

Approximate Area	:		Sq. Ft./Sq. Yds./Sq. Mtr.
Basic Rate (₹.)	:		Per Sq. Ft./Sq. Yds./Sq. Mtr.
Basic Price (₹.)	:		
Car Parking Space	:	Open ☐	Covered ☐
			No. of Parking
Car Parking Charges (₹.)	:		
EDC / IDC	:	₹	Total: ₹
Property Type	:	Commercial/Residential ☐	Floor/Block/Tower
			Unit No.
Payment Terms	:	At the time of application : ₹	
	:	Within of application : ₹	
	:	Within of application : ₹	
	:	Balance on or before registration : ₹	
	:	EDC / IDC : ₹ (When Payable)	
Direct ☐	Through Agent ☐		
Name of Agent			
Address			

TERMS & CONDITIONS FOR ALLOTMENT

1. The intending buyer has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the flat/shop/villa/plot (hereinafter referred to as 'unit') has been constructed /developed. Therefore, there will be no more investigation or objection by the intending buyer in this respect.
2. The intending buyer has personally visited and seen the property and has agreed to purchase the property on "as is where is" basis.
3. The intending buyer for a built-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as per the agreed terms.
4. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending buyer as per above mentioned payment terms.
5. In case the intending buyer does not pay the sale consideration as per payment terms agreed as above, the company shall have a right to forfeit the amount paid till the date of default and cancel the booking.
6. The intending buyer shall reimburse to the Company and 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 purchase, proportionately till the unit is assessed individually.

7. The intending buyer shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company /its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company / Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending buyer agrees and consents to this arrangement. The intending buyer shall sign a separate maintenance agreement with Company/ Maintenance Agency; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/ Maintenance Agency.
8. a). The conveyance deed shall be executed in favour of the intending buyer on receipt of all payments as per agreed payment terms. The intending buyer shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending buyer.

(b). Till the conveyance deed is executed the Company shall continue to be the owner of the project land and also the unit agreed to be sold to the intending buyer.
9. The intending buyer shall get his / her complete address registered with the Company at the time of purchase 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.
10. In all communications with the Company the reference of unit purchased must be mentioned clearly.
11. The intending buyer shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment of administrative charges as prescribed by the Company.
12. The intending buyer shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
13. The intending buyer shall pay the basic sale price and other charges of unit as per the payment terms agreed between him/her and the Company. All payments shall be made by cheque/bank draft payable at Bhagalpur, Bihar. Outstation cheques shall not be accepted.
14. The buyer shall not use the premises for any activity other than the use specified for.
15. In case there are joint intending buyers, all communications shall be sent by the Company to the intending buyer whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending buyers and no separate communication shall be necessary to the other named intending buyer.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid the monies thereof. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.

Signature of the Intending Buyer(s)

(i).....

(ii).....

(iii).....

Date :
Place :

FOR OFFICE USE

Sale made by :-

Direct

☐

Through Agent

☐

Application Amount Received in full : Yes

☐

No.

☐

Amount Received : ₹

Name and Signature of Manager who has made entry in the system :

Dated

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Authorised signatory.....

Approved by.....