

APPLICATION FORM

CHD Developers Ltd.
SF-16-17, 1st Floor,
Madame Bhikaji Cama Bhawan,
11, Bhikaji Cama Place,
New Delhi-110 066



Dear Sirs,

I/We request that I/We may be registered for allotment of a residential flat in your complex "SRI KRISHNALOK" being developed on NH-2, Delhi-Agra Express Highway Vrindaban Dist. Mathura (UP).

I/We agree to sign and execute, as and when required by the Developer, the flat Buyers Agreement on the Developer's standard format. I/We have gone through the Terms and Conditions for sale of flat, which have been explained to me in my language and have understood the same and agreed to abide by them.

I/We remit herewith a sum of Rs. _____ (Rupees _____) by Cash/Bank Draft/Cheque No. _____ dated _____ Drawn on _____ Bank being the Registration money /Earnest Money in favour of "SRI KRISHNALOK" payable at New Delhi.

I/We further agree to pay further installments as requested as per schedule of payments opted by me/us and annexed hereto as Annexure-II:

- 1) Name of the first applicant : Mr./Mrs./M/s. _____
S/W/D of _____ Nationality _____ Age _____
Mailing Address _____
Pin _____ Telephone : (O) _____ (R) _____
Fax _____ STD Code _____ Mobile _____ E-mail _____
Permanent Address _____ Pin _____
Phone _____ STD Code _____ PAN No. _____ Ward/Circle/Range _____
Place Assessed _____
- 2) Name of the second applicant: Mr./Mrs./M/s. _____
S/W/D of _____ Nationality _____ Age _____
Address: _____ Pin _____
Telephone: (O) _____ (R) _____ Fax _____ STD Code _____
Mobile _____ E-mail _____
- 3) Name of the Nominee: Mr./Mrs./M/s. _____
S/W/D of _____ Relation with applicant _____
- 4) Provisional Registration: (i) Flat No. _____ (ii) Floor _____ (iii) Type _____ (iv) Super Area _____ sq.ft. (approx.)
- 5) Payment Plan (Please tick ✓)

(A) Down Payment Plan* (B) Installment Plan*

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

(Signature of Second Applicant)

(Signature of Nominee)

Signature of Applicant (s)

Photo

Date: _____

* Schedule of payment is signed & enclosed separately

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1. Application : Accepted/Rejected
2. Provisional Registration of Property :
 - a. Flat No. _____ Floor _____ Type _____ Phase _____
 - b. Super Area _____ sq.ft.
 - c. Basic Rate _____ sft.
 - d. Basic Price _____
3. Payment Plan (Please tick ✓) : [A] [B]
4. Earnest money received vide Receipt No. _____ dated _____ Rs. _____ (Rupees _____ Only)
5. Mode of Booking : _____
6. Special instructions/comments _____

Date :-

(Authorized Signatory)

GENERAL TERMS & CONDITIONS FOR REGISTRATION FOR ALLOTMENT
OF RESIDENTIAL FLAT IN "SRI KRISHNALOK",
NH-2, DELHI-AGRA EXPRESS HIGHWAY VRINDABAN DIST. MATHURA (UP)

Terms & Conditions

1. THAT the intending Buyer's has applied for registration for allotment of an flat in "Sri Krishnalok" with full knowledge of laws, notifications and rules applicable to this area.

2. THAT the intending Buyer(s) has fully satisfied himself about the interest and title of the Company in the land comprised in "Sri Krishnalok".

3. THAT the intending Buyer(s) shall pay to the Company the total consideration (excluding IFMS) of Rs. _____ as per the payment plan annexed hereto.

4. THAT the intending Buyer(s) shall pay the basic price and other charges on the basis of "Super Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the Services viz, Area under staircases, circulation area, walls, shafts, passages, corridors, lobbies and refuge areas.

5. THAT the time of payment of installments as per the payment plan shall be the essence of this transaction. It shall be incumbent on the intending Buyer to comply with the terms of payment and other terms and conditions of allotment and sale. In case, the payment of any installment is delayed, the intending Buyer(s) shall be liable to pay interest, calculated from the due date of the outstanding amount, @18% p.a. compounded at the time of every succeeding installment. However, if the intending Buyer(s) fails to pay two consecutive installment(s) with interest from due date, the Company shall have the right to forfeit the entire amount of Earnest/Registration money deposited by the intending Buyer(s) and in such a case the allotment of the said flat shall stand cancelled and the Intending Buyer(s) shall be left with no right or lien on the said flat. The amount paid, if any over and above the Registration/Earnest money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, due from the intending Buyer(s).

6. THAT basic price of the flat is escalation free.

7. THAT all taxes and statutory levies presently payable in relation to land comprised in "Sri Krishnalok" have been included in the price of the flat. However, in case, any further tax/charges are imposed, by the Govt. or other statutory Authorities, the same shall be payable by the Buyer(s) proportionately on demand by the Company.

8. THAT if for any reason the Company is not in a position to allot the flat applied for, the Company shall be responsible only to consider allotment of an alternative property or refund of the amount deposited with simple interest at the rate of 10%. However, the Company shall not be liable for any other compensation on this account.

9. THAT the Company shall have the right to effect suitable and necessary alterations in the layout plan, if and when found necessary. Such alterations may include change in the Floor, Type and number of the flat. To implement any such change and if considered necessary a supplementary agreement, may be executed with the Buyer(s). Further, if there is any increase/decrease in the super area of the flat, revised price will be payable/adjustable at the original rate at which the flat has been booked for sale.

10. THAT the specifications of the flat are subject to change as necessitated during construction. In such an event material of equally good quality shall be used.

11. THAT after completion of flat and receipt of full consideration, stamp duty, or other charges payable by the intending Buyer(s), the conveyance deed shall be executed in favour of the intending Buyer(s). Presence of the Buyer(s) is required before the registration Authorities and the intending Buyer(s) shall make himself/herself/themselves available for the purpose.

12. THAT the intending Buyer(s) shall take possession of the flat within 30 days from the date of final notice of possession, failing

which the intending Buyer(s) shall be deemed to have taken possession of the flat. In such a case the Company shall not be responsible for any loss or damage to the finishes/fittings/fixtures in the flat, occasioned due to failure of the Buyer(s) to take possession within the stipulated time. Besides, holding charges @ Rs. 5/- per sq.ft. of the super area per month and the maintenance charges, as determined by the Company/Maintenance Agency, shall also be payable by the Buyer(s) from the date of deemed possession.

13. THAT the intending Buyer(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common area and services and facilities & installations of the complex, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the flat.

14. THAT the intending Buyer(s) shall pay maintenance charges for maintenance of various common services and facilities (excluding internal maintenance of the flat) in the complex, as determined by the company or its nominated agency. The maintenance charges shall be payable in the manner as stipulated in the Maintenance Agreement executed by the Buyer(s).

15. That the company shall provide fire safety measures as per existing Fire Safety Code/Regulations. If, due to any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Company, any further fire safety means are required to be provided, the intending Buyer(s) shall pay for the same, on prorata basis.

16. THAT the intending Buyer(s) shall get his/her complete address registered with the company at the time of booking 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, failing which all demand notices and letters posted at the earlier registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address. Intending Buyer(s) shall be responsible for any default in payment and/or other consequences that might occur therefrom.

17. THAT the intending Buyer(s) undertakes to abide by all the laws, rules and regulations including the Mathura Vrindaban Development Authority or any other law as may be made applicable to the said flat /complex.

18. THAT the intending Buyer(s) shall solely be responsible for compliance with all applicable laws, notifications, guidelines, etc. for purchase of immovable property in India.

19. THAT the Buyer(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the flat Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. required for the purpose.

20. THAT all allotment of flat is the discretion of the company and the company has a right to reject any offer/application.

21. THAT New Delhi Courts alone shall have the jurisdiction in all matter arising out of and/or touching or concerning this transaction.

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therein.

I/We also declare that the above terms and conditions from clause 1 to 21 have been read/understood by me and the same are acceptable to me/us. I/We have signed the schedule of payment separately and agree to pay installment on time.

(Signature of intending Buyer(s))

Date :
Place :