

Application Form

Application No.....

Date of Booking.....

Applicant(s) Name.....

Area.....Sq.Yds



Sector-32 & 32A Karnal-132001, Haryana

FIRST APPLICANT

My/ Our particulars as mentioned below & may be recorded for reference and communication and I/ we also declare that particulars mentioned below are true and nothing has been concealed.

Photograph

1. Applicant (Sole/ First).....
Son/ Wife/ Daughter of.....
Date of Birth.....
Profession.....
Designation.....
PAN NO.....
Ward/ Circle/ Special range and place where assessed to income Tax.....
Nationality.....
Permanent/ Local Address.....
.....
Tel..... Fax.....
Mob..... E-mail.....

CO- APPLICANT

My/ Our particulars as mentioned below & may be recorded for reference and communication and I/ we also declare that particulars mentioned below are true and nothing has been concealed.

Photograph

1. Applicant (Sole/ First).....
Son/ Wife/ Daughter of.....
Date of Birth.....
Profession.....
Designation.....
PAN NO.....
Ward/ Circle/ Special range and place where assessed to income Tax.....
Nationality.....
Permanent/ Local Address.....
.....
Tel..... Fax.....
Mob..... E-mail.....

Signature of applicant

Signature of Co – applicant

To be filled & signed at the time of allotment:

I / We remit herewith a sum of Rs, _____ (Rupees _____)
_____) vide: CASH / DD No /Cheque No : _____

Dated: _____ Drawn on bank _____ in The Favour of “SONI REALTORS PVT LTD”

Payable at Gurgaon (Haryana), Being Booking Amount / earnest money for the allotment of the said Property .

Detail of the Property:

BLOCK NO _____	PLOT NO _____	AREA (sq.yds.) _____
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Cost Calculation Sheet:

Index	Rate	Area	Total
Basic Sale Price (BSP)			
IFMS			
EDC/ IDC			
Other Charges (if any)			
(A) Total (Rs in words)			

Preferred Location Charges (PLC):

Index	Rate (per sq. yd.)	Area	Total
1 PLC			
2 PLC			
3 PLC			
(B) Total (Rs in words)			

PAYMENT PLANS: (Opt anyone)

PLAN “I”	PLAN “II”
<input type="checkbox"/> (TIME LINKED PAYMENT PLAN)	<input type="checkbox"/> (DOWN PAYMENT PLAN)

TOTAL PRICE OF THE UNIT (A +B)

RS.....(Rupees.....)
.....)

I/ We hereby declare that I/ We have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same.

Signature of applicant

Signature of Co – applicant

Broker Seal / Stamp

TERMS & CONDITIONS

The Terms & Conditions given below are of indicative nature with a view to acquaint the applicant with the terms and conditions as comprehensively set out in the plot buyer's agreement which upon execution shall supersede the terms & conditions set out in this application and from now onwards the applicant shall be deemed to be the intending allottee of the company.

1. The intending Allottee has applied for the registration for allotment of Residential plot with full knowledge and subject to all laws, notifications and rules applicable to this area, which has been explained by the company and understood by him/her.
2. The intending Allottee has fully satisfied himself/herself/ themselves about the interest and title of company on the said land on which the proposed plot is carved out and has understood all limitations and obligations in respect thereof and there will be no objection by the Intending Allottee in this respect.
3. Company will develop township & provide basic infrastructure facility i.e. Roads, Sewage, Water, Street lights. Running charges will be borne by the intending Allottee as and when demanded by company/ organization/govt.
4. The government has determined the amount of External Development Charges (EDC), Internal Development Charges (IDC) on gross area basis of the colony. Which will be charged separately on pro-rata basis time to time.
 - a) The intending allottee agrees to pay the company any increase in the allied charges or any other charges levied by the Govt. of Haryana/Govt. institutions as and when demanded by the company. In addition, the intending allottee also agrees to pay Govt. rates, cesses, charges, wealth tax or taxes of all and any kind by whatever name called, whether levied, or leviable now or in future, on land and/or building(s), as the case may be from the date of this application in proportion to the area of the plot prior to the execution of sale deed.
 - b) Cost of Electric Sub- station is not included in the aforesaid price and shall be payable by the allottee in addition to price of the Plot as and when demanded by the company. The allottee shall reimburse to the company such sum as may be demanded by the company for making arrangements for providing sewer and water connections from the same along the road serving Plot.
5. All payments should be made by Demand Draft/Cheque in favour of **SONI REALTORS (PVT.) LTD.** Payable at Gurgaon.
6. The residential plot should not be used for any other purpose except residential use.
7. In addition to Basic price, allottee(s) has also agreed to pay charges for preferential location, IFMS and allied charges if applicable.
8. Registration fee, Stamp duty, legal & Documentation charges, or any other govt. charges will be charged extra & will be paid by allottee.
9. The company shall have the right to make suitable and necessary alterations in the layout plan, if and when found necessary which include any of the changes, in the position of the any Plot. To implement any or all of these changes supplementary agreement if necessary will be executed. If there is any increase/ decrease in the areas of any Plot the revised price will be applicable at which the plot was booked for sale.
10. The Intending allottee must follow construction norms related to super built area/plinth height etc. as per defined by company/ competent authority.
11. The intending Allottee is entitled to get the name of his/her nominee substituted in his/her place with the prior approval of the company, who may at its sole discretion permit the same on such conditions as it may deem fit.
12. Allottee will have to take prior written permission to transfer his/her registration of Plot from the company. The First (1) transfer of such nature will be done without any charges. The subsequent transfers would be charged as per company policy.
13. It shall be incumbent on the intending allottee to comply with the terms of payment and other terms and conditions of the allotment. In case any installment is delayed, the intending allottee will have to pay interest, calculated from due date of outstanding amount @ 18% per annum. Even then, if the intending allottee fails to pay the installment with interest within three month from the date of installment dues, allotment shall stand cancelled and the amount already deposited will be forfeited by the company and he/she shall be left with no lien on the plots.
14. The intending Allottee of the plots shall be responsible for maintaining various necessary services as determined by the company until the services are handed over to local bodies. The amount shall be payable by the Intending allottee in the manner as and when demanded by the company or Organizing committee.
15. The Allottee must get the building plans permissions from the competent authorities (DTP office/company's architect) as per rules by the DTP/ or company's Planning permission department.
16. The Sale deed shall be executed and registered in favour of intending allottee after the final installment has been submitted to the company head office.
17. The intending Allottee shall get his/her complete address registered with company at the time of booking and it shall be his/her responsibility to inform the Company by registered letter about all subsequent changes if any, in her /his address. Failing which all demand notice and letter posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address. The intending allottee shall be responsible for any default in payment and or consequences that might occur thereof.
18. The intending allottee undertakes to abide by all the laws, rules and regulations relating to the land ownership act or any other law as may be made applicable to the said Soni Realtors (Pvt.) Limited.
19. The allotment of plot is entirely the discretion of the company and the company has the right to reject any offer without assigning any reason thereof.
20. All layout plans will be as per rules and regulation of the govt. subject to change/ modification as per instruction of govt.
21. Allottee will not be permitted to keep any pets for commercial purposes on the premises.
22. Minors are not eligible to apply for the application.
23. Boundary wall of township is property of company. No one has right to make any alteration to it and no fragmentation of any land/plot may be permitted by company.
24. For any type of dispute, decision of Board of Directors, of **Soni Realtors Pvt. Ltd.** will be final.
25. Jurisdiction will be Gurgaon only for any legal matters, litigations, and disputes.

Note:-

1. All drafts to be made in favour of **Soni Realtors Pvt. Ltd.** payable at Gurgaon.
2. Cheques and Drafts are subject to realization.
3. After the completion of Building, Malba has to be clear by the intending allottee otherwise company will have to remove and the cost shall be debited to intending allottee A/c.

DECLARATION

I/We hereby declare that I/We have read & understood the contents on this Application & agree to abide by the said Terms & Conditions stated therein.

I/We agree to take responsibility and shall obey all the rules stated herein in its originally along with their legality and accuracies.

I/We, the above applicants do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therein.

Above terms and conditions have been explained to me in my language and I/We have understood the same.

Name of Applicant

Name of the Co-applicant

Signature:

Signature:

Date:

Date:



Corporate Office: 310, 3rd Floor, Centrum Plaza, Sec 53, Golf Course Road, Gurgaon-122002, Haryana (India)
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