

To,

M/s. **K.N.Multiprojects & Infrastructure Pvt.Ltd.**

Plot No-31, Basundhara Complex,Hanspal, Bhubaneswar-752101, (0674) -2463594, 2463252

1 Bed Room / 2 Bed Room / 3 Bed Room Apartments at Nandapur, Bhubaneswar.



APPLICATION FOR PURCHASE OF A FULLY COMPLETED FLAT IN YOUR PROPOSED "ANANTA VILLA" NANDAPUR, BHUBANESWAR, ORISSA.

Dear Sir / Madam (s)

I/We request that I/We may please be allotted a ready built Residential Flat in your Proposed Ananta Villa, Nandapur, Bhubaneswar.

I/We agree to abide by the Terms and Conditions of allotment as annexed to this application from as well as brochure and any further amendments \ addition that may be made by your company from time to time. I/We agree to take registration of the flat along with the undivided interest in the land as determined by your company. I/We agree to sign and execute, the agreement for Sale of the flat on the company's prescribed format, which I/We have read thoroughly and understood well and I/We agree to abide by such terms and condition contained therein,

I / We enclose herewith Cheque / Bank Draft No-----Dt-----

For Rs. -----(Rupees -----) only

Drawn on -----Bank in your favour , towards my / our earnest money deposit, against the cost of the flat agreed for Rs.----- excluding other payments as detailed in the Terms of allotment

1. Name of the Applicant
(in Block Letters)

2. S/o, W/o, D/o 3. DoB

4. Permanent Address

5. Mailing Address

6. Occupation 7. Caste

8. Phone Nos. O R M

9. Residential Status House Owner / Tenant

10. Present net Draw in case of Service holder (monthly)

Rs.

Rupees only.

11. Incase of Businessman, Annual net income of the applicant in the last fiscal year

Rs.

Rupees only.

12. Whether intends to purchase by availing housing loan (Yes / No)

13. Nationality.

14.

Choice of Block	Flat No	Floor No	1BHK	2BHK	3BHK	Saleable Area	Car Space No

Note : Choice of Flat & Car Parking Space shall be allotted Subject to Vacancy only.

15. Nominee / Co- applicant

16. S/o, W/o, D/o 17. DoB

18. Address.

Declaration

I/We hereby solemnly declare that, the above particulars given by me / us are true to the best of my / our knowledge and belief and I / we shall furnish any additional information(s) if required. In the event of any delay on my / our part to furnish any particulars, desired by your company, it shall be within the discretion of the company to reject my / our application.

The company has no obligation or liability to allot me / us a flat. In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I / We shall abide by the decision of the company and it shall be final and binding on me / us. I / we further agree to pay the balance cost of the flat including other payable as specified in the payment plan, Terms of Allotment and or as specified in the Agreement for Sale, to be executed after the allotment. I / We further understand that the timely payment is the Essence of this transaction and accordingly I / We will strictly abide by the specified payment plan. I / We have read the contents relating to the terms and conditions of allotment in detail annexed here to and hereby agree to abide fully by those.

SIGNATURE OF CO-APPLICANT(S)

SIGNATURE OF THE APPLICANT(S)

Kindly Note

All Payments are to be made either by crossed local cheque or by crossed Demand Draft Drawn in favor of K.N.Multiprojects & Infrastructure Pvt.Ltd. payable at Bhubaneswar only.



Specification for Construction

- Structure : All types of Columns, Beams, Lintel, Chajja & RCC Slabs etc, in sub structure & Super superstructure shall be with M-15 & M-20 grade of concrete.
- Walls : All Brick work shall be with K.B / Concrete Block / Hallow Bricks/ FLYASH BRICK. All inside & outside wall shall be plastered in (1:6) prop.
 - Flooring : Vitrified Tiles / Ceramic Tiles / Marble Stone.
 - Wall Cladding : Ceramic Wall tiles up to 7'-0" Height in toilet and up to 2'-0" height on Kitchen working plat-form. Granite / Marble slab for working top in kitchen with stainless steel kitchen sink.
 - Door Frame : Main door-wooden and all other doors R.C.C Chaukatha.
 - Shutter : One side teak vineeral door and internal Doors are of Company made flush doors. Aluminium Windows with protective M.S. Grill.
 - Paint : All interior wall surfaces are painted with distemper and all outside walls with Exterior Emulsion (Wealthter Proof) paint.
 - Electrical : All electrical wiring with premium brand, fire resistant insulated copper wire / cable in concealed conduits. Switches & Sockets of Modular range. A.C. Points in Master bed rooms.
 - Sanitary ware : Hind ware/ Parry ware or equivalent. Hot & cold water provision in all Bath Rooms. All C.P. Fittings of reputed make.
 - Cup- Boards in kitchen with chajja.
 - One No. of lift in suitable position.

(ANY ITEM NOT MENTIONED ABOVE DOES NOT FORM PART OF THE BASIC CONTRACT AND MAY BE EXECUTED ON ADDITIONAL PAYMENT.)

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Special Features

- Manual lifts with provisions for passenger's safety such as emergency light, alarm bell etc, shall be provided in each block as per approved plan.
- Power back up through stand by Generator for common services including lifts.
- All Flats shall have: single phase Power supply.
- 24 Hours water supply through specifically drawn P.H. pipeline and underground reservoir.
- Provision for telephone & T.V. cable with internet to all flats.
- Security – 24 hours professional Security, till the formation of society.
- Inter cum facilities to all Flats including security & Society room in the premises.
- 3 Storied club house with A.C Multy Gym, Pool Table , Multipurpose Hall for Meetings/ parties, Card & Library Room, Shops, Society Office Centralized Children's park with fountain.
- Sewage Treatment Plant. (STP).
- Landscaped area with Jogging Track & Swimming pool.

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FOR OFFICE USE ONLY

Application

Accepted

Rejected

Amount received at the time of booking vide Money receipt No. _____ Dated. / /20 by
Cash / Draft / Cheque No _____ Dated / / 20 of Rs. _____
(Rupees _____) drawn on _____ payable at
_____.

Authorised Signatory

Director

TERMS & CONDITIONS

M/s. **K.N.Multiprojects & Infrastructure Pvt.Ltd.**

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TERMS & CONDITIONS GOVERNING THE ALLOTMENT FOR SALE OF A FULLY COMPLETED FLAT IN THE PROPOSED HOUSING COMPLEX. "ANANTA VILLA"

1. The intending allottee(s) has/have applied for the allotment of a fully completed flat to be purchased, Which is duly approved by **Bhubaneswar Block Nandapur** and knowing well all the prevailing laws, by-laws, notifications and rules applicable which too have also been explained by the builder.
2. The intending allottee(s) has fully satisfied himself/herself about the rights & interests of the builder company the said land and it's limitations and obligations in respect of the same.
3. The applicant has fully verified and satisfied about genuineness, validity & marketability of the title to the land relating to the above complex and accordingly no objections, investigations or questions will be raised by the applicant in this respect at any time in future.
4.
 - a) The Proposed Housing Complex conforms to the approved Building Plans approved by Bhubaneswar Block Mouza - Nandapur.
 - b) The builder is in absolute discretion and may make such changes/variations as may be required by the authorities concerned or otherwise deemed necessary or advisable by the builder, itself but without substantially altering the dimensions of the said flat / floor area etc of the allottee and in the process of such nominal changes / alternations, if the saleable area is increased or decreased, the cost of the Flat shall be suitably revised as per the rate agreed upon at the time of booking.
 - c) If the particular flat applied for could not be allotted by the builder for any reason, then an alternative offer will be made in any other floor and if the applicant is not willing to accept the same, the advance amount paid by the applicant shall only be refunded back without any interest and with in a period of 90 days reckoning from the date of acknowledgement or final decision.
 - d) It is mandatory for each & every allottee, that he / she shall be required to purchase car parking spaces as defined below, on payment of charges @ Rs.90,000/-, Per Car Parking Area.
 - 1) For any three bed room & 2 bed room unit one C.P.S, is Compulsory to buy.
 - 2) Purchase of C.P.S, for Single bed unit shall be on first come first served basis.
 - 3) Purchase of Double car parking shall be on first come first served basis.
5. It is expected that possession will be handed over with in 30 months from the date of execution of the agreement, barring any unforeseen circumstances.
6.
 - a) The intending Allotte(s) shall not be entitled to get the name of his / her nominee(s) substituted in his / her place without the prior approval of the Builder, who may in it's sole discretion permit the same on such terms as it may deem fit.
 - b) Also, the purchaser shall not assign / transfer the interest / right of the flat without the prior permission of the builder. However for availing of Housing loan from financial institutions, towards payment to the Builder such assignment / mortgage may be created with the approval of the builder.

7. All expenses relating to the Registration of the sale deed shall be in accordance with the rates prescribed / fixed by the Govt. and or Authorities and shall be borne by the purchaser only , in addition to the cost and such other charges of the flat agreed upon earlier.
8. Proportionate cost towards installation of Electric transformer, External electrification, provision for individual Flat owner service meters & such other ancillary expenses shall & must be borne by the purchaser of the flat. Such expenses shall only be determined by the Builder at its appropriate time, and shall be duly informed to the purchaser. The Purchaser of the flat shall & Must pay the determined amount with-in such stipulated period as indicated by the builder, failing which the builder shall withhold the physical handing over of the flat, up till its payment is made and also in case of extra ordinary situation of Non-Co-Operation by the buyer, the Builder may even also cancel the allotment & may re-allot the same on its own choice.
9. The intending allottee(s) is fully convinced & Agreed to pay the cost of the flat of Rs...../- (.....) As per the Builder's prescribed payment plan, or in such other way or mode as, mutually agreed upon though the agreement by both the parties. It shall be incumbent on the intending allottee(s) to comply with these terms of payment. In case the installments are delayed the intending allottee(s) shall have to pay compensation on the unpaid amount or dues as follows:
 - a) Up to 60 days delay from the date of outstanding @ 18% P.A
 - b) Up to 90 days delay from the date of outstanding @ 24% P.A

Even then, if the intending allottee(s) fails to pay the unpaid installments with above compensation, the allotment shall stand automatically cancelled and he / she will be left with no right or lien on the flat whether completed partly or fully. The total paid amount of money shall be refunded without any interest after deducting an amount equivalent to 10% of the amount paid to company towards cancellation charges along with all such other outgoing miscellaneous expenses which the builder may have spent for his / her flat but subject to re allotment of the flat only to any fresh applicant of builder's choice and where as in any case the whole process from the date of cancellation to repayment of the amount to allottee shall not exceed a time period of 180 days.

However, the Builder in its own discretion may waive or reduce the compensation amount for accommodating the allottee having a generous consideration.

10. a) Further, in case of withdrawal, from booking of the flat by the allottee(s) subsequent to execution of the agreement but before payment of any construction installments, the total paid amount after deducting an amount equivalent to 10% of the amount paid to company being the cancellation charges, shall be refunded without any interest and subject to only the re allotment of the flat to fresh applicant of the builder's choice but in any case not exceeding a time period of 180 days from the date of cancellation.
 - b) In the event of the allottee(s) deciding to cancel the allotment Prior to the Agreement for any reason whatsoever, an amount of Rs 25,000/- shall be retained being charges towards cancellation and the balance amount will be returned without any interest with in 90 days from the date of receipt of the intimation for cancellation.
11. Any type of taxes and or charges levied & to be levied by Govt. or Authority concerned, on the land and / or, on the building (as the case may be) in relation to the flat shall be borne and paid by the intending allottee(s) only.
12. Each intending allottee, prior to taking over possession of the flat is bound to be a member of the society / association in accordance to Orissa Apartment Ownership Act 1982 paying the Nonrefundable membership fees and also six months advance maintenance charges both of which are to be determined by the builder in view of the regular & smooth function-ability factors. The Builder shall hand over all the common services provided and the corpus fund to the newly formed society or the association comprising of the co-owners of the said housing complex.
13. Construction specifications and special features provided in the apartments are well defined in the specification chart being a part of this application form. Any additional work, or items, if desired, by the buyer, should be informed well in advance in written form only and such acceptance is purely at the discretion of the builder.
14. The bill amount shall be prepared and determined by the builder for such extra work basing on the prevailing price at the time of execution. The applicant shall pay such amount at its own convenience but strictly prior to handing over of the flat along with others payable items.

15. In the event of delay in completion, or in the delivery of possession of the said unit, by reason of non availability of Labor, steel, cement, water, etc or by reason of war, civil commotion etc or due to any act of God, force major or due to any difficulty or impossibility arising from any Govt ordinance, legislation or notification or order by the Govt. or Local authority etc the builder will not be held responsible in any manner.
16. Any financial disputes among the parties herein shall be referred to arbitration of one arbitrator chosen by mutual agreement, as per the law of Arbitration which may be enforced and applicable then, such arbitration proceedings shall be held at Bhubaneswar, Orissa and the award there of, shall be binding on both parties.
17. The price of the flat, and the details of facilities to be provided as stated in the specification chart or in the agreement for Sale of flat which too agreed by both, is final and the builder shall in no case be empowered to levy any escalation, so also the allottee can not demand any kind of additional facilities or reduction of amount to be paid to the Builder.
18. The intending allottee(s) shall get his/her complete address registered with the builder company at the time of booking and it shall be his/ her responsibility to inform the builder by registered with A.D. Letter, about all subsequent changes, if any, in his / her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him / her, at the time when these should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
19. The allotment of flats is entirely at the discretion of the builder and the builder has the right to reject any offer without assigning any reason thereof.
20. Bhubaneswar courts alone shall have jurisdiction in all matters arising out of and / or concerning this transaction.



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Payment Plan

- 10% of the total cost of the flat along with application form against booking.
- 15% of the cost on execution of the Agreement for Sale of Flat or 60 days from the date of booking which ever is earlier.
- 10% of the cost, on completion of each R.C.C. roof of the allottee.
- 10% of the cost on completion of Brick work & inside plastering of the respective flat.
- 10% of the cost on completion of flooring work & other finishing work of the respective flat.
- 5% of the cost before taking over possession of the unit.

Note : Strike off above, if otherwise mutually revised & indicate in the application form, to be carried to Agreement.

Date:

Place:

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