

APPLICATION FORM

M/s Jai Krishna Artec - J.V.
4B, Hansalaya Building,
15, Barakhamba Road,
Connaught Place,
New Delhi-110001

Dear Sir,

I/We, hereby apply for an allotment of a plot in your esteemed Township Project named by “**Green Wood City**” to be developed and constructed by M/s Jai Krishna Artec J.V. (hereinafter referred to as the Developer) in Sector 27 & 26 Sonapat, (Haryana).

I/We agree to abide by all the basic terms and conditions attached to this Application Form and also agree to sign and execute, the Allotment letter and the Buyer’s Agreement on the Developer Standard format as and when desired by the Developer, contents whereof have been read and understood by me/us and I/WE agree to abide them.

I/We remit herewith a sum Rs. _____ (Rupees _____) vide Bank Draft/Cheque

No. _____ dated _____ Drawn on _____ as earnest money for a Residential Plot Allotment of _____

Sq. Yards as per payment schedule.

I/We further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us) as shown in the Price List and/or as stipulated/demanded by the developer failing which the booking/allotment will be cancelled and the earnest money and other credits/benefits shall be forfeited by the Company My/Our Particulars are given below:-

1. First Application Mr./Mrs./Ms.

Son/Wife/Daughter of.....

Date of Birth.....Profession.....Designation.....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian ☐

Residential Address.....

Office.....

Tel. Res.....Off.....Mobile.....

Fax No.....E-Mail ID.....

Marital Status..... No of Children.....

Income Tax Permanent Account No./Ward No.....

2. Second Application Mr./Mrs./Ms.

Son/Wife/daughter of.....

Date of Birth.....Profession.....Designation.....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian ☐

Residential Address.....

Office.....

Tel. Res.....Off.....Mobile.....

Fax No.....E-Mail ID.....

Marital Status..... No of Children.....

Income Tax Permanent Account No./ Ward No.....

PAYMENT SCHEDULE

1. At the Time of Booking	30% of the Basic Price
2. Within 30 days from the date of Application before Allotment	15% of the Basic Price + 50% of EDC + 100% of IDC + 50% of PLC (If Applicable)
3. Within Two Month from Allotment	10% of Basic Price + 10% of EDC + 10% PLC charges (If Applicable)
4. Within Four Month from Allotment	10% of Basic Price + 10% of EDC + 10% PLC charges (If Applicable)
5. Within Six Month from Allotment	10% of Basic Price + 10% of EDC + 10% PLC charges (If Applicable)
6. Within Eight Month from Allotment	10% of Basic Price + 10% of EDC + 10% PLC charges (If Applicable)
7. Within Ten Month from Allotment	10% of Basic Price + 10% of EDC + 10% PLC charges (If Applicable)
8. Within 30 Days from the date of Offer for POSSESSION	5 % of Basic Price

BOOKING DETAILS

PARTICULAR	DETAILS	AMOUNT
A. Basic Sale Price (BSP)	@ Rs.....per Sq. Yards.)	
B. Preferential Location Charges (if any)	@ Rs.....per Sq. Yards.)	
C. Additional Charges		
(i) Interest Free Maintenance Security (IFMS)	@ Rs.....per Sq. Yards.)	
(ii) Club Membership Charges	@ Rs.....per Sq. Yards.)	
D. External Development Charges & Infrastructure Development Charges (EDC & IDC)	@ Rs.....per Sq. Yards)	
TOTAL	Rs.	
Note:- 1. Govt. Taxes/ Levies would be charged only if imposed in future. 2. Stamp Duty Registration Fee and allied charges for execution and registration of Conveyance Deed will be additionally payable by the applicant / Allottee before possession		
Payment Plan Option	Down Payment Plan <input type="checkbox"/>	Installment <input type="checkbox"/>
Mode of Booking	Direct <input type="checkbox"/>	Dealer <input type="checkbox"/>
If through Dealer		
	Name	Signature with Stamp

I/We the above applicant (s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Allotment Letter/Buyer's Agreement the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s) I/We undertake to inform the Company of any change in my/our address or in any other particular/information given above till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

Name of the Applicant (s)

Signature of the Applicant

Note: (i) All Cheques/Drafts to be made in favour of "Jai Krishna Artec J.V." payable at New Delhi only
(ii) Persons signing the Application Form on behalf of other person/firm/company shall file proper Authorization/Power of Attorney

BASIC TERMS AND CONDITIONS

1. The applicant has applied for allotment of a Residential Plot to be developed and constructed in the Township Project named as "Green Wood City" (said project) by M/s Jai Krishna Artec- JV (hereinafter referred to as the Developer on land situated in this revenue estate of village Raddhana, Joshijat & Ahamedpur. District Sonapat (Haryana) thereafter called sector 27 & 26 Sonapat Haryana.
2. The allotment of the Residential Plot is entirely at the discretion of the Developer. The allotment a Residential Plot shall be provisional and shall be confirmed on signing of Buyer's Agreement on the Developer standard format which has been read and understood by the applicant.
3. The applicant/ allotted has fully satisfied himself about the nature of rights. Title interest of the Developer in the said Project, which is to be developed / constructed by the Developer as per the prevailing by laws / guidelines of the Director ,Town & Country Planning (DTCP) Haryana and /or any other authority and has further understood all limitations and obligations in respect thereof . The applicant/ allottee further agree to abide by all the terms and conditions of all the permissions, sanctions, directions etc. as issued by (DTCP) ,Haryana and /or other authorities in this regard to the Developer.
4. The applicant has examined the tentative plans of the Residential Plot and has agreed that the Developer may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be done by any competent authority. The necessary changes / alterations may involve change in position location, including change in dimensions or area, No. etc of the Residential Plot.
5. The applicant agrees that the amount paid with the application and in installments as the case may be, to the extent of 30% of sale considerations of the Residential Plot shall collectively constitute the earnest money.
6. Timely payment of installment of basic sale price and allied charges pertaining to the Residential Plot is the essence of the terms of the booking / allotment. However in the event of breach of any of the terms and conditions of the allotment by the applicant the allotment will be cancelled at the discretion of the Developer and the earnest money together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited. The balance amount without any interest shall be refundable to the applicant/intending applicant/transferee/allottee as applicable after compliance of certain formalities. The Developer however in its absolute discretion may condone the delay by charging penalty interest @18% p.a. for up to one month delay from the due date of payment and @24% p.a. thereafter on all outstanding dues from their respective due dates.
7. The applicant has specifically agreed that if due to any change in the layout the said Residential Plot ceases to be preferentially located the company shall refund /adjust the amount of preferential location charges paid by the applicant in the last installment as shown in the payment plan, if due to any change in the layout/ building plan the said Residential Plot becomes preferentially located then the applicant shall be liable and agree to pay the preferential location charges as and when demanded by the Company as per prevailing rates.
8. All payments by the applicant shall be made to the Developer through demand drafts/ cheques drawn upon scheduled banks in favor of "Jai Krishna Artec- J v".
9. Assignment of allotment of the Residential Plot by the applicant shall be permissible at the discretion of the Developer on payment of such administrative charges as may be fixed by the Developer from time to time. Provided however, that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all terms of allotment.
10. All statutory charges taxes, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant(s) from the date of booking as per demanded raised by the Developer.
11. The maintenance upkeeps repairs security landscaping and common services etc. of the Project shall be managed by the Developer or its nominated maintenance Agency. The applicant of the Residential Plot shall pay as and when demanded the maintenance charges including interest free security deposit for maintaining and up-keeping the said project and the various service therein as may be determined by the Developer or the maintenance agency appointed for this purpose. Any delay in making payment will render the applicant liable to pay interest @18% per annum. Non- payment of any of the charges within the specified shall also disentitle the applicant from the enjoyment of the common areas and services.
12. Applicant having NRI/PIO status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act. 1999 and /or any other statutory provisions governing this transaction which may inter alias involve remittance of payments/ considerations and acquisition of immovable assets in India ,in case any such permission is ever refused or subsequently found lacking by any statutory Authority /the Developer the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall cancelled forthwith ,The applicant agrees that the company will not be liable in any manner on such account.

Signature of the Applicant(s)

13. The Developer shall have the first lien and charges on the said Residential Plot for all its dues and some payable by the applicant to the Developer.
14. Loans from financial institutions to finance the said Residential Plot may be availed by the applicant. However, if a particular Institution / Bank refuse to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/ dues.
15. The applicant undertakes to abide by and comply with all the laws, rules and regulations terms and conditions applicable to the Residential Plot / Project.
16. In case the Developer is forced to abandon the said Project due to force majeure circumstance or for reasons beyond its control the project is abnormally delayed , the applicant can claim for refund the amount paid by the amount paid by the applicant along with simple interest @ 10% p.a. from the happening of such eventuality.
17. The Developer shall endeavor to give possession of the Residential plot to the applicant as early as possible. Subject to force majeure circumstance and reasons and beyond the control of the Developer with a reasonable extension of time of time for Possession.
18. The applicant shall before taking possession of the Residential Plot must clear all the dues towards the Residential plot and have the Conveyance Deed for the said Residential Plot executed in his favour by the company after paying stamp duty, registration fee and other charges / expense.
19. The applicant shall use/ cause to be used the said Residential Plot for residential purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the Residential Plot and forfeiture of the earnest money and other dues as stated in clause 5 hereinabove and the applicant will have to compensate the Developer for all other losses resulting there from.
20. The applicant shall have no objection in case the Developer creates a charge on the project land during the course of development of the Project for raising loan from any bank / financial institution ,However such charge ,if created shall be got vacated before handing over possession of the Residential Plot to the applicant .
21. Detailed terms and conditions shall form part of the Buyer's Agreement which the applicant shall execute as and when required by the Developer.
22. To settle any confusion regarding any matter herein or anything being not covered / clarified herein ,it is agreed by the applicant that reference shall be made to the detailed terms of the Allotment Letter /Buyer's Agreement the terms whereof have been seen read and understood/ accepted by the applicant .
23. The applicant shall get his complete address registered with the Developer at the time of booking and it shall be his responsibility to inform the Developer by Registered A.D letter about all subsequent change in his address , failing which all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur there form.
24. In case there are joint applicants all communications shall by the Developer to the applicant whose name appears first at the address given by him for mailing and which shall be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
25. If any misrepresentation / concealment /suppression of material facts are found then all rights/ allotment will be cancelled and the earnest money as mentioned in clause 5 hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation / concealment /suppression of the material facts in all respect.
26. The Courts at Delhi and Sonapat alone shall have jurisdiction in case of any dispute.
27. Singular shall mean and include plural and masculine gender shall mean and include feminine gender wherever applicable.

Name of the Applicant(s)

Signature of the Applicant(s)