Applicant(s) should correctly mention his/her Permanent Account Number (PAN) in the Application form, if the same is not provided then the Application may be summarily rejected. The application form should be signed by the person(s), or his/her Registered Power of Attorney, who want(s) to get the Flat under the Housing Complex. Similarly, in the case of Company applying for the Flat(s), should sign through authorized personnel enclosing an authority letter/board resolution.
43. The Company reserves the right to cancel the allotment of Flat(s) in case Allotment being obtained through misrepresentation and suppression of material facts and Company's decision in this regard shall be final.
44. All or any disputes arising out or touching upon or in relation to the terms of this application and/or Standard Flat Buyer's Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in New Delhi by a sole arbitrator appointed by the Company. The Applicant(s) hereby confirms that he/she shall have or raise no objection to this appointment. The Courts at New Delhi alone and the Delhi High Court at New Delhi alone shall have the jurisdiction in all matters arising out of/touching and/or concerning this application and/or Flat Buyers Agreement regardless of the place of execution of this application which is deemed to be at New Delhi. The parties having entered into an arbitration agreement, the applicant undertakes and declares that he/she will not approach/file case in consumer or any other forum except under Arbitration Act.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the Standard Flat Buyer's Agreement which shall supersede the terms and conditions set out in this application. I/we are fully conscious that it is not incumbent on the part of the company to send us reminders/notices in respect of our obligations as set out in this application and/or Standard Flat Buyer's Agreement and I/we shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms and conditions contained in this application and/or Standard Flat Buyer's Agreement. I/We have sought detailed explanations and clarifications from the company and the company has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the company, I have now signed this application form and paid the monies thereof fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further undertake and assure the company that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien on the Flat applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

Signature of the Applicant's 1. _____ 2. _____



P U R I
CONSTRUCTIONS

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