

CHANDRA GROUP

Creating Landmarks

Chandra Modern Builders (India) Pvt. Ltd.

(Add: 1st Floor, Nikhilesh Palace, Ashok Marg, Lucknow-226001)

Email: ashishalokchandra@gmail.com

www.chandramodernbuilders.com

APPLICATION FORM

(CHANDRA ARCADE)

Dear Sir/s,

I/We the undersigned request that a Shop/Office may be allotted to me/us as per the Company's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by your Company.

I/We further agree to sign and execute any necessary agreement, as and when desired by the Company on the company's standard format.

I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application form.

I/We remit herewith a sum of Rs.....(Rupees.....)
by Bank draft/Cheque no..... Dated.....Drawn on Bank payable at Lucknow as part of earnest money.

(All drafts and cheques to be made in favour of **Chandra Modern Builders (India) Pvt. Ltd.** payable at Lucknow.

I/We agree to pay further installments of sale price as stipulated/called for by the Company and the other charges as and when called for.

My / Our particulars as mentioned below may be recorded for reference and communication.

1 (a) **Applicant (Sole/First)**.....

S/W/D/ of.....Nationality.....

Address (for communication).....

..... Pin Code

Telephone / Mobile No..... E-mail.....

Date of Birth.....Qualification.....

Occupation/Business.....

Residential Status: Resident Indian ☐ Non Resident Indian ☐

(b) **Second Applicant** Name.....

S/W/D/of.....Nationality.....

Local Address (if any).....

..... Pin Code

Telephone / Mobile No..... E-mail.....

In case of Company/ LLP/ HUF/ Partnership Firm	
Name	
Date of Inc./ Formation	
PAN	
CIN/Regn. No.	
Registered Office Address	
Name& Particulars Authorized	
Rep. /Partner/Karta	

2. Funding Details :

Payment Plan: Down Payment ☐ Installment ☐
 The Purchase consideration shall be paid out of:
☐ Own Sources/Savings/Investments..... ☐ Financing from banks/Financial Institutions.....
 Quantum of Loan to be raised : Rs.....

3. Details of Unit to be purchased at Sector 4/15A, Gomti Nagar Ext.:

a. Type of property
 b. Unit No.
 c. Floor
 d. Required Area
 i. Carpet Area sq. mt./sq. ft. (Approx.)
 ii. Built up Area sq. mt./sq. ft. (Approx.)
 e. Basic Cost Price/Basic Sale Price

4. Allottee's PAN No. (1)..... (2)..... (3).....

5. Particulars of the Agent /Dealer

Agent's/Dealer's Stamp

Name.....
 Address & Phone Nos.....

6. DECLARATION :

I/We the undersigned (Sole/First & Second Applicant) do hereby declare that the above mentioned particulars/information's given by me/us are true and correct and nothing has been concealed thereon.

You're faithfully,

Signature of Applicant (s)

FOR OFFICE USE ONLY

1. Details of Unit allotted at Sector 4/15A, Gomti Nagar Ext.
 Unit No.....Type.....Floor..... PLC.....
 Carpet Area..... sq.mt./sq.ft. Built up Area..... sq.mt./sq.ft.
 Basic Sale Price Rs.....
 2. Total Sale Price Rs.....

Dated.....

Place.....

Authorized Signatory

TERMS & CONDITION FOR ALLOTMENT

1. The intending allottee(s) has/have applied for allotment of a commercial unit with the full knowledge and subject to all the laws/notifications and rules applicable to this area in general which have been explained by the Company and understood by him/her/them.
2. The intending allottee(s) has/have fully satisfied himself/herself/themselves about the interest and the title of the Company in the said land on which the unit will be constructed and has/have understood the obligations in respect thereof and there will be no more investigation or objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has/have accepted the plans, designs, specification which are tentative and are kept at the Company's offices and agrees that company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by the competent authority and the intending allottee(s) hereby gives his/her/their consent to such variation/addition/alterations/deletion and modification.
4. I / We have clearly understood that this application does not constitute an Agreement to Sell and I/ We do not have an indefeasible right for the allotment of the said Unit, notwithstanding the fact that you have issued a receipt in acknowledgment of the earnest money tendered with this application. I/We further understand that final and firm allotment will come into existence only after receipt of the 'Allotment Letter'/ 'Execution & Registration of Agreement to Sell'.
5. I/We are making this application with the full knowledge and understanding that the Unit shall be offered in bare shell condition
6. The company shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of unit, change in its number, dimensions, height, size area layout or change of entire scheme.
7. The intending allottee(s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible.
8. (a) The intending allottee(s) agrees that he/she/we shall pay the price of the unit on the basis of Value of Unit and all other charges as and when demanded. He/she/we also agree(s) to make all payments through demand drafts/cheques drawn upon and payable at Lucknow only.
(b) Promoter shall be the sole owner of Lift, Common Passages, Staircase, Common Toilet & Terrace etc. along with fittings/fixtures contained therein. The promoter shall have the right of usage and absolute right to sell/lease/transfer or otherwise dispose off these areas in any manner as may be deemed necessary by the promoter/any subsidiary of the Promoter or any other agency nominated by the Promoter.
9. In case of booking amount cheque is dishonored due to any reason, the company reserves the right to cancel the booking without giving any prior notice to the allottee(s).
10. The Company and the intending allottee(s) hereby agree that the amounts paid with the application for booking and in installments as the case may be, to the extent of 10% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non-fulfillment of these terms and conditions and those of Agreement as also in the event of failure by the intending allottee(s) to sign the Agreement within the time allowed by the Company.
11. The time of punctual payment of installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest as per the agreement on the delayed payments and the Company reserves its right to forfeit the earnest money in event of irregular/delayed payments/non fulfillment of, terms and the allotment may be cancelled at the discretion of the Company.
12. At present, the safety measures have been provided as per existing fire code/regulation.
13. The intending allottee(s) agree(s) to reimburse to the Company and to pay on demand all taxes, levies or assessments, whether levied or leviable in future, on land and/or the building as the case may be, from the date of allotment.
14. The Company shall endeavor to give the unit to the intending allottee(s) within committed period subject to force majeure circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the Value of Unit and other charges due and payable up to the date of possession according to the payment plan applicable to him/her/them. The company on completion of the construction shall issued final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit, in the event of his/her/failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
15. The intending allottee(s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping of the unit and providing the various services as determined by the company or its nominated agency as and when demanded by the company or its nominee. This arrangement will be carried out until the services are handed over to the local bodies. The intending allottee(s) agree(s) and consents to this arrangement and will not question the same singly or jointly with other Buyers.

16. The sale deed shall be executed and get registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her/their full price and other connected charges. The cost of Stamp duty and registration/mutation, documentation charges etc. as applicable will be extra and shall be borne by the intending allottee(s), the intending allottee(s) shall pay, as and when demanded by the Company, Stamp Duty and Registration Charges/Mutation Charges and all other incidental and Legal Expenses for execution and registration of Sale Deed/Mutation of the unit in favour of the intending allottee(s).
17. The intending allottee(s) shall get his/her/their complete address registered with the Company at the time of booking and it shall be his/her/their responsibility to inform the Company through letter by registered post about all subsequent changes, if any, in his/her/their address(s), failing which all demand notices and letters posted at the last recorded address will be deemed to have been received by him/her/their at the time when those 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. Any change in the address shall be supported with relevant documentary evidence. In all communications the reference of property booked must be mentioned clearly.
18. The Company shall have the first lien and charge on the said unit for all its dues and other sums payable by the intending allottee(s) to the company.
19. Unless a conveyance deed is executed and registered, the company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this proposal shall not give to the allottee(s) any right or interest therein.
20. The allotment of the unit is entirely at the discretion of the Company.
21. The intending allottee(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.
22. Any dispute or difference arising out of/touching and/or concerning this transaction which may arise between the Company and the allottee during currency or expiry of this transaction, the same shall be settled by mutual consent failing which the matter be referred to the decision of an arbitrator, to be appointed in writing by the parties, or if they cannot agree upon a single arbitrator to the decision of three persons as arbitrator, one to be appointed by each party, and they shall appoint the third arbitrator who shall act as the presiding arbitrator. The arbitration proceedings shall be governed by the then prevailing rules and provisions of Arbitration and Conciliation Act. 1996.
23. Any Dispute or legal proceeding arising out of this transaction shall be subject to jurisdiction of civil court lucknow. Where property under subject to sale is situated.
24. The intending allottee(s) agree(s) to pay the total Value and other charges of unit as per the payment plan (Down payment/installment plan) opted by him/her/their.
25. The allottee(s) shall not use the premises for any activity other than the use specified for.
26. In case there are joint intending allottees all communications shall be sent by the Company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottees. The intending allottee(s) has/have agreed to this condition of the company.
27. The intending allottee(s) agree(s) that the sale of the unit is subject to force majeure clause which inter alia include delay on account of non-availability of steel, cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision/clearances from statutory body, or if non delivery of possession is as a result of any notice, order, rules or notification of the Government and /or any other public or competent authority or for any other reason beyond the control of the company and in any of the aforesaid event the company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.
28. Taxation particulars of the Promoter i.e. **Chandra Modern Builders (India) Pvt. Ltd.** are as under:
PAN No. : AACCC8987F
GST Identification No. – 09AACCC8987F1Z6

The company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances, beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme.

In consequence of the company abandoning the scheme, the company's liability shall be limited to the refund of the amount paid by intending allottee(s) without any interest / compensation whatsoever.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the scheme.

Date.....

Place.....

Signature of the Intending
Allottee(s)