

AMBUD DEVELOPERS LLP

11/1, Sarat Bose Road,
Ideal Plaza, North Block,
Room no. 310, 3rd Floor
Kolkata - 700020

Unit No. _____

Floor _____

Tower No. _____

Project "Manor Gardens II"

Portion of L.R Dag No. 2534 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311

Dear Sirs,

I/We am/are desirous of acquiring the aforesaid Unit at your project '*Manor Gardens II*' which is under construction and being developed by you as Developer having been appointed as such by Frontier Warehousing Limited (the Land Owner). I/We have been provided a copy of (a) the Annexure II containing description, area, payment plans and Terms and Conditions for allotment, (b) formats of proposed Agreement and Sale Deed for transfer and after having carefully studied, read and understood the same and on being agreeable thereto, I/We wish to make an application for allotment of the Designated Unit in the said project.

I/we shall not be entitled to and hereby agree not to set up any oral agreement or any contract whatsoever or howsoever on the basis of this application or allotment in pursuance thereof or otherwise.

I/We enclose herewith Cheque No. _____ dated _____
drawn on _____ for
Rs. _____ in favour of _____ towards portion of the total
booking amount of Rs. _____ payable by me.

I/We wish/do not wish to apply for Parking Facility for one car/two wheeler.

I/We would be pleased if our application results in a successful allotment in our favour.

(Signature of Sole/Primary applicant) (Signature of Joint applicant)

Place:

Date:

Photo of Sole/Primary applicant	Photo of Joint Applicant applicant
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ANNEXURE – I

Sl. No.	Particulars	<u>Sole/Primary Applicant</u>	<u>Joint Applicant</u>
1.	Full Name – Mr./Ms./Messrs.	: _____	: _____
7.1	Status	: <input type="checkbox"/> Individual <input type="checkbox"/> Private Limited Company <input type="checkbox"/> HUF <input type="checkbox"/> Limited Company <input type="checkbox"/> Partnership <input type="checkbox"/> LLP <input type="checkbox"/> Trust <input type="checkbox"/> Others	: <input type="checkbox"/> Individual <input type="checkbox"/> Private Limited Company <input type="checkbox"/> HUF <input type="checkbox"/> Limited Company <input type="checkbox"/> Partnership <input type="checkbox"/> LLP <input type="checkbox"/> Trust <input type="checkbox"/> Others

- 1.1 In case of person :
 other than
 individuals -
 name of
 Director/
 Partners/ Karta/
 Trustees _____
2. Name of Father
 /Husband/
 Guardian of :
 Individuals/Direc
 tors/Partners/Kar
 ta/Trustees

3. PAN NO. : _____
4. Occupation (for :
 individuals only)

5. Address/Register :
 ed Office

6. Date of :
 Birth/Incorporati
 on

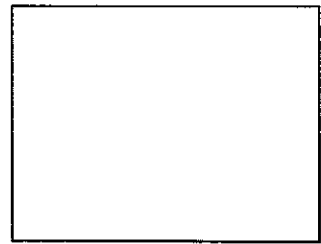
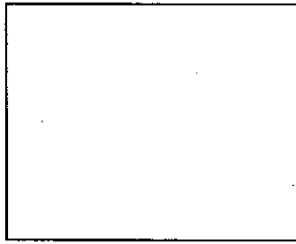
7. Nationality : Indian NRI Person of Indian NRI Person of
 Indian Origin Indian Origin
 Indian Entity Others Indian Entity Others

8. Phones : _____

 Fax : _____ Fax : _____
9. Email : _____

10. GIR/PIO/OCI :
 Number

11. Photograph of
Applicant(s)/
Director/
Partners/ Karta/
Trustees



- Note:**
1. In case of Guardian, the exact relationship and supporting evidence may kindly be furnished.
 2. In case there are more than two applicants, prior consent of promoter is necessary and subject to such consent, all the details of the third applicant above may be submitted separately.
 3. In case of applicant not being an Individual or HUF, certified True Copy of the Memorandum and Articles of Association/Partnership Deed/Trust Deed/Constitution Deed/Board Resolution may kindly be annexed.

- Note:** 1. Kindly annex a photocopy of the first four and last four pages of the passport of each applicant..
2. In case there are more than two applicants, prior consent of the promoter is necessary and subject to such consent, all the details of the third applicant as above may be submitted separately.

(Signature of Sole/Primary applicant) (Signature of Joint applicant)

ANNEXURE – II

Unit Details:

A Unit applied for : Tower Floor

B. Carpet Area..... Balcony Area..... Area for Common Area Maintenance

C. Car Parking Type..... No. of Parking applied for
..... Two Wheelers Parking No. of Parking applied for....

D. Unit Price* Rs Parking Cost: - Annual Maintenance Charges

Unit Price (in words) :

E. OTHER COSTS AND DEPOSITS*:

E1. Other Costs:

- a. Proportionate Electricity Cost - Rs.
- b. Proportionate Generator Costs – Rs.....
- c. Proportionate Activity Centre Costs – Rs.....
- d. Documentation Charges – Rs.....

E2. Deposits:

- e. Interest Free Maintenance Deposit Rs
- f. Corpus/Sinking Fund Deposit: Rs.....

E3. Total of Other Charges and Deposits (E.1 and E.2): Rs. _____

E4 Others (as per para 13 of General Terms and Conditions)

* GST AND OTHER TAXES ARE EXTRAS AS APPLICABLE.

F. Bank A/c Details : Name of Bank:.....

Branch : A/c Type: Account No. :

MICR Code : IFSC Code:

G. Source of Booking : Direct: Channel Partner : Reg No. :

H. Booking Amount : Rs..... Ch. No..... Date

Drawn on

I Payment Plan (As per **Appendix 1** to the Application)

J. Loan Required : Yes No.

If yes, please mention preferred Financial Institution

K. How did you come to know about the Project 'Manor Gardens II':

Newspaper

Magazine

TV Channel

Radio Channel

Other Reference

L. The Applicant agrees and confirms that the Applicant is subject to the General Terms and Conditions forming part of the application.

1 Signature of
First Applicant

2 Signature of
Second Applicant

Place

Date

Place

Date

GENERAL TERMS AND CONDITIONS

1. This Application is only a request by the Applicant for allotment of the Unit and does not create any right whatsoever or howsoever in favour of the Applicant.
2. The allotment including provisional allotment of any Flat / Unit to any eligible Applicant shall be at the sole discretion of the Developer, Ambud Developers LLP, (hereinafter referred to as "**Developer**") and the Developer may accept or reject an Application without assigning any reason for the same.
3. An individual, i.e., a person of the age of majority, or a minor represented by a legal or natural guardian, whether an Indian Citizen or a Person of Indian Origin resident in India or abroad, can apply. Additionally, any entity i.e., a body corporate incorporated in India or a partnership or an LLP or an HUF or any other association of persons recognized as a legal entity in India can also apply.
4. The personal details as per the particulars which are morefully mentioned in the Application Form above are true to the best of knowledge of the Applicant and it shall be presumed that nothing relevant has been concealed or suppressed. The Applicant is aware and agrees that any information provided by the Applicant may be utilized by the Developer without any claim or objection by the Applicant. The Applicant shall be liable and responsible for any consequence arising from any false or misleading representations and information. In case of application made by entities, the representative or persons responsible for the management of the same (including Director, Partner, Trustee, Manager, Karta etc., as applicable) shall be responsible.
5. In case there are Joint Applicants, all communications and correspondences shall be made to the Primary/First Applicant and at the address given by the Primary/First Applicant and no separate communications shall be necessary to the othernamed who shall be deemed to have full knowledge thereof. Any change of address will have to be notified in writing to the registered office of Developer at 18 Rabindra Sarani, Kolkata 700001. All correspondence will be made with the Applicant/s at the address noted in their application forms. Any change of address will have to be notified to the office of the Developer.
6. Applications from intending Applicant(s) other than Indian citizens or entities domiciled/incorporated in India shall be accepted subject to and only after fulfillment of all necessary formalities in this regard as per the applicable laws and rules of The Reserve Bank of India and others concerned. The Applicant(s) shall be solely responsible to comply with the provisions of The Foreign Exchange Management Act, 1999 (FEMA) and The Foreign Exchange Management (Application and Transfer of Immoveable Property in India) Regulations, 2000 and all other statutory provisions as laid down and notified by the Government of India, Reserve Bank of India and other concerned statutory authorities from time to time. The Applicant understands and

agrees that in the event of any failure on his or her part to comply with the prevailing guidelines issued by the Reserve Bank of India or other authorities, the Applicant shall be liable for any action that may arise thereby and the Applicant shall keep the Developer fully indemnified and harmless in this behalf. Any refund made to them shall be made in Indian Rupees and in accordance with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable laws.

7. The complete Application Form shall be duly signed by Applicant(s) and submitted together with the Cheque/Demand Draft/Pay Order/Receipt for Authorized Electronic transfer in favour of the Developer, at the registered office of the Developer at 18 Rabindra Sarani, Kolkata 700001 or at any other place as may be hereafter intimated by Developer.
8. Before making the Application, the Applicant has seen the Site, the building plans, the drawings and the specifications in respect of the Unit and the Project and has been provided a copy of the formats of the proposed Agreement for Sale (hereinafter referred to as "**Agreement**") as well as the Sale Deed for transfer and after having carefully studied, read and understood the same and on being agreeable thereto, the Applicant shall be deemed to have made the Application for allotment of the Unit in the said Project.
9. The land containing an area of 1.2544 acres more or less on which the Project is proposed to be constructed is hereinafter referred to as "**Phase 2 Land/Project Land**". In phase 2, out of the total 1.298 acre, the Promoter has chosen to develop a portion measuring 1.2544 acre or 5076.28 square meters. The Promoter has, amongst other rights, the rights of development, transfer and administration in respect of piece or parcel of land measuring about 0.4935 acres more or less located at another divided and demarcated portion of the said L.R Dag Nos.2532 and 2534 in the said Mouza Mrigala, District – Hooghly (hereinafter referred to as "**Phase 1 Land**"). The Promoter, as per its current planning, intends to carry out development of the Phase 2 Land/Project Land and Phase 1 Land as per sanctioned plans.
- 10.
11. The Promoter has in adherence of the requirements of the said Act informed and disclosed to the Applicant (i) that the Project Land, the Phase 1 Land or any part thereof, as the Promoter may from time to time decide, may in future be connected by common entry/exit gates with network of common driveways and pathways between them; and (ii) that there is a distinct likelihood of certain main system and certain connectivity pertaining to electrical, telecom, data, digital, water, drainage, sewerage and other utilities being common between the Project Land, the Phase 1 Land; and (iii) that the Promoter shall have exclusive right and authority to add, alter or modify the sanctioned building plans and other approvals in any way or manner desired by the Promoter insofar as the same relates to modifications in the developments at Phase 2 Land is concerned; and (iv) that the sanctioned building plans and/or other approvals may be required to be modified, altered, renewed, revalidated, clubbed,

segregated, combined etc., as required without however affecting the location or area of the said Unit and without reducing the Common Areas. Without prejudice to the generality of the abovestated possibilities, the Promoter has also informed and disclosed to the Applicant (a) that certain facilities forming part of the Activity Centre as morefully mentioned in the said Agreement for sale shall be located in the Phase 2 Land and certain facilities to form part of the Activity Centre also as morefully mentioned in the said Agreement for sale shall, if the project at Phase 1 Land is carried out and completed by the Promoter be located on the Project Land and/or Phase 1 Land and in either case shall be for use by the Co-owners of the Project and the project that may be erected on the Project Land and/or Phase 1 Land or any other person as the Promoter may from time to time decide . The Applicant has upon being informed of all the above disclosures considered and verified all aspects thereof and has agreed to make this Application.

12. The parking spaces in the Project are intended to be allotted to allottees of Units who are willing to pay the proportionate parking area cost including maintenance cost thereof. For a regulated and disciplined use of the parking spaces, the Promoter has reserved the right to allot Parking Facility to the interested allottees applying for the same in an organized manner whereby each applicant allottee shall be allotted, Parking Facility of the type allotted to him in an identified dependent or independent space. The parking spaces, as per the current planning are of types open and covered and located in the ground floor of the Designated Building, Open Spaces at the Project Land and/or Multilevel Mechanized Parking Systems ("MCP"). While MCP will always be a dependent parking, the location of other parking space will determine the dependence/independence of use of the same. A parking facility is dependent if the to and for movement of the vehicle from the allotted parking space to the driveway is dependent upon moving another parked vehicle.
13. The Promoter shall be entitled to utilize any additional FAR or constructed area as may be permissible in respect of the Project Land by construction of additional floors or stories on any of the buildings to be constructed at the Project Land and/or Phase 1 Land at any time before or after completion of construction at the Project Land and such right is being hereby excluded and reserved unto the Promoter. The Applicant accepts any consequential variation in the shares in land attributable to the Unit and agrees not to claim any amount or reduction of Price on account thereof.
14. The Promoter shall be entitled to make such additions and/or alterations and/or modifications in the sanctioned plans as may be required by the pollution control/environment authorities for the purpose of receiving the grant of consent/approval from such authorities.
15. Any Application shall automatically stand withdrawn/cancelled by the Applicant in case of non-execution of the Agreement within 30 days from the date of the Application or the Application remaining incomplete or deficient in any respect and/or not accompanied by the required remittance and/or the relevant documentary evidence. However, the Developer may, at the written request of the Applicant, extend the validity of the Application by such period and on such terms and conditions as it may, at its sole discretion, decide.

16. The Applicant agrees that in the event of non-acceptance/rejection/cancellation of the Application by the Developer without any provisional allotment made in favour of the Applicant, the portion of booking amount paid by the Applicant will be refunded without any interest, cost, damage or any other liability or obligation upon the Developer. The Joint Applicant(s) agree that they shall have no objections to transfer/refund money in the Bank Account details provided by the Applicant(s) in this Application.
17. In the event the Developer decides to allot a Unit in the Project, such allotment shall only be provisional. Such provisional allotment shall not create any legally binding or contractual obligation with the allottee nor confer any enforceable right in favour of the allottee. The provisional allotment shall be subject to these Terms and Conditions. The Applicant shall be bound to (a) pay the booking amount and other applicable amounts and (b) observe, fulfil and perform all Terms and Conditions contained herein in the manner and within the time stipulated therefor which shall all be of essence for execution of the Agreement. In case of failure of any compliances by the Applicant, the same will automatically result in cancellation of such provisional allotment. In the event of any such cancellation, the portion of booking amount paid by the Applicant will be refunded to the Applicant without any interest, cost, damage etc., after deduction of 10% of the Unit Price and without any other liability or obligation upon the Developer. Unless a conveyance deed is executed and registered, the Developer shall for all intents and purposes continue to be the owner of the Flat/Unit and this application shall not give to the Applicant any right or title or interest therein.
18. Moreover, until execution of the Agreement, the provisional allotment if made in favour of the Applicant may be cancelled by the Developer at its discretion, without it being required to assign any reason whatsoever or howsoever therefor. In the event of any such cancellation, the portion of booking amount paid by the Applicant will be refunded to the Applicant without any interest, cost, damage or other liability or obligation upon the Developer. The liability of the Developer under or arising out of any application or allotment shall not exceed, under any circumstance, the amount of application money, if so refundable to the Applicant in terms of the application.
19. In addition to the Price for the Designated Apartment and Other Costs and Deposits as stipulated in the application and the applicable Goods and Service Tax, the Applicant shall be required to bear and pay the following amounts: -
 - a. Goods and Service Tax and any other tax, levy, cess by any name called (including S.T.C., Works Contract Tax, duties, levies and all other tax and imposition levied by the State Government, Central Government or any other authority or body from time to time) that may be applicable and/or imposed in future and such taxes at the applicable rates.
 - b. Fees and expenses, if any, payable to the any authority towards Sale or Transfer Permission fees.
 - c. Proportionate share of costs, charges and expenses in respect of additional fire safety measures if required to be undertaken due to any subsequent legislation/government order/directives/guidelines or if deemed necessary by

the Promoter beyond the present provision of providing electric wiring in each apartment and firefighting equipment in the Common Areas only as prescribed in the existing firefighting code/ regulations.

- d. Security Deposit and other expenses as may be required by the **WBSEDCL** or any other electricity provider for individual meter in respect of the Designated Apartment directly with the **WBSEDCL** or such other provider and proportionate share of the Security Deposit in respect of the common meter/s in respect of the Common Areas.
 - e. Stamp Duty and Registration Charges and all other applicable charges in respect of the Agreement and/or any future contracts in pursuance hereof and the Sale Deed to be executed in favour of the Allottee.
 - f. Fixed miscellaneous charges for each instance of registration of this Agreement and/or any other contract and/or Sale Deeds.
 - g. Mutation Charges (post registration of Sale Deed) as may be prescribed by the Promoter.
 - h. Proportionate costs of formation of Association and handover to Association.
20. The Applicant agrees to pay the instalment of the Price for the Designated Apartment (including Goods and Service Tax) and Other Costs and Deposits and all other dues within the due dates to be mentioned in the Agreement. On any failure in payment by the Applicant(s), without prejudice to the right of the Developer to cancel and/or terminate the agreement, the Applicant(s) shall be liable to pay interest at the rate specified in the West Bengal Real Estate (Regulation and Development) Rules, 2021 failing which interest @15% per annum to the Developer on any amounts remaining due and payable by the Applicant(s) for the period of delay. If the delay in any payment by the Applicant extends beyond 60 days from the due date thereof, the Owner may at its sole discretion cancel or terminate the said Application/Agreement (as the case may be). All payments received from the Applicant(s) will be applied first towards the applicable dues and then towards interest.
21. Limited number of Car parking facility including the Mechanical Parking System and Two Wheeler Parking Facility (covered and other spaces) have been provided in the Building Complex. The car parking facility in the Project will be provided subject to availability as per the agreed terms and conditions. The facility of parking shall be granted only to those Applicant(s) who opt for the same. If any Applicant at the time of making the Application does not opt for the facility, he/she/they shall thereby lose and cease to have the right to park anywhere at the Project area. Any parking facility shall under no circumstances be separately transferable. Unallotted parking space, if any, shall continue to remain under and in possession of the Developer. It shall be the sole discretion of the Developer to allot/use the unallotted parking spaces as it sees fit. The Applicant shall have the right to park only vehicle of the description which has been agreed upon between the Developer and the Applicant. In case the Applicant has been allotted the facility to park a motor car in his parking space, the said parking space cannot be used to park a two-wheeler and vice-versa. The facility to use the parking space under no circumstances is separately transferable. The facility to use the car parking space does not confer any right of ownership of the space on which such parking facility is provided.

22. The Applications and any provisional allotment shall be strictly non-transferable by an Applicant to any other person.
23. Upon execution of the Agreement for Sale pursuant to allotment, the Applicant may, only after a period of ____ (____) months from the date of execution of such Agreement and that too upon taking prior consent in writing of the Developer and against payment of a sum equivalent to @ ____% (____ percent) of the Total Price (excluding Other Costs and Deposits Amount) or at which the Designated Apartment is purchased by the nominee, whichever be higher, in advance to the Developer, get the name of his nominee substituted in his place and stead in the records of the Developer as the Buyer of the Designated Apartment subject to there being no restriction or prohibition under the laws for the time being in force and subject to the nominee expressly agreeing to accept and acknowledge the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. Any such nomination shall be at the risks and costs of the Applicant and/or the nominee and all stamp duty and registration charges, legal fees and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the Applicant or its nominee. Any tax, duty, imposition or levy including Income Tax (except on the said sum mentioned equivalent to @ ____% (____ percent) mentioned in this clause in respect of the Designated Apartment paid to the Developer as aforesaid) or Goods and Service Tax arising due to any nomination by the Applicant shall be payable by the Applicant or its transferee but the Land Owner or the Developer shall have no liability in respect thereof and in case any tax is demanded from the Land Owner or the Developer or to which the Land Owner or the Developer are likely to become liable owing to any such nomination or related transactions, the same shall be payable by the Applicant in advance to the Land Owner and/or the Developer and the Developer may not give any consent to any such nomination or transfer without the receipt of such payment. The Applicant shall not, however, be entitled to assign or transfer this Agreement for a period of ____ months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Apartment at any time until all the amounts, charges, outgoings and dues payable by the Applicant to the Developer in respect of the Designated Apartment are fully paid up and a No Dues certificate is obtained by the Applicant from the Developer.
24. In case during the course of construction of and/or after the completion of the Project, further construction on any portion of vacant land or building or roof or terrace becomes possible, the Developer shall at its sole discretion be entitled to take up such further construction and the Applicant(s) shall have no objection to the same.
25. All designs, measurements, specifications, amenities etc. mentioned and stated in the marketing collateral are tentative and may change based on the requirements of the Project. The Applicant hereby accepts the plans, layout, designs and specifications for the Project. The Applicant(s) agrees that the Developer may effect such variations additions alterations deletions and modifications therein as it may, in its sole discretion, deem appropriate, fit or necessary.
26. The price and other amounts payable by the Applicant(s) shall be pro-rata in case of any variation in the area of the allotted Unit. The allottee(s) hereby agrees/declares that he/she shall use the Flat/Unit only for the purpose for which it is sanctioned.

27. The Applicant(s) hereby also covenants to indemnify and keep indemnified the Developer against observance and performance of the terms and conditions contained herein.
28. Once the Agreement is signed, the same shall supersede this Application and its annexures and all terms and conditions contained herein. The portion of the booking amount being tendered by the Applicant with the Application shall, in case of the Application resulting in allotment of a Unit to the Applicant, form part of the total booking amount payable by the Applicant at the time of the Agreement.
29. Before execution of the Agreement, the Applicant shall independently inspect any additional documents and enquire, investigate and verify the title of the land Owner as well as the development and related rights of the Developer as well as the land Owner and shall enter upon the Agreement only upon being fully satisfied thereabout.
30. Receipt for any amount paid by the Applicant shall be subject to the encashment of cheque. In case of non-encashment of cheque due to any reason, the same shall ipso facto result in cancellation of the Application and will attract a charge of Rs. 1000/- per cheque dishonor.
31. Disclaimer: The entity and/or its affiliates, officers, directors, designated partners, employees, agents, members, servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of the entity and Applicant agrees to keep the entity and/or its affiliates, officers, directors, designated partners, employees, agents, members, servants saved, harmless and indemnified with regards thereto.
32. The Promoter intends to make an application to the Authority under the Real Estate (Regulation and Development) Act, 2016 and the provisions and contents of the Agreement may undergo modifications or alterations if so required by the Authority.
33. Courts having territorial jurisdiction alone shall have the jurisdiction to entertain or try any dispute arising out of the said Application.
34. Where an Applicant withdraws the application at any time before the issue of a provisional allotment letter in its favour and such Applicant is not in default of his/her obligations under the Application or the terms and conditions contained therein, he/she shall be entitled to get refund of the application money without any interest and after deduction of a fixed service charge of Rs. _____/- (Rupees _____) only.
35. In case the Applicant cancels the Agreement that may be entered upon with him or the Developer cancels the same, the circumstances and consequences shall be such as be specified in the Agreement and the Applicant shall satisfy himself thereabout before entering upon the Agreement.

36. There shall be ultimate common roof but in case the Developer constructions additional storeys beyond those sanctioned in the existing sanctioned plans, then the common roof shall be over such additional storeys. The Developer shall at all times also be entitled to put the name of the Project and/or the name, design and/or logo of the Promoter and/or its associated group/brands at the Roof, façade, boundary and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc.,
37. The Applicant hereby agrees that the Developer may raise construction finance/loan from any financial institution/bank but shall be make the Apartment free from such encumbrance by the time of execution of sale deed in favour of the Applicant.
38. The Developer/financial institution/bank shall always have the first lien/charge on the said Apartment for all its dues and other sums payable by the Applicant or in respect of the loan granted for the purpose of the construction of the said building complex.
39. All taxes, levies, imposition, stamp duties, registration fees, service tax, allied expenses etc. on the entire transaction including on the application and all agreements, sale deed(s) and other documents to be executed and/or registered in pursuance of a confirmed allotment shall be borne and paid by the Applicant(s). In case any TDS is deducted by the Allottee on the consideration payable to the Promoter, the same shall be deposited by the Allottee with the concerned authority within the time period stipulated under law. The Promoter shall not be liable in any manner whatsoever in case of default on the part of the Allottee in depositing such TDS.
40. Except the designated Unit applied for by the Applicant and parking facility (if applied by the Applicant), the Applicant shall have no right, title or interest in the other areas and portions of the Project.
41. The details proposed in the website or discussed with the Applicant and any document or information pertaining thereto are subject to changes at the sole discretion of the Developer and in case the Applicant does not accept the same, the booking and allotment shall forthwith be cancelled and the application money refunded to the Applicant without any interest.

I/We hereby declare that I/we have read and understood the Terms and Conditions and all other information/conditions stated in the accompanying General Terms & Conditions considering the Unit and price & payment schedules and agree to abide by the same accepting that the same may be modified or amended by the Developer.

I/We hereby further declare that and confirm that I am/we are a Citizen of India/Non-Resident Indian/Person of Indian Origin and I/We shall comply with all statutory

compliances as required from time to time under the applicable laws/rules and the Developer shall not be liable for the same in any manner whatsoever. I/We shall keep the Developer informed about any change in the above status.

APPENDIX 1
PAYMENT PLAN

The Total price shall be paid by the Allottee to the Promoter in installments as follows:

Sl. No.	Particulars	%	Amount in Rs. P.**
1.	On Allotment (within 15 days from booking)	10%	_____00
2	On Agreement (within 30 days from Advance Booking)	10%	_____00
3.	Within 7 days of completion of Piling / Foundation work of the said Building	10%	_____00
4.	Within 7 days of completion of 1 st Floor Roof casting of the said Building	10%	_____00
5.	Within 7 days of completion of 4 th Floor Roof casting of the said Building	10%	_____00
6.	Within 7 days of completion of 7 th Floor Roof casting of the said Building	10%	_____00
7	Within 7 days of completion of 9 th Floor Roof casting of the said Building	10%	_____00
8.	Within 7 days of completion of 12 th Floor Roof casting of the said Building	10%	_____00
10.	Within 7 days of Brickwork of the Unit	5%	_____00
11.	Within 7 days from completion of flooring of the Unit	5%	_____00
12.	Within 7 days from completion of all sanitary fittings and flush door of the Unit	5%	_____00

13	On Notice of Possession	5%	_____00
	** plus applicable Taxes		

It is clarified that the Other Costs shall be payable by the Applicant additionally as per demands made by the Developer upon the Applicant and within 15 days of receiving such demand. The payment of all Deposits shall be made by the Applicant to the Developer within 30 (thirty) days from the date of receiving the intimation from the Developer to take possession of the Apartment.

