

*Application Form*

Date: .....

To,  
M/s. Purvanchal Construction Works Pvt. Ltd.  
Purvanchal Business World  
A-103, Sector - 136,  
Noida Express Way, Noida  
Uttar Pradesh, (India)

Dear Sir,

I/.We request that I /We may be registered for allotment of a residential apartment (hereinafter referred to as the "**Apartment / Flat**") in the Group Housing Project known as "**PURVANCHAL KINGS COURT**" being developed by **PURVANCHAL CONSTRUCTION WORKS PRIVATE LIMITED ("Developer")** on a plot bearing No. GH-02, Vinamra Khand, Gomti Nagar, Lucknow, Uttar Pradesh, India (hereinafter referred to as the "Plot")

I/We agree to sign the **AGREEMENT FOR SALE** containing the detailed terms and conditions of allotment of the Apartment, within 30 days of intimation by the Developer and also appear before the concerned Sub-Registrar to execute the same.

I/We have read and understood the accompanying Terms & Conditions for Allotment of an Apartment in "**PURVANCHAL KINGS COURT**" and acknowledge that the said Terms & Conditions form a part of this Application and also agree and undertake to abide by the same.

I/We remit herewith Rs. .... /- as booking amount & Rs. .... /- against Goods & Service Tax (GST), making a total of Rs..... / (Rupees..... ..only) by Bank Draft/Local Cheque No..... ..dated..... .. drawn on ..... in favour of "**Purvanchal Construction Works Private Limited**", for the provisional allotment of the Apartment.

I/we clearly understand that the Allotment of an Apartment by the Developer pursuant to this Application shall be purely provisional till an Allotment Letter/ Flat Buyers Agreement on the standard format prescribed by the Developer (which has been read and understood by the applicant) is executed by the Developer in my/our favour. Further, the Allotment of an Apartment in the "**PURVANCHAL KINGS COURT**" is subject to the terms and conditions, restrictions, and limitations as contained in sale / transfer deed dated 20.04.2011 executed in favour of the Developer for group housing plot and byelaws of Lucknow Development Authority (LDA) Transfer/sale Deed.

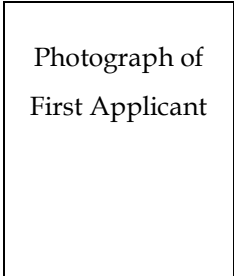
I/We have perused the price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me.

Signature of the Applicant(s)

**PARTICULARS OF THE APPLICANT(S):**

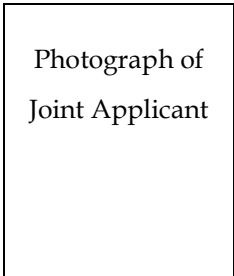
1. SOLE/FIRST APPLICANT:

Mr. /Ms./M/s.....  
S/W/D/ of Mr. ....  
Nationality ..... Occupation .....  
Date of Birth .....  
Resident Status:  
Resident ( ) Non Resident ( ) Foreign National of Indian Origin ( )  
Other (Please Specify) .....  
**Mailing Address** .....  
.....  
Email.....  
Tele. No. ....Fax No.....Mobile No.....  
**Permanent Address:** .....  
.....  
Tele No. ....Fax No.....Mobile No.....  
Income Tax Permanent Account No. ....  
Place where assessed to Income Tax.....



2. SECOND/JOINT APPLICANT:

Mr./Ms./M/s.....  
S/W/D/ of Mr. ....  
Nationality .....Occupation .....  
Date of Birth .....  
Resident Status:  
Resident ( ) Non Resident ( ) Foreign National of Indian Origin ( )  
Other (Please Specify) .....  
**Correspondence Address:** .....  
.....  
Email.....  
Tele No. ....Fax No.....Mobile No.....  
**Permanent Address:** .....  
.....  
Email.....  
Tele No. ....Fax No.....Mobile No.....  
Income Tax Permanent Account No. ....  
Place where assessed to Income Tax.....



Signature of the Applicant(s)

3. **DETAILS OF THE APARTMENT APPLIED FOR:**

Unit / Apartment/Flat No.:	
Floor :	
Tower No. :	
Carpet Area of the flat	..... Sq. Ft (..... Sqm.)
Area of exclusive balconies	..... Sq. Ft (..... Sqm.)
Area Under External walls	..... Sq. Ft (..... Sqm.)
Lawn/Terrace Area(if/as applicable)	..... Sq. Ft (..... Sqm.)
Common Area	..... Sq. Ft (..... Sqm.)
Total Super Built-up Area	..... Sq. Ft (..... Sqm.)

4. **No Extra Charges for:**

Club Membership	Generator Power Back-up Upto: <b>5 KVA in Each Flat</b>
External Electrification Charges	Fire Fighting Charges
External Development Charges	One Earmarked Open Car Parking Slot

5. **Payment Plan :**

Construction Linked plan. ( )

Signature of the Applicant(s)

## PAYMENT PLANS

### Construction Linked Plan

At the time of Booking	5%	of BSP of flat
Within 15 Days of booking	5%	of BSP of flat
Within 45 days of booking	15%	of BSP of flat
On start of Excavation	10%	of BSP of flat
On casting of Ground Floor roof slab	10%	of BSP of flat + PLC for corner Flat (Where applicable)
On casting of 3rd Floor roof slab	10%	of BSP of flat
On casting of 6th Floor roof slab	10%	of BSP of flat
On casting of 9th Floor roof slab	10%	of BSP of flat
On casting of top Floor roof slab	10%	of BSP of flat + amount of car parking slot(s).
On start of external Finishing work	10%	of BSP of flat + cost of Lawn. (Where Applicable)
On offer of possession	5%	of BSP of flat
<b>Total</b>	<b>100%</b>	

Signature of the Applicant(s)

**6. COST BREAK UP ( ON THE BASIS OF CARPET AREA ) :**

S. No.	Description	Rate (Rs.)	Amount (Rs.)
i)	Basic Sale Price ( BSP )	Rs. ....Per sq. ft. of Carpet Area	
ii)	Car parking slot (s)		
	a) Basement/Closed car parking slot(s) (.....)	Rs. 2,50,000/- each	
	b) Basement/Closed Back to Back car parking slot (Space for two Car parking in a row) (.....)	Rs. 4,25,000/- each	
iii)	Open Car Parking Slot ( ONE )	No Extra Charges	
v)	Preferential Location charges for Corner Facing Flat (if applicable)	Rs. 160/- per sq.ft. of Carpet Area	
vi)	Cost of Lawn at Ground floor flats / Terrace ( if/as applicable) = 33% of Rate of BSP	Rs. ....Per sq. ft. of Lawn Area.	
vii)	Other charges, if any.....	.....	
	<b>Total Cost of Flat Without GST</b>		
	<b>(Rupees</b> ..... .....)		
viii)	Goods & Service Tax as per Prevailing Rate		
xi)	<b>Total Payable</b>		

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

**Other charges to be paid at the time of offer of possession of flat:**

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 65/- per sq. Ft. of carpet area.	
Maintenance Charges for one year	Rs. 3.70 per sq. Ft. Per month of carpet area.	
Maintenance Charges for club facilities for one year	Rs. 10000/- per annum	
Electricity Connection Charges Cost of providing / Installation of electric sub-meter	Rs. 2500/- per KW Rs. 11000 /-	
Sewer & Water Connection Charges	Rs. .... per sq. Ft.	
Security for FTTH (Fiber To The Home)	Rs. 5000/-	Rs. 5000/-
Other charges (if/as Applicable): 1. .... 2. ....	..... .....	
Goods & Service tax as per prevailing rate (if/as applicable)		
<b>Total</b>		

7. I/We the above applicant(s) do hereby declare that the Terms & Conditions for Allotment have been read/ understood by me/us and I/We shall be abiding by the same.

(i) .....

Sole/First Applicant

ii) .....

Second Applicant

(iii) .....

Third Applicant

Place.....

Date.....

Signature of the Applicant(s)

**Documents to be submitted along with the Application Form:**

*(The all photo copies should be self attested)*

**In case of Individual (Resident of India):**

- a. The copy of PAN card.
- b. The Copy of residence proof/ Adhaar Card/ copy of Passport.

**Private Limited / Limited Company:**

- a. The copy of PAN card of the Company.
- b. Board resolution authorizing person to sign the documents on behalf of the Company prior to the Application Date & signature proof. The copy of Adhaar Card of authorised person.
- c. The copy of Memorandum & Articles of Association.
- d. List of Directors & Share Holders duly certified by Chartered Accountant.

**NRI / Foreign Nationals of Indian Origin:**

- a. The copy of Passport.
- b. The Copy of residence proof/ Adhaar Card
- c. All payment shall be received by cheque from NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad only. In case of DD confirmation from Banker will be required that DD has been prepared from proceeds of NRE/NRO account. Copy of OCI/PIO card in case of Foreign Nationals of Indian Origin.

**Partnership Firm:**

- a. The copy of PAN card of the Firm.
- b. The copy of partnership deed/ agreement.
- c. The copy of address proof of the firm.
- d. The copy of authority letter to sign the document on behalf of the Firm.
- e. Photo ID / Adhaar Card & Signature proof (from bank) of signing partner.

Signature of the Applicant(s)

**BRIEF TERMS & CONDITIONS FOR ALLOTMENT OF APARTMENT IN “PURVANCHAL KINGS COURT” AT GH-02, VINAMRA KHAND, GOMTI NAGAR, LUCKNOW, and U.P.**

1. The “PURVANCHAL KINGS COURT” is a Residential Group Housing Project being developed on a Plot of land numbered as No. GH- 02, Vinamra Khand, Gomti Nagar, Lucknow, Uttar Pradesh admeasuring 8,240.40 sq.mtr (approx) (hereinafter referred to as the ‘Plot’). The said Plot has been purchased by M/s PURVANCHAL CONSTRUCTION WORKS PRIVATE LIMITED. Accordingly the SALE DEED dated 20.04.2011 of the said Plot has been executed in favour of the Developer on the terms and conditions contained in the said Sale Deed for development of a Group Housing Project.
2. The Allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions, and limitations as contained in sale / transfer deed dated 20.04.2011 executed in favour of the Developer for group housing plot and byelaws of Lucknow Development Authority (LDA) Transfer/sale Deed and the intending Allottee(s) having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.
3. THAT the intending Allottee(s) has applied for allotment of an Apartment in the Group Housing Project being developed on the said Plot known as “PURVANCHAL KINGS COURT”. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the LDA’s building byelaws, detailed offer brochure of scheme by the Developer.
4. THAT the intending Allottee(s) has fully satisfied himself/herself/themselves about the interest and title of the Developer in the said Plot of Land.
5. THAT the timely payment of installments as per the payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the sale deed. In case at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him/her, the same will be as per clauses prescribed in the Agreement for Sale as per RERA. The delay in payment of installment shall attract an interest as prescribed by U.P. RERA and will be calculated from the due date of outstanding amount.
6. THAT the layout plan of the entire Project as drawn by the Developer is tentative and is subject to change, if deemed necessary by the Developer or as may be required by the regulatory authorities of LDA. The Developer may affect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the apartment, floor, Tower, number of apartments, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Developer’s architect shall be final and binding on the Allottee(s).
7. THAT the intending Allottee(s) shall pay to the Developer the entire consideration of the Apartment as per the Payment Plan opted by the intending Allottee(s).
8. THAT the intending Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex as determined by the Developer or its nominated agency.
9. THAT the Developer apart from basic sale price of the Apartment has already fixed Preferential Location Charges (PLC) for certain apartments and if the intending Allottee(s) opts for the booking of any such apartment, he/she shall also pay such charges.

Signature of the Applicant(s)



10. THAT Booking Amount shall deemed to be 10% of the total consideration of the Basic Sale Price (BSP) of the Apartment (which may be paid in two equal installments of 5% each i.e. 5% at the time of booking & 5% within 15 days of booking of the flat) as mentioned in the Payment Plan..
11. THAT the Applicant(s) agreed that the Applicant(s) shall not have any right in any commercial premises, building, shops, if any, constructed in the said complex. The Developer shall be free to dispose off the same on such terms and conditions, as it may deem fit. The Applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale of the shops, commercial premises, buildings, club, etc or in the operation and management including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture operation and management or any other mode including transfer to Govt.; Semi- Govt; or any other authority, body or any person, institution, trust and /or any local bodies which the company may deem fit in its sole discretion.
12. THAT subject to the restrictions and limitations in the Sale Deed, the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Developer/Company's payment schedule will rest exclusively on the Allottee(s). In the event, the Allottee(s) loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee shall be liable for consequences including cancellation of the allotment.
13. THAT all taxes and statutory levies presently payable in relation to Land & Building comprised in "PURVANCHAL KINGS COURT", have been included in the price of the Apartment. However, in the event of any further increase and/or any fresh tax or otherwise, cess, land compensation, duty or levy by the Government or any other statutory authority, the same shall be payable by the intending Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority shall also be additionally payable by the intending allottee(s). However, it is also agreed by the allottee that the amount of Goods & Service Tax as per prevailing rate has been included in the total price mentioned herein & any increase in future shall be payable as per Govt. norms as and when demanded by the Developer/Company.
14. THAT if due to any "Force Majeure" or such circumstances beyond the Developer/Company's control, the Developer/Company is unable to make allotment after receipt of full registration/booking amount; the deposits depending on the stages of payments will be refunded without any interest.
15. THAT upon completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Transfer deed cum sale deed shall be executed in favour of the intending Allottee(s) on the Developer's format or approved by the LDA. All expenses towards execution of the said sale/transfer deed shall be borne by the Allottee(s).
16. THAT the allotment of Apartment is at the sole discretion of the Developer/Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Apartment, the Developer/Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding.
17. THAT the Company is not required to send reminders / notices to the Applicant(s) in respect of the obligations of the Applicant(s) as set out in this Application and / or the allotment letter / agreement and the Applicant(s) is required to comply with all its obligations on its own.

Signature of the Applicant(s)

18. THAT Lucknow Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

19. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of allotment.

I/We, the Applicant(s), do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agrees, affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i) .....

ii) .....

Signature of Sole / First applicant

Signature of Second applicant

Place .....

Date .....