

APPLICATION FOR BOOKING OF APARTMENT IN FALCON VIEW

Application Form No.....

To

**Managing Director,
Janta Land Promoters Limited,
SCO: 39-42, Sector -82,
S.A.S. Nagar (Mohali), Punjab.**

Self-Attested
Photograph
of applicant

Self-Attested
Photograph of
applicant

Sub:- Application for booking of Apartment _____ in Falcon View, Sector 66-A, Mohali which is an integral part of duly approved Super Mega Project of Janta Land Promoters Limited located in Sector 66-A, 82 & 83, Mohali.

Dear Sir,

I / We wish to apply for booking of Apartment _____ in Falcon View, Sector 66-A, Mohali. I am / we are enclosing herewith a booking amount for this Apartment by Cheque / Demand Draft / Pay Order No. _____ dated _____ for Rs. _____ (Rupees _____) (Bank & Branch) in favour of Janta Land Promoters Limited payable at Mohali.

MY / OUR PARTICULARS ARE AS UNDER:-

(a) Name : _____

(b) Father's /Husband's name : _____

(c) Age / Date of birth: _____

(d) Occupation : _____

(e) Residential Status : Resident _____ Non-Resident Indian _____

(f) Permanent address: (attach residence proof) _____

(g) Correspondence address : _____

(h) Phone No. / Mobile No. : _____

(i) E-mail id. : _____

(j) Permanent Account No. _____

Signature of 1st Applicant

Signature of 2nd Applicant (if any)

Signature of any other Applicant (s)

CO-APPLICANT (1) (IF ANY)

- (a) Name of Applicant _____
- (b) Father/Husband/Guardian's Name _____
- (c) Age / Date of birth : _____
- (d) Residential Status : Resident _____ Non-Resident Indian _____
- (e) Permanent Account Number _____

CO-APPLICANT (2) (IF ANY)

- (a) Name of Applicant _____
- (b) Father/Husband/Guardian's Name _____
- (c) Age / Date of birth : _____
- (d) Residential Status : Resident _____ Non-Resident Indian _____
- (e) Permanent Account Number _____

NOMINEE :

- (a) Name : _____
- (b) Age / Date of Birth : _____
- (c) Address : _____
- (d) Relationship : _____

APPLICATION IN CASE OF PARTNERSHIP FIRM

- (a) M/s _____ a partnership firm, duly registered under the Indian Partnership Act, through its Partner _____, duly authorised by the remaining partners vide _____.
- (b) Permanent Office Address _____
- (c) Telephone : Residence _____ Office _____ Mobile _____

Signature of 1st Applicant

Signature of 2nd Applicant (if any)

Signature of any other Applicant (s)

- (d) Fax _____ Email _____
- (e) Income Tax Permanent Account No. _____ (photocopy enclosed)
- (f) Ward / Circle /Special range and place where assessed to Income Tax _____
 Business _____

APPLICATION IN CASE OF COMPANIES

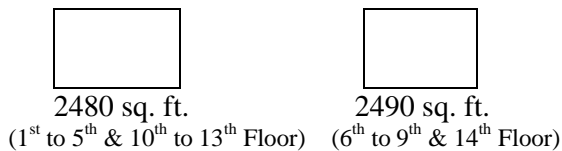
- (a) M/s _____ a Company duly incorporated under the Companies Act, 1956, through its Director _____, duly authorised vide Board Resolution dated _____.
- (b) Registered Office Address _____
- (g) Telephone : Residence _____ Office _____ Mobile _____
- (h) Fax _____ Email _____
- (i) Income Tax Permanent Account No. _____ (photocopy enclosed)
- (j) Ward / Circle /Special range and place where assessed to Income Tax _____
 Business _____

SCHEME OF APARTMENT

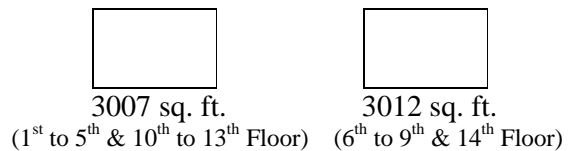
A Housing Scheme has been planned for developing Residential High Rising Apartments under the name & style of Falcon View in Sector 66-A, Mohali consisting of 3 BHK and 4 BHK area ranging between 2480 sq. ft. to 3012 sq. ft. which may vary during the course of construction.

AREA APPLIED

3 BHK



4 BHK



Signature of 1st Applicant

Signature of 2nd Applicant (if any)

Signature of any other Applicant (s)

PREFERENCE

Facing Green
(3% extra)

Floor

PRICE OF APARTMENT

Down Payment Plan

Rate @Rs. _____ per sq. ft.

Area _____

Value Rs. _____

PLC _____ % green facing

PLC Rs. _____sq. ft. on _____ Floor

Parking Charges Rs. _____
(one free + 2nd paid mandatory)

IFMS charges _____

Club charges _____

Power Backup _____

Total Value _____

Less Down Payment _____% Discount _____

Net Total Value _____

Construction Link Plan

Rate @Rs. _____ per sq. ft.

Area _____

Value Rs. _____

PLC _____ % green facing

PLC Rs. _____sq. ft. on _____ Floor

Parking Charges Rs. _____
(one free + 2nd paid mandatory)

IFMS charges _____

Club charges _____

Power Backup _____

Total Value _____

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to the best of my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Thanking you,

Yours faithfully,

Date:

Signature of First Applicant

Place:

Signature of Second Applicant (if any)

Signature of any other Applicant (s) (if any)

Documents required at the time of Booking :

- a. Booking amount cheque /draft.
- b. PAN No. & Copy of PAN Card.
- c. Signed copy of terms & conditions to be attached with the application form (mandatory)
- d. **For Companies:** Copy of Memorandum of Articles of Association and certified copy of Board Resolution.
- e. **For Partnership Firm:** Copy of partnership deed, firm registration certificate, consent / authorization from all the partners.
- f. **For Foreign Nationals of Indian Origin:** Passport photocopy and funds from their own NRE/FCNR A/c.
- g. **For NRI:** Copy of passport and payment through their Own NRE / NRO A/c / FCNR A/c.
- h. Two latest passport size coloured photographs of each Applicant.
- i. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence etc.
- j. Specimen signatures duly verified by bankers (in original).
- k. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished

All copies of documents wherever required, should be self-attested

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)
2. Documents: Complete /Incomplete. (To be completed by _____
_____)

.....
(Member – Sales Team)

.....
(Head Sales & Marketing)

Janta Land Promoters Ltd.
Corporate Office : SCO 39-42, Sector -82,
SAS Nagar (Mohali), Punjab, India. Pin- 140306
Phone.: 0172-6630082, Fax : 0172-6637700, Mobile : 084271 00082
e-mail : janta@jantahousing.com www.jantahousing.com
Sales & Marketing Office : SCO 522-524, Sector -70,
SAS Nagar (Mohali), Punjab, India. Pin-160071
Phone: 0172-6658080 (30 lines) Toll Free No.1800 419 8080
e-mail : sales@jantahousing.com

Terms & conditions for the allotment of Apartment in Falcon View, Sector 66-A, Mohali

Residential Apartments of 3 BHK and 4 BHK in Falcon View on a land measuring about 28 acres in Sector 66-A, Mohali are being planned and constructed consisting of area ranging between 2480 sq. ft. to 3012 sq. ft.

Allotment of apartment shall be governed with the following conditions :-

1. Booking of apartment will be made after receipt of 10% payment and 15% of the sale price will be completed within 75 days from the date of booking and thereafter 10% BSP shall be obtained on commencement of construction and 60% payment + other charges (if applicable) shall be recovered in 08 construction linked instalments and balance 5% + IFMS + other charges (if applicable) will be recovered at the time of delivery of possession and allotment will be made through a draw of lot after having entered into agreement duly prescribed by the company.
2. Allotment will also be made on down payment basis for which 10% of sale price will be obtained as a booking amount and 85% of sale price including car parking and PLC will be obtained within 75 days of the date of booking and balance 5% + IFMS + other charges (if applicable) of sale price will be obtained at the time of delivery of possession.
3. Applicant will get the sale deed executed in his / her favour within 90 days from the date of making full payment in a performa prescribed by the Sub-Registrar, Mohali.
4. Applicant (s) have clearly understood that submission of this signed Application Form and payment by applicant of the Booking Amount shall not constitute any right to allotment of the aforesaid Apartment in Falcon View and nor shall it create or result in any obligation on the Company towards applicant. Applicant (s) understands that the Company may at any time and at its sole discretion reject application without assigning any reasons whatsoever thereof.
5. Applicant have also understood that in addition to the Sale Consideration, applicant will also be liable to pay third party charges determined by the Company and also agree to make the payment of Stamp Duty and Registration Fee as determined by the Sub-Registrar of the Circle. Applicant further agree that applicant will pay all applicable statutory taxes including service tax, VAT, GST or any other taxes, fees, charges, etc., as may be applicable unless specifically exempted by the Government of Punjab.
6. Applicant declare that he/she /they is/ are competent to make and submit the present Application for booking of the aforesaid Apartment _____ in Falcon View and there is no legal or contractual impediment or restriction on me/us making this Application or the payment tendered hereunder.
7. Applicant also acknowledge and declare that the Company has readily provided him/them with all the information/clarifications as required by him/them and he /she / they have not relied upon and nor been influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, or any other information except what is stated specifically in

the Application and I/we have relied solely on my/our own judgment in deciding to make the present Application for the prospective purchase of the aforesaid “Apartment”.

8. Applicant declare that he /she / they have fully satisfied himself/ herself about the Various Permissions, CLU and Exemption granted by the Competent Authority under Section 44(2) of the Property Regulation Act, 1995 and the competency of the Company to develop and sell the aforesaid “Apartment” in the Falcon View. Applicant (s) have understood all the limitations and obligations of the Company with respect to the same.
9. Applicant understand that once the Application is submitted cannot be revoked by him / her and in the event applicant withdraw his / her/ their Application before the issue of allotment letter or within 30 days after the issue of allotment letter. Company will be well within its right to make refund of his / her/their deposited booking amount after deducting 10% of the deposited amount.
10. Applicant confirm that all correspondence to him/ her should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Company to the above address shall be valid intimation to him / her regarding the contents therein.
11. In case the Application for Booking of the said “Apartment” is accepted and the Company makes an allotment, then applicant hereby undertake to present all documents as per the Company’s requirement and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/ or as demanded by the Company in due course.
12. Applicant has sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful consideration to all the facts, terms and conditions, applicant has signed this Application Form and paid the advance booking amount for allotment.

NOTE:

- 1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker’s cheque/ordinary cheque payable at par at Mohali in favour of “Janta Land Promoters Limited”. All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured 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 and the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.

Signature of 1st Applicant

Signature of 2nd Applicant (if any)

Signature of any other Applicant (s)