



THE RESIDENCES

DEHRADUN

APPLICATION FORM

MNT Buildcon Pvt. Ltd

Regd. Office at 196A, Near Sai Baba Temple, Rajpur Road, Dehradun - 248001

PERSONAL INFORMATION FORM

Property Name & Location: _____

Number of Properties: Customer Code(s): _____

Name (Mr./Mrs./Ms./Dr.): _____

Correspondence Address: _____

City: _____ Pin Code: _____

Phone: _____ Mobile No.: _____

Facsimile No.: _____ E-mail: _____

Company Name: _____

Profession:

Designation: _____

Current Residence Status:

Residence Type:

Citizenship: _____ Original Indian State/City: _____

Residential Status:

FINANCIAL DETAILS

If Indian

PAN No.: _____ Principal savings account held in bank(s) _____

If NRI

Current Country of Residence: _____

NRE/O Account held in Bank: _____

Principal Savings account held in bank(s) in country of residence: _____

Passport Number: _____

Household Income Range

☐ Less than 5 Lacs per annum ☐ 5-10 Lacs per annum ☐ 10-15 Lacs per annum
☐ 15-20 Lacs per annum ☐ 20-50 Lacs per annum ☐ More than 50 Lacs per annum

Current Cumulative EMI Payout Range

☐ Less than 25 Thousand per month ☐ 25-50 Thousand per month ☐ 50-100 Thousand per month
☐ 1-2 lacs per month ☐ 2-5 lacs per month ☐ More than 5 lacs per month

PERSONAL DETAILS

Birthday: _____ Anniversary: _____

Spouse's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Other Interests: _____

The Residences

Village Gujrada Man Singh,
Sahastradhara Road,
Dehradun Uttarakhand
India

Dear Sir/Madam,

I/We request that I/We may be registered for provisional allotment of a residential Apartment (hereinafter referred to as the **"Apartment"**) in the Group Housing Complex known as **"THE RESIDENCES"**, proposed to be developed by MNT Buildcon Pvt.Ltd. (the **Company**) on a plot of land now admeasuring approximately 3.62 acres (10205.52 sq. mtrs. approx.) situated at Village Gujrada Man Singh, Sahastradhara Road, Dehradun, Uttarakhand, India (hereinafter referred to as the **'Land'**).

I/We agree to sign and execute, as and when required, the **ALLOTMENT LETTER** containing details terms and conditions of allotment of the Apartment and other related documents on the prescribed format.

I/We also agree to abide by the **General Terms & Conditions** for registration of provisional allotment of an Apartment in **"THE RESIDENCES"** as annexed hereto which I/We have read and understood.

I/We remit herewith a sum of Rs. (Rupee.....)
by Bank Draft/Cheque No. dated..... drawn on.....in
favor of **"MNT Buildcon Pvt. Ltd. – The Residences Sales A/C"** as registration amount for the provisional allotment of the Apartment.

I/We understand that the expression 'Allotment' wherever used in the **General Terms and Conditions** for registration of provisional allotment, as mentioned herein, shall always mean provisional allotment of the Apartment and the allotment shall remain provisional till such time a formal sub-lease deed is executed in favour of the Allottee(s)

I/We understand that the expression **'Allotment'** wherever used in the General Terms and Conditions for registration of provisional allotment, as mentioned herein, shall always mean provisional allotment of the Apartment and the allotment shall remain provisional till such time a formal sales/ conveyance deed is executed in favor of the Allottee(s)

I/We have perused the **Price List-cum-Payment Plan** and agree to pay as per the **"Payment Plan"** opted by me/us and annexed hereto as

Annexure 'A'.

1. SOLE / FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Mr. / Mrs./Ms _____

S/W/D of _____

Guardian's Name (In case of minor) _____

Date of Birth (If Minor) _____ Nationality _____

Occupation:

Service ()	Professional ()	Business ()
Student ()	Housewife ()	Any Others _____

Residential status:

Resident ()	Non Resident ()	
Foreign National of Indian Origin ()		Others (Please Specify) _____

Mailing Address:

City _____ State _____ Country _____ Pin _____

E-mail _____

Tel No. _____ Fax. No. _____ Mobile No. _____

Photograph of
First/Sole
Applicant

Permanent Address

City_____State_____Country_____Pin_____

E-mail_____

Tel No._____Fax. No._____Mobile No._____

Office Address

City_____State_____Country_____Pin_____

E-mail_____

Tel No._____Fax. No._____Mobile No._____

Income Tax Permanent Account No._____

Ward / Circle / Special Range_____

Place where assessed to Income Tax_____

SECOND APPLICANT

Mr. / Mrs./Ms _____

S/W/D of _____

Guardian Name (If Minor)_____

Date of Birth _____Nationality_____

Photograph of
First/Sole
Applicant**Occupation:**

Service () Professional () Business ()

Student () Housewife () Any Others _____

Resident Status:

Resident () Non Resident ()

Foreign National of Indian Origin ()

Others (Please Specify)_____

Mailing Address:

City_____State_____Country_____Pin_____

E-mail_____

Tel No._____Fax. No._____Mobile No._____

Permanent Address

City_____State_____Country_____Pin_____

E-mail_____

Tel No._____Fax. No._____Mobile No._____

Office Address

City_____State_____Country_____Pin_____

E-mail_____

Tel No._____Fax. No._____Mobile No._____

Income Tax Permanent Account No._____

Ward / Circle / Special Range_____

Place where assessed to Income Tax_____

THIRD APPLICANT

Mr. / Mrs./Ms _____

S/W/D of _____

Guardian Name (If Minor) _____

Date of Birth _____ Nationality _____

Photograph of
First/Sole
Applicant**Occupation:**

Service ()

Professional ()

Business ()

Student ()

Housewife ()

Any Others _____

Resident Status:

Resident ()

Non Resident ()

Foreign National of Indian Origin ()

Others (Please Specify) _____

Mailing Address:

City _____ State _____ Country _____ Pin _____

E-mail _____

Tel No. _____ Fax. No. _____ Mobile No. _____

Permanent Address

City _____ State _____ Country _____ Pin _____

E-mail _____

Tel No. _____ Fax. No. _____ Mobile No. _____

Office Address

City _____ State _____ Country _____ Pin _____

E-mail _____

Tel No. _____ Fax. No. _____ Mobile No. _____

Income Tax Permanent Account No. _____

Ward / Circle / Special Range _____

Place where assessed to Income Tax _____

DETAILS OF THE APARTMENT PROVISIONALLY APPLIED FOR:

Unit No Floor

Tower/Block Type.....

Size.....2BHK/ 3BHK.....Saleable Area.....Sq. mts. (approx.)(.....sq. ft. approx.)

Number of Stilt Car Parking/s :()**Number of Open Car Parking/s:.....()****PAYMENT PLAN OPTED: DOWN PAYMENT PLAN 'A' / CONSTRUCTION LINKED INSTALLMENT PLAN 'B'****PAYMENTS:**

i) Basic Sales Price Rs.....

ii) Preferential Location Charges Rs.....

iii) Car Parking charges Rs.....

iv) External Electricity Charges (including Meter) & Water Installation Charges Rs.....

v) Power Back-up Charges Rs.....

- | | |
|------------------------------------------------|---------|
| vi) Interest Free Maintenance Security Deposit | Rs..... |
| vii) Optional Upgrade Package Charges | Rs..... |
| viii) Other Charges, if any | Rs..... |

DECLARATION:

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us is true and correct and nothing material has been concealed there from. I am aware that the total cost as described in the Price List and Payment Plan is inclusive of statutory fees, taxes, cesses, levies etc. prevailing as on the date of application. I/We undertake to pay any increase in the existing fees or taxes or any new fees, taxes and levies to be charged or imposed by the Govt. /statutory authorities till the date of actual possession of the Apartment is taken over by me/us.

I/We agree to abide by the general terms and conditions of allotment as annexed to this Application including those relating to payment of total Consideration of the Apartment and other deposits, charges, rates, VAT, Service Tax, other applicable taxes, cesses, levies etc., and forfeiture of Earnest Money as laid down herein

(i).....

Sole / First Applicant

(ii).....

Second/Joint Applicant

(iii).....

Third Applicant

Dated.....

NOTE:

- 1) Cheques/Demand Draft towards consideration of the Apartment to be made in favor of **“MNT Buildcon Pvt Ltd. – The Residences Sales A/c”** payable at Dehradun.
- 2) In case the Cheques comprising booking amount/registration amount is dishonored due to any reason, the Company reserves the right to cancel the booking without giving any notice to the applicant(s).
- 3) Applications not accompanied by photographs of the applicants shall be considered as incomplete.
- 4) Documents required at the time of Booking.
 1. Booking amount Cheques/drafts
 2. PAN No. & copy of PAN Card / Undertaking
 3. For Companies:
Memorandum & Articles of Association and certified copy of Board Resolution
For Partnership Firm:
Copy of partnership deed, firm registration certificate, consent / authorization from all the partners
- 5) For foreign nationals of Indian origin: Passport photocopy /funds from NRE /FCNR A/c
- 6) For NRI: Copy of passport & payment through NRE /NRO/FCNR A/c
- 7) One photograph of each Applicant.
- 8). Address / Identity proof: Photocopy of Electoral Identity card / Ration card /Driving License/ Passport/ Gas Connection/ Bank Passbook attested by Bank Manager

FOR OFFICE USE ONLY

1. Application: Accepted/Rejected

2. Registration for Provisional Allotment of Apartment

Unit No. Floor.....

Tower/Block Type

Size.....2Bhk/ 3BHK Saleable Areasq. mts. (appx.) (.....sq.ft. approx.)

3. Number of Stilt Car Parking/s :()

Number of Open Car Parking/s:.....()

4. Payment Plan opted: Down Payment Plan 'A' / Construction Linked Installment Plan 'B'

5. Payments: Rs.....

i) Basic Sales Price Rs.....

ii) Preferential Location Charges Rs.....

iii) Car Parking charges Rs.....

iv) External Electricity Charges (including Meter) & Water Installation Charges Rs.....

v) Power Back-up Charges Rs.....

vi) Interest Free Maintenance Security Deposit Rs.....

vii) Optional Upgrade Package Charges Rs.....

viii) Other Charges, if any Rs.....

6. Registration Amount received vide R.No..... Dated.....

Rs..... (Rupees (in words)).....Only)

7. No. of joint holders

8. Mode of booking.: Direct (Ref. if any).....

Broker (Please affix name and :

address rubber stamp :

with Tele. No. only) :

9. Check List:

i. Booking amount : Local Cheque/Draft

ii. PAN : Copy of PAN Card/Form 60 enclosed

iii. Memorandum of Association and Articles of Association and Board Resolution

(For bookings in the name of Companies)

iv. Copy of partnership deed, firm registration certificate, consent / Authorization from all the partners

(For bookings in the name of Partnership Firms)

iv. Copy of Passport and Account details:

(For NRIs and PIOs to make payment through NRE/NRO/Foreign Currency Accounts only)

v. Photographs and signatures of applicant intending Allottee(s):

vi. Remarks, if any

.....

Authorized Signatory for the Company

Dated.....

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF APARTMENT IN
"THE RESIDENCES" SAHASTRADHARA ROAD, DEHRADUN, UTTARAKHAND, INDIA.**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in Group Housing Complex at Village Gujrada Mansingh, Sahastradhara Road, Dehradun, Uttarakhand, India to be known as 'The Residences'. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Land and the terms and conditions mentioned in the Sale Deed.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the Land at Sahastradhara Road, Dehradun, Uttarakhand, India.
3. **THAT** the intending Allottee(s) shall pay the entire consideration of the Apartment, as per the Payment Plan opted by the intending Allottee(s) and annexed hereto as Annexure A.
4. **THAT** the intending Allottee(s) understands, agrees and is fully satisfied that the price of the Apartment applied for and to be allotted by the Company represents only the price of the said Apartment and does not include any element of cost/price towards land, construction, running and operation of any other facilities/ utilities proposed to be developed on the Land, which shall remain outside the purview of the allotment of the said Apartment. The intending Allottee(s) further understands and agrees that facilities may be developed at the discretion of the Company and the same may be developed, operated and maintained by separate entities/agencies nominated by the Company for this purpose. Further, the intending Allottee(s) understands and agrees that for availing the said facilities, services and/or amenities, the intending Allottee(s) shall sign and execute separate agreement(s) and/or terms and conditions as may be required for user of such services and amenities.
5. **THAT** the Allottee(s) further agrees that all rights of ownership of Land, facilities and amenities other than those provided within the Tower/Building in which the Apartment is located and the common areas shall vest exclusively with the Company which shall have the sole right and authority to deal with such land(s), facilities and/or amenities, in any manner, as determined by the Company.
6. **THAT** the intending Allottee(s) shall pay the basic price and other charges of the Apartment on the basis of "Saleable Area" which has been elaborately defined and explained in **ANNEXURE B**. The basic price of the Apartment is firm save and except as provided herein.
7. **THAT** the intending Allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas and services and facilities & installations of the Complex, more specifically described in the Maintenance Agreement. The said agreement shall be executed at the time of final notice of possession and shall spell out in detail the services and facilities to be provided and maintained in relation to the Apartment and the Complex.
8. **THAT** the intending allottee shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartment) in the Complex to the nominated Maintenance Agency for a period of one year in advance along with applicable Service Tax and these charges shall be determined and be payable at the time of offer of first possession on the basis of Super Area of the Apartment. These maintenance charges shall not be revised /changed/enhanced during the said period of 1 (one) years.
9. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall pay an amount of Rs. 80,000/- for 2 BHK and Rs. 90,000/- for 3 BHK towards Interest Free Security Deposit. The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Complex or towards any occurrence necessitating such unforeseen expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
10. **THAT** the Company apart from basic price of the Apartment shall fix Preferential Location Charges (PLC) for certain Apartments and if the intending Allottee(s) opts for the booking of any such Apartment, he/she shall also pay such charges. In case during the course of development of the Complex, the Apartment becomes preferentially located, the intending Allottee(s) undertakes to pay such charges (PLC) as have been fixed. Conversely, if the Apartment opted ceases to be preferentially located, the Company shall refund/adjust the PLC paid by the Purchaser(s) with simple interest @12% p.a. at the time when the floor is offered for possession.
11. **THAT** power back-up shall be provided in the apartment and the intending allottee(s) shall pay additional amount towards installation and machinery as mentioned in the Price List. Running cost / charges shall be charged

separately in the maintenance charges paid permonth by the allottee(s) after possession.

12. **THAT Earnest Money** shall be deemed to be 10% of the Basic Sale Price of the Apartment as mentioned in the allotment letter.
13. **THAT the timely payment of installments** as per the Payment Plan is the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment letter and the terms of the Sales Deed. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion forfeit the Earnest Money, as the case may be and outstanding interest and service tax, if any. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date for such payment, the company, after giving written notice of 30 days to the Apartment Allottee(s), may forfeit the entire amount of Earnest Money / Registration Amount, outstanding interest and service tax, if any and the intending Allottee(s) shall be left with no right or lien on the said Apartment or any part of the Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s) and service tax, if any, and /or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
14. **THAT** the intending Allottee(s) agrees that the parking(s) allotted to him/her shall remain integral part of the Apartment and cannot be transferred or dealt with independent of the Apartment. The intending Allottee(s) may apply for additional parking space(s) which may be allotted subject to availability at prevailing prices. All terms and conditions of Allotment pertaining to allotment, possession, forfeiture, cancellation of the Apartment etc. wherever applicable shall also apply mutatis mutandis to the parking spaces allotted to the intending Allottee(s). The intending Allottee(s) further agrees that reserved car parking(s) allotted shall not form part of common areas of the said Building/Complex.
15. **THAT** the Allottee(s) shall pay Rs 50,000 for 2 BHK and Rs 60,000 for 3 BHK towards external electricity charges (including UKSEB meter Installation) water & sewerage connection charges etc. as demanded. The intending Allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity and/or any other service or connection as and when required by the Company.
16. **THAT** all taxes and statutory levies presently payable in relation to Land comprised in the Complex "**The Residences**", have been included in the price of the Apartment. However, in the event of any further increase in the existing fees or taxes and/or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by UKSEB, Dehradun or any competent authority shall also be additionally payable by the Allottee(s).
17. **THAT** the possession of the Apartment is expected to be offered within 36 months of signing of detailed terms and conditions of allotment subject to Force Majeure circumstances or such other circumstances beyond the reasonable control of the Company and upon registration of Sale/Conveyance deed, provided all amounts due and payable by the intending Allottee(s) as provided herein or as stipulated in the Allotment letter have been fully paid. It is understood that the Developer shall be entitled to 3 (three) months grace period in the said time frame for offer of possession of the Apartment. It is, however, understood between the Parties that various towers/structures/amenities/facilities etc. comprised in the Complex shall be completed in phases. In the event of any default or negligence attributable to the Allottee(s)' fulfillment of terms and conditions of allotment, the Company shall be entitled to reasonable extension in delivery of possession of the Apartment to the Allottee(s). The intending Allottee(s) shall not raise any objection or make any claim or default any payments, on account of inconvenience, if any, which the intending Allottee(s) may suffer due to any developmental/constructional activities or other incidental/related activities in the neighborhood or in the Complex where the Apartment is situated.
18. **THAT** the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per payment schedule opted by the intending Allottee(s) will rest exclusively on the Allottee(s). In the event, the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment to the Company as per payment schedule shall not be delayed by the Allottee(s).
19. **THAT** if for any reason the Company is not in a position to allot the Apartment applied for, the Company shall be responsible only to consider allotment of an alternative property or refund the amount deposited by the Allottee(s) along with simple interest @ 12% p.a. However, the Company shall not be liable for any other damages /compensation on this account.

20. **THAT** Allotment of the Apartment is provisional. The layout plan of the complex has been approved by regulatory authorities of Dehradun. The Company may affect suitable alterations in the layout plan of the complex/ colony, if and when found necessary or as approved or directed by the Department of Town & Country Planning. Such alterations may include change in the area of the Apartment, floor, Tower, number of Apartments, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the Super Area of the Apartment or an Apartment becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Apartment has been booked for allotment. It is further agreed and understood by the intending allottee(s) that in such cases all charges including but not limited to Sales Deed, PLC, Maintenance Charges, Interest Free Maintenance Security Deposit, etc. shall be payable by the intending Allottee(s) on the basis of final Super Area of the Apartment which shall be determined and intimated at the time of issuance of notice of possession.
21. **THAT** the specifications of the Apartment are subject to change as necessitated during construction. In such an event, material of equally good quality shall be used.
22. **THAT** after completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Sale/Conveyance deed shall be executed in favor of the intending Allottee(s) on the format approved by the local (power) authority. All expenses towards execution of the said Sale/Conveyance deed shall be borne by the Allottee(s).
23. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other payments and due execution and registration of the sales deed.
24. **THAT** subject to the provisions of Clause 17 above, the Company would pay to the Allottee(s) @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment as compensation for any delay in offering possession of the Apartment beyond the period stipulated (including the grace period) in Clause 17 hereinabove at the time of issuance of notice of possession Alternatively, if so demanded by the intending Allottee(s) the aforesaid penalty shall be paid by the company to the intending Allottee(s) on quarterly basis, without any interest.
25. **THAT** the intending Allottee(s) shall clear his dues including stamp duty charges payable towards registration and execution of the sales deed within 21 days of issuance of notice of possession. The actual physical possession of the Apartment shall be handed over to the Allottee(s) within 21 days of clearance of all dues as stipulated in the offer of possession letter. In case the intending Allottee(s) fails to clear his dues within 21 days of issuance of offer of possession letter or fails to take over actual physical possession of the Apartment within 21 days of clearance of dues, the intending Allottee(s) shall be deemed to have taken possession of the Apartment. In such a case, the Company shall not be responsible for any loss or damage to the finishes/ fittings/ fixtures in the Apartment occasioned due to failure of the Allottee(s) to take possession within the stipulated time. Further, holding charges @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment and maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s) in case of failure to take possession of the Apartment within the time period mentioned above.
26. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations. If due to any legislation, Government order or directive or guidelines or if deemed necessary by the Company, any further Fire Safety measures are required to be provided, the intending Allottee(s) shall pay such charges on pro rata basis.
27. **THAT** it is agreed and understood by the intending Allottee(s) that the present application and allotment of the Apartment are limited and confined in their scope only to the said Apartment. The intending Allottee(s) further agrees and confirms that he shall have no ownership and user rights on any other land, facilities and amenities unless so provided specifically and the Company shall have the absolute discretion and the right to decide on the user, manner and method of disposal of all other lands, facilities, amenities, areas etc of the Complex.
28. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place with prior approval of the Company provided the intending Allottee(s) has paid at least 30% of the total consideration and cleared all dues till that date, on such conditions/ guidelines/ charges as are or made applicable from time to time.
29. **THAT** the intending Allottee(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 letter about all subsequent changes in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach

such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might occur there from.

30. **THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessments levied by whatever name in respect of the plot of land or building constructed thereon or the Apartment, assessed or imposed from time to time by the Dehradun Authority/ Government and/or other statutory authorities.
31. The intending Allottee(s) further undertakes to abide by the Uttarakhand Flats Ownership Act and rules framed thereunder.
32. **THAT** the allotment of Apartment is at the discretion of the Company and the Company has a right to reject any offer/application.
33. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and sales deed of the Apartment and these terms and conditions may further be supplemented and/ or amended by the terms and conditions of allotment as mentioned in the ALLOTMENT LETTER and thereafter in the sub-lease deed
34. **THAT** Dehradun (Uttarakhand) Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
35. **THAT** the Allottee agrees not to undertake any modifications in the basic design and structure of the allotted apartment that would cause alterations to the external façade and / or cause structural damage to the building.
36. **THAT** the allottee agrees not to sell the apartment for a period of 12 months from the date of allotment.

i).....

Sole /First Applicant

(ii).....

Second/Joint Applicant

(iii).....

Third Applicant

Place:

Dated:



THE RESIDENCES

Sahastradhara Road, Dehradun

PAYMENT PLANS

DOWN PAYMENT PLAN – ‘A’

Rebate @ 9% on BSP, PLC & Parking Charges

On Booking	:	Rs.2,51,000/-
Within 30 days of Booking	:	10% of BSP (Less Booking Amount)
Within 45 days of the date of Booking	:	85% of BSP + 100% PLC + Parking + Power back-up + optional upgrade package charges
On notice of possession	:	5% of BSP + and other charges* as applicable

CONSTRUCTION LINKED INSTALLMENT PLAN – ‘B’

On Booking	:	Rs.2,51,000/-
Within 30 days of Booking	:	10% of BSP (Less Booking Amount)
Within 75 days of Booking	:	10% of BSP + 50% PLC + 50% Power Back-up
Within 150 days of Booking	:	10% of BSP + 50% PLC + 50% Power Back-up
**On commencement of construction/development	:	10% of BSP + 50% Parking Charges
On completion of Ground Floor Roof	:	10% of BSP + 50% Parking Charges
On completion of Second Floor Roof	:	10% of BSP + optional upgrade package charges
On completion of Fourth Floor Roof	:	10% of BSP + optional upgrade package charges
On completion of Top Floor Roof	:	7.5% of BSP
On completion of Masonry work within apartment	:	7.5% of BSP
On completion of Internal Plaster within apartment	:	5% of BSP
On completion of Flooring within apartments	:	5% of BSP
On Final Notice of Possession	:	5% of BSP + Other charges* as applicable

BSP = Basic Sale Price

PLC = Preferential Location Charges.

* Other charges include Interest Free Maintenance Security Deposit, Maintenance Charges, External Electricity Charges (Including meter) & Water Installation Charges, Power back-up charges as applicable.

** Any/all such charges which may be charged due to Government/Regulatory Authorities. Stamp Duty Charges, Registration Charges, Government levies, VAT / Service Tax shall be charged as per actual.

*** This installment and the subsequent installments(s) in the above Installment Plan shall become payable on demand irrespective of the serial order in which they are listed above.

ANNEXURE - B

SALEABLE AREA

I/We are aware that the areas shown in the company's sale brochure / drawing are super built up area which includes the common area of the block and are as per the calculation of company's architect and engineers. I/We shall not raise any objection or demand any explanation regarding the same since the sale price of above said apartment is on lumpsum basis

Marketing Office (Dehradun)
MNT Buildcon Pvt. Ltd.
196A, Near Sai Baba Temple,
Rajpur Road, Dehradun - 248001.
Tel.: 0135 - 6455230/45

Collage Group
56-58, Community Centre,
East of Kailash, New Delhi - 110065.
Tel.: 011 - 46600300
Email: info@collageindia.com
Webstie: www.collageindia.com

Unitech Limited
Unitech Signature Towers, Level - I,
South City - 1, NH - 8, Gurgaon - 122001.
Tel.: 0124 - 4552000
Email: info@collageindia.com
Webstie: www.collageindia.com

unitech

