

Suraksha Enclave Poanta Sahib

REGISTRATION CUM APPLICATION FORM DETAILS OF THE APPLICANT(S)

Date: _____

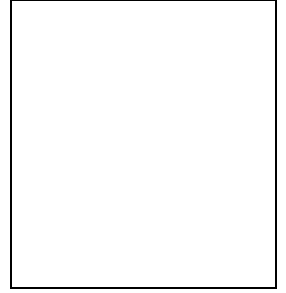
First Applicant:

Mr./Mrs. _____

S/W/D of _____

Guardian's Name (If Minor) _____

Guardian's relationship with minor _____



Occupation: Service Business Professional

Others, Please Specify: _____

Nationality: Indian Resident Non-Resident Indian

Foreign National of Indian Origin Foreign National in India

Others Please Specify: _____

Permanent Address _____

_____ Pin _____

Phone (Residential) _____ Phone (Office) _____ Mobile _____

Email Id: _____ PAN No. _____

Correspondence / Mailing Address _____ Pin _____

Phone (Residential) _____ Phone (Office) _____

Mobile _____ Email Id: _____

PAN No. _____

Nomination Details: I hereby appoint Mr./Mrs./Ms. _____, resident of _____ as my lawful nominee, if required, and nobody else shall be having any right for this registration or the rights accruing out of this registration.

SECOND APPLICANT (If Any):

Mr. /Mrs. _____

S/W/D of _____

Guardian's Name (If Minor) _____

Guardian's Relationship with minor _____

Occupation: Service Business Professional

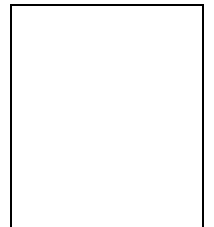
Others Please Specify: _____

Nationality: Indian Resident Non-Resident Indian

Foreign National of Indian Origin Foreign National in India

Others Please Specify: _____

Permanent Address _____



First Applicant

Second Applicant

Suraksha Enclave Poanta Sahib

Pin _____

Phone (Residential) _____ Phone (Office) _____ Mobile _____

Email Id: _____ PAN No. _____

Correspondence / Mailing Address _____ Pin _____

Phone (Residential) _____ Phone (Office) _____

Mobile _____ Email Id: _____

PAN No. _____

Nomination Details: I hereby appoint Mr./Mrs./Ms. _____, resident of _____ as my lawful nominee, if required, and nobody else shall be having any right for this registration or the rights accruing out of this registration.

DOCUMENTS REQUIRED: -

- | | |
|--|--------------------------------------|
| A) 2 Passport size photographs of each applicant | C) Residence Proof of each applicant |
| B) Pan Card Copy of each applicant | D) Aadhar number of each applicant |

IN CASE OF THE APPLICANT BEING A COMPANY / PARTNERSHIP FIRM / PROPRIETORSHIP

M/s _____

Office Address : _____

Through

Mr./Mrs. _____ S/W/D of _____ Designation _____

Residential Address: _____ PIN _____

Phone (Residential) _____ Phone (Office) _____ Mobile _____

Email Id _____ PAN No. _____

Aadhar No.: _____

For Office Use Only

Promoter Representative Details

Name & Employee Code _____ Signature _____

Source of Booking: _____ Direct _____ Business Development Associate

BDA details — In case of Booking through Business Development Associate

Firm Name _____ Signature with Stamp _____

Application Status: Accepted Rejected

Remarks if any: _____

Signature of Sales Head _____

First Applicant

Second Applicant

Suraksha Enclave Poanta Sahib

Documents Required in case of Company: -

- A) Certificate of Incorporation
- B) Articles of Association
- C) Memorandum of Association
- D) Board Resolution in favor of the person duly certified by the Company Secretary
- E) 2 Passport size photographs of the person
- F) Pan Card Copy of Company & Individual
- G) Address Proof of Authorized Signatory

Documents Required in case of Partnership Firm/ Proprietorship: -

- A) Partnership Deed
- B) Authorization Letter
- C) 2 Passport size photographs of the person
- D) Pan Card Copy of Company & Individual
- E) Address Proof of firm

Suraksha Enclave Poanta Sahib

To,

M/s Ashoka Alloy Steels Pvt Ltd,
Misserwala, Poanta Sahib,
Himachal Pradesh- 173021.

Date:

Subject: Application seeking registration for offer of allotment in Suraksha Enclave Paonta Sahib, Paonta Sahib, Himachal Pradesh.

Sir (s),

I/We have come to know that you are developing a residential real estate project mentioned in the subject cited above.

After being satisfied with the statutory permissions/sanctions/plan and title of the parcel of the land, over which the said Project is to be developed, I/We wish to get myself/ourselves registered for the offer of provisional allotment of a residential plot measuring ___ sq. yds. in the said project.

I/We have understood details of the said residential Plot and the terms and conditions of the allotment (Annexure-A) and the Payment Plan (Annexure-B), which are accepted by me/us, pursuant where to I/We agree to sign and execute the 'Buyer's Agreement' at the time of allotment/allocation of the residential Plot.

I/We further agree and undertake to execute all other document(s)/ agreements as may be required by the Company from time to time to affect the sale of the said Plot.

I/We remit herewith a sum of Rs. ___/-Rupees(___ only) drawn on Bank bearing Draft/Cheque/RTGS No. Dated in favor of _____ as registration deposit which may be adjusted against the booking amount subject to the terms & conditions as per Annexure "A".

First Applicant
Date

Second Applicant
Place

For Office Use Only:

Company Representative Details

Name & Employee Code _____ Signature _____

Source of Booking: Direct

Business Development Associate

BDA details — In case of Booking through Business Development Associate

Firm Name Signature with Stamp _____

Application Status: Accepted Rejected

Remarks if any: _____

Signature of Business Head _____

For CRM Use

First Applicant

Second Applicant

Suraksha Enclave Poanta Sahib

ANNEXURE-A TERMS AND CONDITIONS

1. That the applicant(s) have acquired full knowledge of the Land & title of the Promoter and it's Project and the proposed residential colony and is/are applying of their free will after having acquired full knowledge of the laws, notifications, rules and regulations applicable to the Land, Project and Complex and undertakes that Applicant(s) shall abide by all such applicable laws, bye laws notifications and rules.
2. That after having confirmed about the layout of the residential colony of the Promoter, the applicant(s) have agreed to purchase a residential plot No..... admeasuring Sq. Yds., (Sq. Mts. approx) at the sale consideration mentioned in the Schedule of Payment (Annexure-B) and the terms and conditions mentioned herein, which are in addition to those which shall be forming part of all the correspondence, agreements, letters etc. issued by the Promoter.
3. That it has been informed by the Promoter that the Sale Price of the said Plot is Rs/- _____ (Rupees _____ only) inclusive of the BSP (Basic Sale Price), EDC (External Development Charges) & PLC (Preferential Location Charges). All other taxes, duties, levies and/or charges present as well as future along with any enhancement imposed, introduced or levied by the State/Centre or any competent authority shall be payable by me/us in addition to the total sale price at the rate as prescribed from time to time. It has been specifically agreed between the parties that 10% of the total sale consideration shall always form the 'Earnest Money' for the sale of Residential plot.
4. That the applicant(s) have, after perusing and understanding the available payment options, chosen the Payment Plan as per his/her convenience. Applicant(s) understand that the sale consideration is to be paid in strict adherence of the Payment Plan opted and upon failure to pay the amount due for 3 consecutive months date, the Promoter shall have the right to cancel the allotment and the Applicant(s) shall be left with no right, claim or lien on the said Plot(s). The Promoter shall refund the sale consideration, received till then after forfeiting the Earnest Money along with the accrued interest towards the delayed payments of the installments till the date of such refund. The applicant(s) shall always remain liable for making the payment of the balance amount, in case the amount of sale consideration paid is less than the earnest money.
5. That it has further been unequivocally agreed, understood and undertaken by the Applicant that the allotment of the Plot is subjected to the compliance of the Provisions of The Himachal Pradesh Tenancy & Land Reforms Act, 1972 by the Applicant and also subject to submission of the necessary approvals required to be procured under the provisions of Section 118 and/or any other relevant provision of the Act, wherever applicable. IN case, it is found that the applicant has not complied with the said provision, the Promoter shall while issuing notice to the applicant and granting a time of 90 days in writing to procure such compliance report/necessary document in this regard, entitled to make the refund of the amount so paid by the applicant without any interest and after forfeiting the earnest money i.e., 10% of the total sale consideration. Upon remittance of the said amount, the applicant shall not have any right, title or interest of any kind in the plot and the Promoter shall be entitled to deal with the said plot in its own discretion without having been interfered from the Applicant.
6. The Promoter has obtained the final layout plan approvals for the Project from the competent authority. The Promoter agrees and undertakes that he shall not make any major changes to these layout plans except in strict compliance with the relevant provisions of the applicable laws.
7. That the possession of the said Plot shall be offered to the applicant(s) within ____ months from the date of execution of the Buyer's Agreement. However, handing over of the possession of the residential Plot allotted to the applicant(s) shall be subject to force majeure events like act of God, tempest, floods, earthquakes, war, civil commotions, riots, pandemic or epidemic, fire or for any reasons beyond the control of the Promoter, which reason shall include but not limited to any notice/ order/ restriction imposed by any Court/ Commission/ Forum or any other Quasi- Judicial Authority or by Municipal Authorities/ Local bodies or by any other Central or State Government Ministry/ Office/Agency/ Department. The reasons beyond the control of the Promoter shall also include such events like any shortfall in supply or availability of men and material, supply of electricity and water required for the completion of the Complex, which are beyond the control of the Promoter.
8. That the Promoter shall offer the possession to the applicant(s) by giving notice in writing and the applicant(s) shall be entitled to take the possession of the residential Plot allotted to him only by clearing off all the dues execution of all the required documents/agreements.
9. That the Applicant(s) shall pay the concerned authority charges for Electric Meter, its installation, Electric Sub-Station, Security Deposit thereof and other related electric Supply Charges.
10. That the Applicant(s) shall pay all costs, charges and expenses payable on all instruments and deeds including sale deed to be executed in favor of the Applicant(s), including but not limited to Registration Charges, Stamp Duty and other related charges.

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11. That the applicant(s) shall enter into a Maintenance Agreement with the Maintenance Agency as may be appointed or nominated by the Promoter for the maintenance of the project/complex before taking possession of the residential Plot allotted to him. The applicant(s) shall be required to pay the maintenance charges every month to the Maintenance Agency at the rate fixed by the Maintenance Agency which shall become due on the offer of possession by the Promoter and also shall make the payment of the Interest Free Maintenance Security deposit.
12. That the applicant(s) may get the name of his/her transferee/ nominee transferred, substituted in its place with prior approval of Company and after making the payment of the transfer charges as fixed by the Promoter at the prevailing time.
13. That the applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and all other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Promoter may require on allocation of the Plot(s).
14. That the applicant(s), shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act (FEMA) and any other applicable statutes.
15. That it is the duty of the applicant(s) to intimate his corresponding address whenever changed along with the proof of the said changed address and a copy thereof, failing which all communications shall be deemed to be duly served upon him/them. The Promoter shall in case of more than one applicant intimate only to the First Applicant so mentioned in this Form, and all correspondence shall be addressed to the First Applicant, which shall be deemed service upon all the Applicants.
16. That the applicant(s) shall not be entitled to any right in respect of other area, and space in the project except the right to use the common parts as may be necessary for the ingress and egress of men and materials to and from the Plot(s) and/ or for utility pipes, cables and lines to be installed.
17. That the Promoter has the right to raise the finance from any bank/ financial institution/ body corporate or individual and for this purpose create equitable mortgage of the Land on which the plot is to come up in favor of one or more of such institutions/ individuals and for such an act the Applicant(s) shall not have any objection. However, the promoter shall, in such case, be liable to get the No Dues Certificate/ Non-Encumbrances Certificate from the concerned bank before handing over the possession of the residential plot to the applicant.
18. That the applicant(s) shall be required to follow the directions issued by the Promoter with regard to signages/ advertisements etc. and the same could be done only on the place(s) specified by the Promoter. The applicant(s) shall not be entitled to change the elevation of the said residential Plot for such signages/ advertisement purposes.
19. That the applicant(s) shall not violate provisions of any applicable bye laws, legislature on any of the terms & conditions of the layout of the residential colony or the building bye-laws as enshrined by the competent authority from time to time and shall always abide by the rules under which the residential colony is duly approved by the competent authority including any changes made thereto from time to time. In case of any such violation, the Promoter shall have the right to seal the residential Plot / Building constructed thereon having such violation till the time the same is not rectified. The applicant undertake that the building constructed on the residential plot shall always be as per the approved building plan/zoning etc.
20. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.
21. The applicant(s) has/have submitted this application form only after reading and understanding the terms and conditions mentioned above and with its free consent without having being interfered with any kind of misrepresentation, coercion, fraud or pressure of any kind and all the terms and conditions mentioned herein shall be duly complied with by him/her/them.
22. The Applicant(s) further undertake that in case of alteration/modification in the present form or any requirement of execution of documents in order to complete this application form/booking form, so raised by the Promoter shall be complied with without any objection of any type within the period so specified by the Promoter.

(_____)
Signature of APPLICANT(s)

(_____)
Signature of Joint APPLICANT(s)

First Applicant

Second Applicant

Suraksha Enclave Poanta Sahib

Associate Stamp: PLEASE DELETE IF NO ASSOCIATE IS INVOLVED