



APPLICATION FORM FOR PROVISIONAL ALLOTMENT of suite/studio  
At "**BLOSSOM Suite**" Sarna-Padampuri, Incline Green Pvt Ltd.

S.No. \_\_\_\_\_

To,  
Incline Green Pvt Ltd  
712, Hemkunt Chamber, 7<sup>th</sup> Floor,  
Nehru Place, New Delhi  
Delhi (India)- 110019

Dear Sir/Madam,

I / We ("the Applicant") wish to apply for the Provisional Allotment for a Suite/Studio ("the Said Premises") situated at Blossom Valley, Sarna-Padampuri, Distt-Nainital as per tentative location plan.

I / We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only  
Cash/Cheque No \_\_\_\_\_ Dated \_\_\_\_\_ Drawn on \_\_\_\_\_) as application amount /  
Earnest Money towards Provisional Allotment of the Said Premises at "Blossom Suite" Sarna-Padampuri  
Nainital. I / We enclose herein my / our General Particulars and Undertaking as required by the company.

I / We accept and agree to abide by the Standard Terms and Conditions of Provisional Allotment as attached herewith.

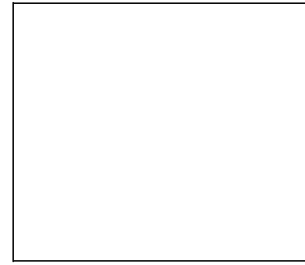
Date \_\_\_\_\_

Place \_\_\_\_\_

Yours Faithfully,

Signature (s) of Applicant

**1. SOLE / FIRST APPLICANT**



Mr. / Mrs. / Ms. / Dr. / M / s. \_\_\_\_\_  
\_\_\_\_\_

S / W / D of \_\_\_\_\_

Nationality \_\_\_\_\_ Age \_\_\_\_\_ D.O.B. \_\_\_\_\_

Profession \_\_\_\_\_ Designation \_\_\_\_\_

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin.

Date of Incorporation \_\_\_\_\_

Income Tax Permanent Account No. \_\_\_\_\_ Ward / Circle / Special range and

place where assured to income tax \_\_\_\_\_  
Residence Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Office Name & Address \_\_\_\_\_  
\_\_\_\_\_

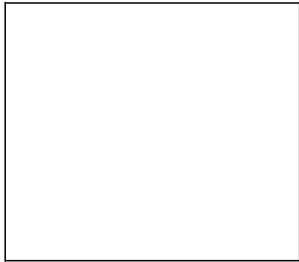
Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Mobile No. \_\_\_\_\_ E-Mail id \_\_\_\_\_

Preferred correspondence address: Residence / Office \_\_\_\_\_

**Signature of Sole / First Applicant** \_\_\_\_\_

**2. SOLE / SECOND APPLICANT**



Mr. / Mrs. / Ms. / Dr. / M / s.

\_\_\_\_\_

S / W / D of \_\_\_\_\_

Nationality \_\_\_\_\_ Age \_\_\_\_\_ D.O.B. \_\_\_\_\_

Profession \_\_\_\_\_ Designation \_\_\_\_\_

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin.

Date of Incorporation \_\_\_\_\_

Income Tax Permanent Account No. \_\_\_\_\_ Ward / Circle / Special range and

place where assured to income tax \_\_\_\_\_

Residence Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Office Name & Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mobile No. \_\_\_\_\_ E-Mail id \_\_\_\_\_

Preferred correspondence address: Residence / Office \_\_\_\_\_

**Signature of Sole / Second Applicant** \_\_\_\_\_

**Details of the premise applied for:**

Cottage/Suite No Applied for \_\_\_\_\_ Category \_\_\_\_\_  
Super Area \_\_\_\_\_

**Payment plans opted** (A) 50:50 Plan (B) Flexi Payment Plan (C) Construction/Time Linked Plan

**PAYMENT OF APPLICATION AMOUNT:**

The following are the details of the payment of the Application Amount:

**Demand Draft** Amount: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)

Dated: \_\_\_\_\_ DD No. \_\_\_\_\_  
Bank: \_\_\_\_\_

**Cheque Amount:** Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)

Dated: \_\_\_\_\_ Cheque No.: \_\_\_\_\_  
Bank: \_\_\_\_\_

**DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM**

**RESIDENT OF INDIA:**

- Copy of PAN card
- Address Proof (Voter ID, Driving License, Aadhar Card Pass Port, Ration Card)
- 2 Photograph

**PARTNERSHIP FIRM:**

- Copy of PAN card of the partnership firm
- Address Proof
- 2 Photograph
- Copy of partnership deed
- In case of one of the partners has signed the document, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

**Private Limited & Limited Company:**

- Copy of PAN card of the Company
- Address Proof
- Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary / Director of the Company.
- Board resolution authorizing the signatory of the application form by property on behalf of the company duly authenticated by any other Director of the Company.

**Signature of Sole / First Applicant**

**Signature of Sole / Second Applicant**

## Head Office:

**Indus Group**

**Incline Green Pvt Ltd**

712, Hemkunt Chamber, 7<sup>th</sup> Floor Nehru Place, New Delhi -110019, India

M: +91-9899934015, E-mail Id: [info@indusurban.com](mailto:info@indusurban.com)

Website: [www.indusurban.com](http://www.indusurban.com)

**Terms & Conditions** forming part of the Application for Registration & Booking of Cottage for Provisional Allotment, in the Residential Colony of Indus Urban "Blossom Suite" situated in the Revenue Estate of Sarna, Teh- Dhari Distt Nainital.

### Definitions and Interpretation:

- "Application cum Agreement" shall mean the Cottage/Suite Buyer's Application which will be executed as per the standard format of the Company.
- "Applicant(s)" shall mean the applicant, applying for allotment of the said Suite whose particulars are set out in this Application and who have appended their signatures on each page, as acknowledgement of having agreed to the terms and conditions of this Application.
- "Application" shall mean this application for provisional allotment of Cottage/Suite in the Project along with the terms and conditions contained herein in "Earnest Money" shall mean 10% of the Total Consideration to be paid by the Applicant as per the Payment Plan "Residential Colony" means the colony under the name and style of "Blossom Suite", being developed by the Company.
- "Non-Refundable Amounts" means interests paid or due on delayed payment, interests paid or due on installments, brokerage etc. delayed payment attracts interest of 18% per annum.
- Developer "Said Company" is responsible for building cottage/Suite or developing infrastructure of applied site/area on the behalf of Applicant(s) , & applicant(s) also agreed that actual Suite/Cottage size can be differ from proposed said area/size and that cannot be more than +\_ 5% of proposed areas/site.
- Applicant(s) are agreed to give their suite to Company for run as hotel & Company is Liable to pay back to owner on yearly basis by their mutual consent as well as company will offer them to stay in any suite for 30 days
- In a year but in Peak Seasons(April to June ) they are not allowed to stay more than 7 Days.
- Applicant(s) are agreed that they will not entitled to receive any income/Return/Rental during non operational period due to Natural disaster ,Strikes, Any restriction of Govt /local Bodies and Major Maintenance.
- Due to Geographical Condition Applicant(s) agreed for shape of the plot(s), it can be symmetrical and non symmetrical also ,in case of Natural Calamity/Disasters, Landslide, Floods etc Company shall not be responsible.
- "Payment Plan" means the details of the payments of the Cottage/Plot and the time schedule for payment as tentatively shared with the Applicant and shall be set out as an Annexure to the Buyer's Application.
- "Sale Price" means consideration payable for the said Cottage/Suite along with the Cottage/Plot underneath more specifically detailed in the Payment Plan. The Sale Price does not include Taxes, charges, IFMS, security amount/deposits, service and GST tax , Club, Power backup ,water/electric charges etc.
- Cancellation means, the Cottage/Suite you applied for can be cancelled, if you cannot reply/response of our 3 consecutive reminder letter/Email of your delayed payment ,your earnest money will be forfeited

- i) IFMS, as applicable, for the said Cottage shall be deposited by the Applicant(s) at the time of possession, as may be decided by the Company.
- ii) Stamp duty, registration and incidental charges/tax as well as expenses for execution of the Agreement and sale deed etc. which shall be borne and paid by the Applicant alone.
- iii) Applicant(s) agreed to standard specification given by the company, any alternation/Modification/Upgrading will be charged extra.
- iv) PLC, as applicable and to be paid by the Applicant.
- iv) The Maintenance Charges, property tax, municipal tax fees or levies of any kinds by whatever name called on the proportionate basis for the said Cottage/Suite shall be payable by the Applicant.
- vi) The cost of mainline electricity connection charges, and diesel generator power back up inside the Project,  
as applicable shall be payable by the Applicant.

“Taxes” shall mean any taxes payable by the Company by way of value added tax, state sales tax, central sales tax, works contract tax, Goods & service tax, educational tax or any other taxes, charges, levies by whatever name called, in connection with the development of the Residential Colony, now or in future.

“Cottage/Suite” means the specific Cottage/Suite applied for by the Applicant(s), details of which have been set out in this Application.

**Signature of Sole / First Applicant**

**Signature of Sole / Second**

**Applicant PAYMENT PLAN-A (14% ASSURED.RETURN ON 50% Of BSP)**

At the time of Booking	50% of B.S.P
On Completion of Super Structure	25%
On Start of Flooring Work	20%
On Intimation of Possession	5% of the B.S.P.+ Registration +other Charges

**PAYMENT PLAN-B (FLEXI PAYMENT PLAN)**

At the time of Booking	25% of B.S.P
On start of 2 <sup>nd</sup> Floor Slab or 4month from booking whichever is later	25% of B.S.P
On Completion of Super Structure or 7months from booking whichever is later	25% of B.S.P
On Start of Flooring Work or 9monts from booking whichever is later	20% of B.SP
At the time of Possession	5% of the B.S.P.+IFMS+ Registration +other Charges

**PAYMENT PLAN-C (CONSTRUCTION LINKED PLAN)**

At the time of Booking	10% of the B.S.P.
Within 45 days of Booking	10% of the B.S.P.
On completion of Plinth Work	15% of the B.S.P.
On Start of 2 <sup>nd</sup> Floor Slab	15% of the B.S.P.
On Completion of Super Structure	15% of the B.S.P.
On Start of Flooring Work	15% of the B.S.P.
On Start of Paint Internal & External	15% of the B.S.P.
On Intimation of Possession	5% of the B.S.P.+IFMS+ Registration +other Charges

**TERMS & CONDITIONS**

1. All payments shall be made vide Cheque/DD in favor of “**Incline Green Pvt Ltd**”.
2. All the installments shall become due from the date mentioned in the Demand letter.
3. Any delay in payment will attract penal interest @18% for the period of delay.
4. Price is escalation free for the booked units.
5. Unit price may vary according to location.
6. Electrical Charges, Registration charges,IFMS(Interest Free Maintenance Security ),Maintenance Charges & Stamp duty shall be payable at the time of offer of possession.
7. The area indicated above is approximate Super Area. Super Area includes the covered area plus the proportionate area in common area, pathways, admin block, projection, water tanks etc.
8. The terms and conditions of sales stated herein are only indicative and are subject to detail terms & condition in the agreement to sell/purchase Agreement.
9. All plans, layouts, specifications are subject to changes and modifications as decided by the company, architect or any other competent authority.
10. **Goods & Service Tax & Other charges** as per Govt. norms.

\*Assured Return payment plan is applicable on Booking Amount that is . of 50 % only for the period of 12 months .

**Signature of Sole / First Applicant**

**Signature of Sole / Second Applicant**