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Jap Developers Pvt. Ltd.  
*Solid foundations, fresh*

**APPLICATION FOR THE ALLOTMENT OF RESIDENTIAL UNIT(S)/FLOORS(S) IN ANJUM INDEPENDENT FLOORS, KARNAL-132001 (Haryana)**

APPLICATION FORM No. \_\_\_\_\_

Dated : \_\_\_ / \_\_\_ / 2013.

M/s. JAP Developers Private Limited  
180-c, Model Town, Karnal

Dear Sir.

I/We, the undersigned, request for allotment of Residential Unit(s)/Floor(s) of the plotted colony known as "CHD CITY KARNAL" located at Sector 45, NH-1. Karnal, Haryana ("Integrated Township").

I/We understand that the M/s. JAP Developers Private Limited are inviting Applications for the allotment and booking of Anjum independent floors Residential Unit(s)/Floor(s) of the Integrated Township. I/We understand that this Application shall be confined and limited in its scope to (a) Plot(s) in accordance with the plan(s) approved by the Competent Authority from time to time. It is made clear by the company that at the time of application, the applicant would deposit 10% of the total approximate value of the unit and further will deposit 10% more within 45 days from the date of application and 15% more at the time of commencement of the construction over the site. Total 35% consideration would necessarily be paid to the company at the time of commencement of the construction and remaining 65% of the amount would be payable as per the payment plan opted by the applicant. In this case the applicant is not entitled for the refund of his money, i.e. upto 35% of total approx value of the unit, in case he refuses to carry forward with his application for allotment of the unit in either of payment plan. In payment plan for full and final settlement allottee has to pay 15% of the total sale consideration at the time of application and he will have to pay further 50% within 45 days and further 25% will be paid in 90 days from the date of application and remaining 10% would be payable at the time of offer of possession. However in case of full and final payment plan, the allottee will be entitled to 9% of the cash discount on the basic sale price of the unit. In case of refusal of applicant in full payment plan he is not entitled to any refund of money and the same shall be for fitted to the company.

I/We understand that in addition to the Basic Sale Price, I/we shall have to pay additional allied charges as mentioned in the Application, including External Development Charges i.e. 'EDC' (as applicable presently and any increase thereon), Infrastructure Development Charges i.e. 'IDC' (as applicable presently and any increase thereon), Preferential Location Charges i.e. 'PLC' (if applicable) and Interest Free Maintenance Security. i.e. 'IFMS' The Total Sale Price is exclusive of service tax, stamp duty. Maintenance charges (as maybe applicable). Registration and documentation charges which shall be additionally payable by me/ us in accordance with the opted Payment Plan.

I/We acknowledge and declare that M/s. JAP Developers Private Limited have readily provided all information/clarifications as required by me/us from time to time, and I/We have not relied upon nor been influenced by any sales plans, sale brochures, advertisements, representations, warranties, Architects' plans, or any other information or data provided by M/s. JAP Developers Private Limited all of which I/we understand is tentative and subject to change, except as specifically represented in this Application, and I/we have relied solely on my/our own judgment in deciding to make the Application for purchase of the aforesaid Residential Unit(s)/Floor(s). Any sort of change in the site plan drawings, specification, construction material etc. would be the sole prerogative of the company.

I/We have also read and understood the key indicative terms and conditions as provided to me by M/s. JAP Developers Private Limited and have given my/our consent to the same. I/We understand that these terms and conditions are merely indicative and conveyed herein for the purpose of acquainting me/us with the broad terms and conditions which are required to be fulfilled by me/us. I/We agree and undertake to execute the Residential Unit(s)/Floor(s) Buyer's Agreement in the format as prescribed by M/s. JAP Developers Private Limited with in a period of 60 days of the date of dispatch by the company.

I/we declare that I/we have fully satisfied myself/ourselves about the right, title and interest of M/s. JAP Developers Private Limited in the Integrated Township and their competency to develop and sell the plots therein and have understood all

limitations and obligations in respect of the same. The proposed allottee has also gone through with the back to back contract of CHD with the builder company and undertakes to be abided by each and every term of that agreement in its true spirit.

I/We understand that this Application does not constitute any offer or definite allotment or any agreement to sell and I/we do not become entitled to the provisional and/or final allotment of (a) Residential Unit(s)/Floor(s). notwithstanding the fact that M/s. JAP Developers Private Limited may have issued a receipt(s) in acknowledgement of the money tendered with this Application. I/We understand that this Application Form merely expresses the intent of M/s. JAP Developers Private Limited to allot a Residential Unit(s)/Floor(s) to me/us, and in no way shall be construed as a final allotment. I/We agree(s) that this Application shall become definitive only after the execution of the Residential Unit(s)/Floor(s) Buyer's Agreement and other documents in the format as provided by M/s. JAP Developers Private Limited In the event that M/s. JAP Developers Private Limited accept this Application to allot (a) Residential Unit(s)/Floor(s) to me/us, I/We agree to pay all further installments and all monies/dues as stipulated in the Payment Plan along with this Application. I/We agree to execute all documents/agreements in the format as provided by M/s. JAP Developers Private Limited and abide by all terms and conditions therein and pay all charges as applicable or as demanded by M/s. JAP Developers Private Limited.

I/We understand that this Application cannot be revoked by me/us and in the event I/we withdraw our Application or if I/We do not accept the allotment for any reason whatsoever on my/our application or if I/We do not execute the Residential Unit(s)/Floor(s) Buyer's Agreement within the stipulated time for this purpose or fail to abide by any terms and conditions of this Application or contained elsewhere or otherwise prescribed by M/s. JAP Developers Private Limited, then the Earnest Money (as defined in the terms and conditions hereunder) paid by me/us with this Application Form may be forfeited by M/s. JAP Developers Private Limited at their absolute discretion and I/we shall be left with no right, interest, claim or lien on the Residential Unit(s)/Floor(s) applied for or otherwise on M/s. JAP Developers Private Limited in any other manner whatsoever. I/We declare that till the execution of the Residential Unit(s)/Floor(s) Buyer's Agreement, I/ we shall continue to remain bound by the terms and conditions of this Application Form.

Yours faithfully.

signature of the Applicant

**I/We particulars are given below:**

First Applicant Mr./Mrs./Ms .....

Son/Wife/Daughter .....

Date of Birth ..... Profession ..... Designation .....

Residential Status: Resident  Non-Resident  Foreign National of India Origin

Residential Address .....

.....

Office.....

.....

Tel. Res.....Off.....mobile.....

Fax No.....E-mail ID.....

Income Tax Permanent Account No/Ward No.....Passport No.....Nationality.....

Second Applicant Mr./Mrs./Ms .....

Son/Wife/Daughter .....

Date of Birth ..... Profession ..... Designation .....

Residential Status: Resident  Non-Resident  Foreign National of India Origin

Residential Address .....

.....

Office.....

.....

Tel. Res.....Off.....mobile.....

Fax No.....E-mail ID.....

Income Tax Permanent Account No/Ward No.....Passport No.....Nationality.....

**3. Details of Residential Apartment/ Shops:**

(i) Residential Unit(s)/Floor(s) No.: \_\_\_\_\_ : Pocket \_\_\_\_\_ (The above details are tentative. Final details will be confirmed by M/s JAP DEVELOPERS PVT LTD. at the time of final demarcation by Competent Authority)

(ii) Super Built-up Area: ..... Sq m ( ..... Sq ft)

PARTICULARS	DETAILS	AMOUNT
<b>A. Basic Sale Price (BSP)</b>	@ Rs ..... per sq m (Rs ..... per sq ft)	
<b>B. Preferential Location Charges (if any)</b>	@ ..... % of BSP Type .....	
<b>C. Additional Charges</b>		
<b>D. External Development Charges &amp; Infrastructure Development Charges (EDC/IDC)</b>	@ Rs ..... per sq m (Rs ..... Per sq ft)	
<b>E. Service Tax</b>		
<b>TOTAL (A+B+C+D+E)</b>		
Stamp Duty, Registration Fee and allied charges for execution and registration of Conveyance Deed Will be additionally payable by the application/allottee before possession.		
<b>Payment Plan Option</b>	Down Payment Plan <input type="checkbox"/>	Time /Construction Linked Payment Plan <input type="checkbox"/>
<b>Mode Of Booking</b>	Direct <input type="checkbox"/>	Dealer <input type="checkbox"/>
<b>If through Dealer</b>		
	<b>Name</b>	<b>Signature With Stamp</b>

\_\_\_\_\_

\_\_\_\_\_

Name of the Applicant(s)

Signature of the Applicant(s)

Place: \_\_\_\_\_

Date: \_\_\_\_\_

Note: (i) All Cheques/Drafts to be made in favour of "JAP DEVELOPERS PRIVATE LIMITED" payable at par.

(ii) Persons signing the Application Form on behalf of other person/ firm/ Company shall file proper Authorization/ Power of Attomey.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees only) by Bank Draft/ Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ Bank towards advance registration charges towards the aforesaid Residential Unit(s)/Floor(s).

I/We agree to pay further installments of Total Sale Price as stipulated called for by M/s JAP DEVELOPERS PVT LTD. and other charges as and when called for.

I/We, the undersigned do hereby declare that the above mentioned particulars/information given by me/us are true and correct to the best of my/our knowledge and no material fact has been concealed there from. We also undertake to inform M/s JAP DEVELOPERS PVT LTD. of any future changes related to the information and details shown in the Application Form.

Yours faithfully,

signature of the Applicant

Place :

Date :

Disclaimer : Prices mentioned herein are subject to change and M/s JAP DEVELOPERS PVT LTD. reserve the right to revise the price without prior notice.

**FOR OFFICE USE**

Total No. of Applicants \_\_\_\_\_ Type of Bank Account of Applicants, if NRI/PIO (NRE/ NRO/ FCNR) \_\_\_\_\_

**Remarks:**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Booked by \_\_\_\_\_

Checked by \_\_\_\_\_

Approved by \_\_\_\_\_

JAP Developers Pvt. Ltd.