

AJNARA INDIA LTD.
Engineers, Developers & Builders

APPLICATION FORM

Application No.....

Dear Sir(s)/Madam,

I/We the undersigned request that a House/Flat/Shop may be allotted to me/us per the Company's terms & conditions.

I/We further agree to sign and execute the necessary Allotment, as and when desired by the Company on the Company's standard format.

I/We remit herewith a sum of Rs.....
(Rupees.....)

by the Bank Draft/Cheque No..... Dated.....

Drawn on.....payable at New Delhi/Delhi as part of earnest money.
(All drafts and cheques to be made in favour of M/s AJNARA INDIA LTD.)

I/we agree to pay further installments of sale price/lease consideration 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

1. Applicant (Sole/First).....
 Son/Wife/Daughter of.....
 Date of Birth.....
 Profession.....
 Designation.....
 PAN

Ward/Circle/Special range and place where assessed to income Tax

Nationality

Permanent/Local Address

.....

Tel.:..... Fax.....

Mob.:..... E-mail



Applicant

Co Applicant

2. Co. Applicant Name.....
 Son/Wife/Daughter of.....
 Date of Birth

Profession.....

Designation.....

PAN

Ward/Circle/Special range and place where assessed to income Tax



Co Applicant

Nationality.....

Permanent/Local Address

Tel:..... Fax

Mob:..... E-mail

3. Residential Status Indian Non Resident India

4. Payment Plan : Down Payment Plan Flexi Payment Plan Construction Linked Plan
(Tick whichever is applicable)

5. Details of Residential Unit to be purchased:

- i) Name of the Project:
- ii) Unit Number:
- iii) Block:
- iv) Floor:
- v) Super Area: Sq.mt / Sq.ft (Approx)
- vi) Basic Rate Per sq.mt/sq.ft:
- vii) Basic Price (in ₹) :
- viii) Preferential Location, if any (on extra charges): Floor Location
- ix) Reserved Parking
- x) Total Price (in ₹) :
- in words :

6. Other Charges (One time non refundable):

- i) Interest Free maintenance Security
- ii) External Elec. Charges (₹):
- iii) Club Membership Cost (₹) :
- iv) Fire Fighting Cost (in ₹) :
- v) Power Back-up Cost (in ₹) :
- vi) EDC/Lease Rent (in ₹):
- vii) Piped Gas Connection Charges (as applicable)

7. Other Details of Flat/Unit.....

8. Booking: Direct Through Dealer/Agent

9. In the event the booking has been done through an agent, please give his particulars:

Name & Address.....

Telephone Mobile Fax.....

PAN Service Tax No.....

Terms & Conditions

1. This application form is subject to acceptance and can be rejected by the company without intimation.
2. All payments will be accepted through Bank A/c of Applicant or co- applicant only against above mentioned booked House/Flat/ Shop.
3. Service tax as applicable will be paid by the customer In addition to the cost of the Flat/Unit.
4. The Applicant(s) agree to sign and execute, as and when desired by the Company, the Allotment Letter in Company's standard format and also agree to abide by the terms and conditions as contained therein.
5. The Applicant(s) has/have fully satisfied himself/herself/themselves about the right title interest of the Company in the land and understood all limitations and obligations in respect of the same and there will be no further investigations or objections by the Applicant(s) in this regard from the Company.
6. All Payments towards the sale/purchase of Residential Flat shall be made only by the Applicant/First Applicant and co-applicant to the Company through normal banking channels and the said payments shall be accepted only against the Residential Flat.
7. Payment must necessarily be made within the stipulated time as contained in the Allotment Letter appearing either under Down Payment Plan, Construction link Payment Plan or Flex! Payment Plan The Applicant(s) agree and acknowledge that timely payment of monies as per applicable Payment Plans shall be the essence of the allotment Letter. Provided however that the Applicant(s) agree that in case of joint Allotment failure to pay by anyone shall be deemed as failure to pay by both and the Appl leant (s) shall be treated as one single person for the purpose of this Application Form and the Allotment Letter and all the Applicants shall be liable jointly and severally.

In the event of delay in payment of the applicable installments the Company may at its Sole discretion cancel the allotment made in favour of the Applicant(s) and forfeit the Earnest Money, without the need on behalf of the Company to provide any prior intimation to the Applicant(s) and Applicant(s) shall have no claim/lien/charge/interest, right or remedy against the allotted Residential Flat or against the Company and the company shall have full right to receive application for allotment of the said Residential Flat and allot the same to any other person.

(Note : The terms and conditions as contained herein and in the Allotment Letter apply equally without foregoing their generality for all the Payment Plans)
8. The Appl leant (s) shall comply with all legal requirements for the purchase of immovable property, wherever applicable after the execution of the Allotment Letter and shall execute all necessary forms or applications for that purpose. Registration charges and Stamp Duty/Sub Lease Charges in respect of the sale and purchase of the Residential Flat shall be over and above the Total Price payable and shall be paid by the Applicant(s) as per applicable rules, regulations and laws and as determined by the Government or local bodies or concerned authorities.
9. This Application does not constitute an Agreement to sell and the Applicant(s) do not become entitled to allotment of the Residential Flat not with standing the fact the Company may have issued the receipt/acknowledgement of the Earnest Money tendered with this application. It's only after the Applicant(s) sign an execute the allotment Letter on the Company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding on the Company. The allotment must be signed by the party within 15 days of signing of application form. In case of failure to sign the allotment or cancellation of flat by the party before signing of the allotment the amount constituting the earnest money shall stand forfeited at the discretion of the company.

(Note: For the purpose of this application form earnest money shall refer to mean 10% (Ten Percent) of the Total Price of the Residential Flat pertaining to which this application has been made by the Applicant(s))
10. All Taxes or Government duty or liabilities or taxes whether levied or levi-able in future on the land and / or the Residential Flat shall be borne by the Applicant(s) only.

11. No alteration in the Residential Flat shall be acceptable and the Applicant(s) shall not challenge the picture / photographs of the Building appearing in the Application Form and/or the Allotment Letter and/or the Specification Sheets.
12. The Company may, in its sole discretion and subject to applicable laws and notification or any government directions as may be in force, permit the Applicant(s) to get the name of his/her/their nominee substituted in his/her/their place subject to such terms and conditions and charges as the Company may impose. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination.
13. It is abundantly made clear that in respect of all remittances, acquisition/transfer of the said Residential Flat it shall be the sole responsibility of non resident/foreign national or Indian origin nationals companies to comply with provision of the Foreign Exchange Management Act. The company accepts no responsibility in this regards.
14. The Applicant(s) shall get his/her/their complete address registered with the Company at the time of filling this Application with this company and it shall be his/her/their responsibility to inform the Company by registered AD letter about all or any subsequent change, if any, in his/her/their mailing address, failing which all notices and correspondence from the Company shall be sent to the address as mentioned by the Applicant(s) in this Application Form and the said Letters/Notices sent by the Company to the Applicants shall be deemed to be received by them on the address first above mentioned. The Provision of this Clause is without prejudice to the obligation of the Applicant(s) to make timely payment and the Applicants shall be solely responsible for any default in payment and the consequence that might occur therefrom.
15. The Applicant(s) agree and acknowledge that the sale price/total sale consideration of the Residential Flat sought by the Applicant is fair and is based on the Company's norms. The Applicant(s) further agree and acknowledge that a similar Residential Flat may have been sold/allotted by the Company at a different price/consideration and such difference in price is duly accepted by the Applicant willingly.
16. The Applicant(s) agree that in the event a cheque deposited with the company by the Applicant(s) towards any payment due to company is dishonored on technical grounds the Applicant shall replace the dishonored Cheque with a Demand draft/Banker's Cheque or cash of equivalent amount within 3 (three) days of such dishonor, failing which this application or the allotment or Residential Flat shall be treated as cancelled at the sole discretion of the Company. Provided however that in the event a cheque is dishonored on grounds of insufficient funds, this application or the allotment of Residential Flat shall be treated as cancelled at the sole discretion of the Company.
17. The Applicant(s) agree and acknowledge that upon the execution of the Allotment Letter the terms and conditions contained therein shall supersede the terms and conditions set out in this Application Form.
18. This Application Form shall be governed and construed in accordance with the laws of Republic of India with exclusive jurisdiction conferred on the courts at Delhi for all matters arising out of or touching and/or concerning this Application and or the transaction contemplated herein.

DECLARATION

I/We agree that the registration in the project shall become definitive only after completion of the process of allotment and upon issuance of a final communication is such regard by the Company in writing which shall be subject to the terms and conditions as may be stipulated by the Company at the time of allotment.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand the terms and conditions as comprehensively set out in the Allotment Letter which shall supersede the terms and conditions in this application. I/We are fully conscious that it is not incumbent on part of the Company to send us reminder/notices in respect of our obligations as set out in this application and/or the Allotment Letter and I/We shall fully be responsible for any consequence in respect of default committed by me/us in not abiding by the terms & conditions contained in this application and / or the Allotment Letter. I/We have sought detailed explanation and clarification from the Company and the Company has readily provided such explanation and clarification and after giving such careful consideration to all facts, terms, conditions and representation made by the Company, I/We have now executed this Application Form and paid the monies thereof fully conscious of my/our liabilities and obligations including the forfeiture of the Earnest Money as maybe imposed upon me/us. 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 terms and conditions provided in this Application, I/We shall be left with no right, title interest of lien on the Residential Flat applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

I/We the undersigned (Sole/First and Co-Applicant), do hereby declare that the above mentioned particulars/Information given by me/us are true and correct to the best of my/our knowledge and no material fact has been concealed therefrom.

Yours Faithfully

Date :

Signature and Names of the Applicant(s)

Place :



Corporate Office : 502, 5th Floor, Sachdeva Corporate Tower,
Plot No. 17 Karkardooma, Community Centre, Delhi-92
Tel: +91 11 43014555 / 56 / 57 Fax : +91 11 43014558
email: ajnara@ajnara.com website : www.ajnara.com