

Application Date : _____

Application for the Project : _____

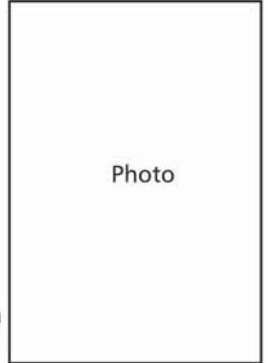
Name of First Applicant : _____

Father/Husband/Gaurdian's Name : _____

Date of Birth : _____

Residential Status : Resident / Non Resident / Foreign National of Indian Origin

Correspondence Address : _____



City : _____ Pin Code : _____

Telephone No. : _____ E-mail : _____

Mobile : _____

Permanent Account Number (PAN) : _____

Occupation : _____

Company Name : _____

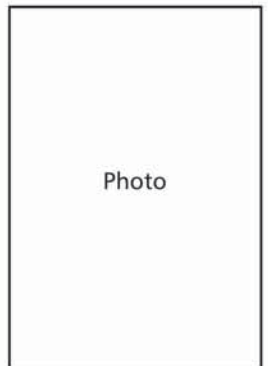
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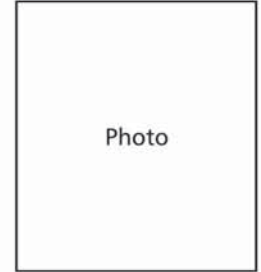
Company Name : _____

First Applicant

Second Applicant

Third Applicant

Name of Third Applicant : _____
Father/Husband/Gaurdian's Name : _____
Date of Birth : _____
Residential Status : Resident / Non Resident / Foreign National of Indian Origin
Permanent Account Number (PAN) : _____



In case of NRI (Details of any relative in India) _____

Property Type : Apartment No. _____ Floor _____ Tower _____
Payment Plan opted : Down Payment _____ Construction. Linked _____ Partial Down Payment _____
Down Payment/Partial Down Payment Rebate _____ % of BSP
Super Area (app.) _____ Sq.Ft/Sq. Mtr.
Basic Sales Price (Rs.) _____ /-
Preferential Location Charges (Rs.) _____ /-
Floor Premium Charges _____ /-
Club Membership Charges _____ /-
Other Charges as per Price List / Payment attached

I/We request that I/we may be allotted one residential Apartment in Housing Project named as "SUSHMA _____", to be developed and constructed by SUSHMA BUILDTECH LIMITED situated at _____ hereby apply for allotment of a Residential Flat therein.

I/We remit herewith a sum of Rs. _____ (Rupees _____ only) being booking money for allotment of a Residential Flat. The detail of payment made is as below:

CHEQUE / DD No	DATE	DRAWN ON	AMOUNT
		TOTAL	

DECLARATION: I/We the undersigned do hereby declare that the above mentioned particulars/information given by me/us are true and nothing has concealed there form.

Signature(s) of Applicant(s)

First Applicant

Second Applicant

Third Applicant

TERMS & CONDITIONS

1. The applicant(s) has applied for allotment of a Residential Apartment with full knowledge of all the laws/notifications and rules applicable to this area in general in the housing complex named as "Sushma _____" is situated at _____
2. The intending allottee shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company. The calculation of area will be in the hands of the Developer.
3. The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for by him/her/them out of the options prescribed by the company. All payments shall be made in favour of "Sushma Buildtech Limited" by cheque/bank draft payable at Chandigarh. Outside cheques shall not be accepted.
4. The amount paid to the extent of 10% of the basic sale price of the unit shall constitute the Application money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by the intending allottee to sign the Allotment Letter within 30 days of booking.
5. The timely payment of installments shall be of the essence. In case of default the application money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 18% per annum on the amounts in default. All timely payments would fetch a Discount of Rs 10 per Sq Ft. payable at the time of possession.
6. The intending allottee shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.
7. The company would pay penalty to its customer for any delay in handling over the flat beyond the committed period, as per the terms mentioned in Apartment Buyer's Agreement.
8. The Company on completion of the construction/development shall issue offer of possession to the intending allottee, who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her/their failure to take possession for any reason whatsoever, he/she/they shall be deemed to have taken possession of the allotted unit and shall pay holding charges @Rs. 5/- per sq. ft. per month to the company and any other levies on account of the allotted unit.
9. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending allottee agrees and consents to this arrangement.
10. The External Development Charges (EDC), Infrastructure Development Charges (IDC) or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given. EDC/IDC included in BSP but in future, if arise shall be paid by the allottee on pro-rata basis.
11. The conveyance / sale deed shall be executed in favour of the intending allottee on receipt of all payments as due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance / sale deed in favour of the intending allottee.
12. Till the conveyance / sale deed is executed the Company shall continue to be the owner of the project land and also the unit agreed to be allotted.
13. The intending allottee 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 by registered A/D letter about all subsequent changes, if any, in his/her their address.
14. In all communications with the Company the reference of unit booked must be mentioned clearly.
15. The intending allottee shall not be entitled to get the name of his/her/their nominee substituted in his/her/their place without the prior approval of the Company.
16. The intending allottee making this application with the full knowledge that the Project has already been approved by Chief Town Planner, Punjab and the building plans has been duly sanctioned by the concerned local authority and he confirms herein that the same is fully acceptable to him/her/them in all manners.
17. The intending allottee has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the flat/shop/villa/plot (hereinafter referred to as 'unit') will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof.
18. The intending allottee has examined and accepted the plans, designs, specifications of the said Residential Apartment which are tentative and the Company shall have the right to effect suitable and necessary alterations in the layout plan and/ or specifications, as and when required due to any exigencies, technical reasons, site conditions or any other reasons while construction is in progress, which may involve all or any of the changes, such as, change in the position of the said Residential Apartment, increase/decrease in size, change in floor-plan, layout, change in its number etc. However, if there is any increase / decrease in the areas, the differential amount will be adjusted / payable on the pro rata basis.
19. 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 allottee.
20. The Company specifically reserves the right to offer the captioned property and/or the buildings and structures being constructed thereon or any part thereof as security to any other credit/financial institution, bank or other person/body, who has or may hereafter advance credit, finance or loans to the Company, and the Applicant/s shall whenever asked for by the Company in this regard, give and grant to the Company, his/her/their/its specific, full, free and unqualified consent and permission for doing the same if so required, and strict compliance of this condition on the part of the Applicant/s shall be of the essence. Failure on the part of the Applicant/s to implement and comply with this essential condition will be treated as a breach of the said Allotment Letter and/or the said Agreement (as the case may be), and the Company shall thereupon be entitled to cancel and terminate the said Allotment Letter and/or the said Agreement (as the case may be).
21. If for any reason(s), the Company is not in a position to allot the said Residential Apartment applied for namely due to any reasons whatsoever beyond the control of the Company, the Company will refund only the amount deposited without any interest and the Company shall not be liable for payment of any compensation on this account whatsoever.
22. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the unit to the intending allottee, the Company shall be liable only to refund the amounts received from him/her/them with interest as mentioned in the Flat Buyer Agreement/Allotment Letter.
23. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Flat Buyer Agreement/Allotment Letter over and above the terms and conditions of allotment as set out in this application and they all supersede these terms & conditions.
24. The Apartment Buyer's Agreement will be generated on receipt of minimum 25% of the total consideration or receiving of Loan Section letter from bank/financial institute
25. The Buyer can only transfer the registration, booking or allotment in favour of a third party before six (6) months from the date of allotment or by paying 35% of Basic Sale Price of the said Unit by the Company unless approved by the Company, who may at its sole discretion permit the same on payment of transfer charges of Rs. 50/- per Sq. Ft. and other administration charges as may be fixed by the Company from time to time.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid monies thereof. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of this Application Form and also agree to sign and execute, as and when desired by the Company the Allotment Letter and the Buyer's Agreement on the Company's standard format.

Signature(s) of Applicant(s)

First Applicant

Second Applicant

Third Applicant

FOR OFFICE USE ONLY

 Through Agent Yes No

Name of Agent _____

Address _____

Stamp

 Full Booking Amount Received Yes No

Name and Signature of Manager who has made entry in the system _____

Dated _____

 Authorised Signatory

 Approved by

CHECKLIST FOR RECEIVING OFFICER

Tick Please

- | | |
|---|--------------------------|
| 1 Booking amount cheques/ DD | <input type="checkbox"/> |
| 2 Customer's Signature on all pages of the application form and payment plan | <input type="checkbox"/> |
| 3 Self attested Copy of PAN Card/ Form 60/ Undertaking | <input type="checkbox"/> |
| 4 Self attested Address Proof | <input type="checkbox"/> |
| 5 Self attested photographs of applicant, co-applicant | <input type="checkbox"/> |
| 6 For Companies: MOA & AOA and Certified true copy of the Board Resolution | <input type="checkbox"/> |
| 7 For Partnership Firm: Partnership Deed alongwith authority in favour of Partner to sign application/documents | <input type="checkbox"/> |
| 8 For Trust: Trust Deed | <input type="checkbox"/> |
| 9 For Foreign Nationals of Indian origin: Documenting evidence in support including Passport photocopy/ Funds from NRE/ FCNR A/c / PIO
For NRI: Passport photocopy & Payment through NRE/NRO A/c | <input type="checkbox"/> |
| 10 Authorization/ POA duly attested where a person is signing the application Form on someone's behalf | <input type="checkbox"/> |
| 11 Email ID and Mobile no. of the applicant(s). | <input type="checkbox"/> |