



RECIPT NO.....
DATE.....

APPLICATION FORM

Application No _____

Date/...../.....

I. Code:.....

To,

High Land Infrabuild Pvt. Ltd.

3rd Floor, Baba Palace, Near B.P. Petrol Pump, Tedi Puliya, Ring Road, Lucknow.

Dear Sir,

I/We request to register my/our expression of interest ("EOI") for provisional allotment of a residential plot ("Unit") as per details given below, in the housing project "**Highland Delta**" **BEING MARKETED BY YOU AT Lucknow Faizabad Highway (opposite. Sagar University , Barabanki, (U.P.))**

I/we further agree to pay the installments or Basic sale price demanded by the Company and the installments/payment plan opted by me/us, failing which the allotment will be cancelled and the booking amount shall be forfeited by the Company.

Personal Details

Sole/First Applicant:
 S/W/D of
 Co- Applicant:
 S/W/D of
 Permanent Address

Current photo of applicant (Passport size)

..... Pin
 Correspondence Address.....
 Pin
 Telephone Mobile E-mail
 Date of Birth..... Nationality..... Permanent Account No. (PAN).....

Current photo of co- applicant (Passport size)

Occupation: Designation.....
 Office Name Office Address
 Pin

Nominee:

Name of Nominee:
 S/W/D of
 Relation with Applicant:.....
 Permanent Address

Current photo of Nominee (Passport size)

..... Pin
 Correspondence Address.....
 Pin
 Telephone Mobile E-mail
 Date of Birth..... Nationality..... Permanent Account No. (PAN).....

Occupation: Designation.....
 Office Name Office Address
 Pin

Signature of the Sole/First Applicant

Signature of the Co- Applicant

Signature of the Nominee



DETAILS OF THE UNITS REQUIRED FOR PROVISINAL REGISTRATION

Unit No..... Block No.....
Area of Unit.....

Details of Payment Option:

- **One-Time Payment (OTP):** {Rs.....0.00 + (PLC) at the time of booking & rest within 10 days (Avail 2.5% Cash Discount)
- **Interest Free Installments (IFI):** {Rs. + (PLC) at the time of booking and rest in.....equally Monthly
- Interest Free Installments.{ (every 5th of the coming month) (as per Chart on 4th Page)}

I/We, the applicant (s) agree to book the Unit under your scheme - OTP/IFI (tick any one)

Specify Payment Option:

- **OTP -** {Rs.....00 + (PLC) at the time of booking & rest within 10 days.
- **IFI -** at the time of booking & rest month’s interest free installment on every 5th of the coming month

Details of Pricing:

- I. Basic Sales Price (BSP):**
- (a) General Plots @ Rs.00 per Sq. Ft.
 - (b) Exclusive Plots @ Rs.00 per Sq. Ft.
 - (c) Paradise Plots @ Rs00 per Sq. Ft.

II. Preferential Location Charge (PLC) (if any)

<u>PLOTS TYPE</u>	<u>CORNER CHARGE @ 5%/SQFT.</u>	<u>PARK FACING/TOUCHING @ 5%/SQFT</u>
(a) General Plots	@ Rs.00 per Sq. Ft.	@ Rs. per Sq. Ft.
(b) Exclusive Plots	@ Rs. per Sq. Ft.	@ Rs. per Sq. Ft.
(c) Paradise Plots	@ Rs. ...per Sq. Ft.	@ Rs. per Sq. Ft.

I/We, the applicant (s) do hereby declare that my/our application for allotment of a unit to the seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and if any misrepresentation/ concealment/ suppression of material facts are found to be made by the applicant, the allotment will be cancelled and the amount deposited by the applicant shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respects.

Date _____

Place _____
Applicant

Signature of the Sole/First Applicant

Signature of the Co-



**INDIACATIVE TERMS & CONDITION FORMING PART OF THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF A UNIT IN “Highland Delta”,
Lucknow - Faizabad Highway (opposite Sagar University, Barabanki, (U.P.)**

The terms and condition given below are tentative and indicative nature with a view to acquaint the Applicant as comprehensively set out in the Buyer’s Agreement which shall supersede the terms and conditions set out in this application. That for all intents and purposes and for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. That the Applicant has applied for registration for provisional allotment of a residential Unit in the above scheme/project being marketed by “High Land Infrabuild Pvt. Ltd”.
2. That Application is to be accompanied with the registration amount payable shall be Rs. of the Basic Sale Price & Preferential Location Charges (BSP + PLC) as per payment plan, by **A/c Payee Cheque or draft favoring “High Land Infrabuild Pvt. Ltd” payable at Lucknow** outstation cheques/drafts will be accepted.(subject to the clearance).
3. The final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject the application without assigning any reason thereof.
4. (a) The Applicant has seen and accepted the proposed land/layout plans. Specifications, location of the Unit and other terms and conditions of the Aforesaid project as shown in the sale brochures/documents which are subject to alterations and modifications by the Architect/Company or any competent authority before or during the course of development and the Applicant is making this application with full knowledge about the same and agree that the Company shall be entitled to do so without any objection or claim from the Applicant/ Allottee.
(b) The Company shall have the right to effect suitable necessary alterations in the layout plans, if and when found necessary, which alterations may involve all or any of the following change, namely changes in the position of the Unit, change in the number of the Unit and/or change in its dimensions or area.
(c) The Company shall be not responsible for providing external services it is clearly understood that external services such as sewer, drainage connections, external roads, electricity power connection and its feeder line and any other essential connectivity to municipal/ government facility are to be provided by the government/ concerned local authority .
5. (a) The Company shall endeavor to complete the Unit within a period specified in the Letter of Allotment and/or Buyer’s Agreement to be entered into, subject to timely payment by the Allottee of installments and other charges when due and payable or demanded by the Company.
(b) The Applicant agrees that the development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the Company like non-availability of building materials and/or labour problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order rule, notification of the Government/public/competent authorities or any other reason beyond the control of the Company including force majeure and in such an even the Company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of any nature whatsoever for the periods of delay.
6. Timely payment of installments as indicated in the Payment Plan is the ESSENCE of the Contract/allotment. No separate letter for payment of installment on the due dates will be issued. It will be obligatory on the part of the Allottee to make the payment on or before the due dates. If any installments as per payment schedule is not paid within due date, the Company will be charging 18% interest per annum on the delayed payment from the due date. Further, if the payment remains in arrears for more than 60 days, the allotment shall automatically stand cancelled at the sole discretion of the Company without any prior intimation/notice to the Allotment and the Allottee will cease to have any lien on the Unit. Out of the total Amount deposited by the Allottee the earnest money being 10% of the Basis Sale Price (BSP) + Preferential location charges (PLC) will stand forfeited, and after deduction of due/overdue interest against the said allotment and any other charges, the balance amount, if any shall be refunded without interest after 120 days of cancellation of allotment. However, the Company may, at its sole discretion, condone the delay in payment exceeding 60 days by **charging interest @ 18% p.a.** and restore the allotment in case the allotted Unit has not been allotted to someone else. Alternate Unit if available may also be offered in lie.
7. **In case the applicant is desirous for cancellation After allotment, requires to pay Rs. 15000/- for cancellation, constituting the earnest money, will be forfeited and balance if any, refunded without any interest after the resale of the unit.**
8. The Allottee shall also be required to pay requisite as fixed by the Company for connections for water, sewer and electricity for the allotted residential land and also the Sinking Fund, Administration Charges and all other such charges as may be fixed by the Company.
9. The common facilities are proposed to be managed by the Company Initially for a period 1 year and thereafter for a renewed/ extended period till the same is handed over to any local body. Society or the arrangement is terminated by the Company. However, the maintenance charges will depend upon the circumstances and prevailing rate at that point of time. The AMC shall be levied/ payable from the date of deemed possession. The AMC shall be utilized for meeting cost of providing complex maintenance & facilities management service viz a viz campus security, common area housekeeping, garbage disposal, horticulture and other common area electro-mechanical equipments including their AMCs’ services of an electrician, plumber and Estate manager for the maintenance of the complex. The proportionate share of expenses on account of common area electricity consumption shall be charged extra on basis or a as per actual/units consumed.
10. Further, if there is any service tax, commercial tax and additional levies, rates, taxes, charges, government Cess and fees etc. As assessed unpaid and attributable to the Company as consequences Government / Govt. Statutory or other local authority(s) order, the intending allottee shall pay the same in their proportionate share, if any.
11. **In case the Allottee desires, transfer of allotment/ownership of unit, before registration/possession, a transfer fee of 4.00% (four percent only) of the total sale price as prevailing at the time of desired transfer shall be payable by the Allottee(s). Transfer of allotment/ownership however; be permitted only after one year from the date of booking provided only 50% payment of the total price of the unit is due at that point of time.**
12. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the Allottee(s) will be refunded without any interest within one years of its being abandoned.
13. All or any dispute arising out of or touching upon or in relation to the terms of this application or buyer’s agreement including the interpretation and validity thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which, the same shall be settled through Arbitration proceeding shall be governed by the Arbitration & Reconciliation Act-1996 or any statutory amendments, modifications thereof for the time being in force. The Arbitration proceedings shall be held in New Delhi by a sole Arbitrator to be appointed by the company. The applicant hereby confirms that he shall have no objection to this appointment even if the person so appointed, as the Arbitrator, is employee or an advocate of the company or is otherwise connected to the company and the intending allottee confirms that notwithstanding such relationship/ connection, the intending allottee shall have no doubts as to the independence or impartiality of the said Arbitrator. The courts at BARABANKI shall alone have the jurisdiction in all matters arising out of/ touching and/or concerning this Agreement regardless of the place of execution of this agreement.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions ads comprehensively set out in the Buyer’s Agreement which shall supersede the terms and conditions et out in this applications

Date _____
Place _____

Signature of the Sole/First Applicant

Signature of the Co- Applicant