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# Application Form

PLOT - FLATS - VILLAS - FARM HOUSE



**anand infratech**

**BUILDER - DEVELOPER - COLONISERS**

23, Deep Central Market, Ashok Vihar-1, Delhi-52 Tel.: 011-45651495, 09212020072, 07428770341

Website : [www.anandinfratech.net](http://www.anandinfratech.net)

E-mail : [info@anandinfratech.net](mailto:info@anandinfratech.net), [anandinfratech287@gmail.com](mailto:anandinfratech287@gmail.com)



Dear Sir,

I/We, having examined the tentative plan of the Residential/Commercial Unit, Project named as \_\_\_\_\_ to be developed by M/s. Anand Infratech (hereinafter referred to as "the Company") situated at \_\_\_\_\_, hereby apply for the allotment of a \_\_\_\_\_

I/We agree to abide by the basic terms and conditions mentions in to 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, contents where of have been read and understood by me/us and I/we agree to abide by them.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) vide Bank Draft/Cheque No. \_\_\_\_\_ Dated \_\_\_\_\_ Drawn on \_\_\_\_\_ being booking amount towards Flat/Plot/Shop No. \_\_\_\_\_ in Residential/Commercial area.

I/We further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us) as shown in the Price List and/or as stipulated/demanded by the Company, failing which the allotment will be cancelled and the earnest money and other sums as specified in Clause 6 of the terms and conditions of this Application Form shall be forfeited by the Company. My/Our particulars are as given below :

1. **First Applicant Mr./Ms.** .....

Son/Wife/Daughter of Mr. ....

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

Company/Firm Name .....

Nationality .....

Resi. Status : Resident  Non-Resident  Foreign National of Indian Origin

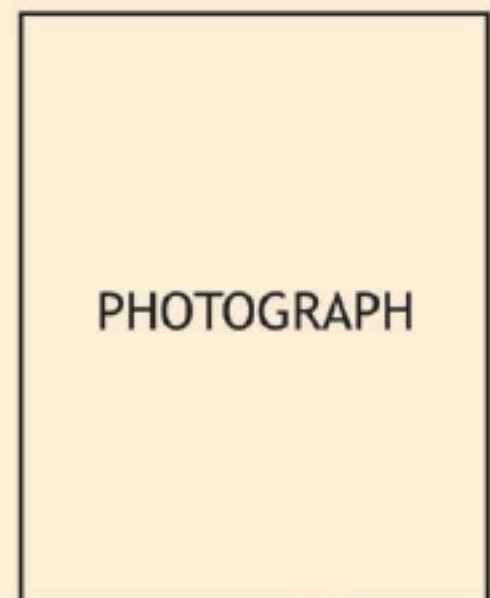
Residential Address .....

Office .....

Tel. Resi. .... Off. .... Mobile .....

E-mail ID .....

PAN No. ....



2. **Second Applicant Mr./Ms.** .....

Son/Wife/Daughter of Mr. ....

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

Company/Firm Name .....

Nationality .....

Resi. Status : Resident  Non-Resident  Foreign National of Indian Origin

Residential Address .....

Office .....

Tel. Resi. .... Off. .... Mobile .....

E-mail ID .....

PAN No. ....





## FOR OFFICE USE ONLY

### Details of Residential/Commercial Plot / Flat :-

Particulars	Details	Amount
A. Basic Sale Price (BSP)	@ Rs. .... per Sq. Yrd./Sq. Ft.	
B. Additional Charge	@ Rs. .... per Sq. Yrd./Sq. Ft.	
(i) Preferred Location Charge (PLC)	@ Rs. .... per Sq. Yrd./Sq. Ft.	
(ii) Membership Fee (if any)	@ Rs. .... per Sq. Yrd./Sq. Ft.	
(iii) External Development Charge (EDC)	@ Rs. .... per Sq. Yrd./Sq. Ft.	
(iv) Internal Development Charge (IDC)	@ Rs. .... per Sq. Yrd./Sq. Ft.	
<b>TOTAL (A+B)</b>	<b>TOTAL (A+B)</b>	

Payment Plan Option	Down Payment Plan <input type="checkbox"/>	Installment Linked Plan <input type="checkbox"/>
Mode of Booking	Direct <input type="checkbox"/>	Dealer <input type="checkbox"/>
Dealer		
	Name	Signature with Stamp

**Name of Applicant (s)**

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ Place \_\_\_\_\_

**Signature of Applicant (s)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### ACKNOWLEDGMENT

Name & Address of Applicant .....

Date ..... Cheque No. .... Drawn on Bank .....

..... Rs. ....

(in Words) .....

as Booking Amount for Project ..... in .....

Block & Flat/Plot No. .... (..... Sq. yrd.)

Note : (i) All Cheque/Drafts to be made in favor of "M/s. Anand Infratech." payable at New Delhi only & Subject to realisation. **Auth. Signatroy**



### BASIC TERMS & CONDITIONS

1. The applicant has applied for Residential/Commercial Plot/Flat Project named as" \_\_\_\_\_ " to be developed by " M/s Anand Infratech". (hereinafter referred to as 'the Company) situated at \_\_\_\_\_.
2. The allotment of the Residential/Commercial plot is entirely a the discretion of the Company shall be provisional and confirmed on signing of Buyer's Agreement on the Company's standard format which has been read and understood by the applicant/allottee.
3. The applicant/allottee has fully satisfied himself about the nature of rights, titles, interest of the Company in the said Project, which is to be developed by the Company as per the prevailing bye laws/guidelines of Govt. authorities and has further understood all limitations and obligations in respect thereof, The applicant/allottee further agrees to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by Govt. authorities in this regard to the Company.
4. The applicant/allottee has examined the tentative plans, designs and specifications of the residential/commercial plot and has agreed that the Company may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the project or as may be done by any competent authority. The necessary changes/alterations may involve change in position/location of the Residential/Commercial Unit, change in its dimensions or area etc. The applicant/allottee agrees that no claim, monetary or otherwise will be raised in case of any change. It is clarified that the initial rate of booking of the Residential/ Commercial plot will be applicable on the changed area in case of refund or demand.
5. The applicant/allottee agrees that the amount paid with the applicant and in installments as the case may be, to the extent of 11% of sale consideration of the Residential/Commercial plot shall collectively constitute the earnest money.
6. Timely payment of Installments of basic sale price and allied charges pertaining to the Residential/Commercial plot is to essence of the terms of the booking/allotment. However in the event of breach of any of the terms and conditions of the allotment by the applicant/allottee, the allotment will be cancelled at the discretion of the Company and the earnest money together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited amounting to 11% of the total sale price. The balance amount shall be refundable to the applicant/allottee without any interest, after the said Residential/Commercial plot is allotted to some other intending allottee and after compliance of certain formalities by the allottee. The Company in its absolute discretion may condone the delay by charging penal interest @ 18% p.a. for upto three months delay from the due date of payment and @ 24% p.a. thereafter on all outstanding dues from their respective due dates.
7. The applicant/allottee has specifically agreed that if due to any change in the layout, the said Residential/Commercial plot ceases to be preferentially located, the Company shall refund/adjust the amount of preferential location charges paid by the applicant/allottee in the last installment as shown in the payment plan. If due to any change in the layout/building plan, the said residential plot becomes preferentially located, then the applicant/allottee shall be liable and agrees to pay the preferential location charges as and when demanded by the Company as per prevailing rates.
8. All payment by the applicant/allottee shall be made to the Company through demand drafts/cheques in favour of "Anand Infratech" payable at New Delhi only.
9. All Statutory charges, taxes, IDC/External Development charges, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant(s)/allottee(s) from the date of booking as per demand raised by the Company.
10. Applicant/Allottee, having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case, any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant/allottee agrees that the Company will not be liable in any manner on such account.
11. The applicant/allottee undertakes to abide by and comply with all the laws, rules and regulation, terms and conditions applicable/made applicable to the said residential/commercialplot/project.
12. The Company shall endeavor to give possession of the residential/commercial plot to the applicant/allottee within 24 months, failing which the Company shall refund the amount paid by the applicant/allottee along with simple interest@ 12% p.a. to the applicant/allottee on the deposited amount subject to force majeure circumstance and reasons beyond the control of the Company with a reasonable extension time.
13. The applicant/allottee shall before taking possession of the residential/commercial plot, must clear all the dues towards the residential/commercial Unit and have the conveyance Deed for the said residential/commercial plot executed in his favour by the company after paying stamp duty, registration fee and other charges/expenses.
14. The applicant/allottee shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered A.D. letter about all subsequent changes in his address, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time which those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom. In all communications the reference of the allotted residential/commercial plot must be mentioned clearly.
15. If any misrepresentation/concealment/suppression of material facts are found to be made by the applicant/allottee, the allotment will be cancelled and the earnest money as mentioned in Clauses 6 herein above shall be forfeited and the applicant/allottee shall be liable for such misrepresentation/concealment/suppression of material facts in all respect.
16. The Courts at Delhi alone shall have jurisdiction in case of any dispute.  
I/We hereby declare that I/We have clearly read and understood the contents of this allotment Letter and agree to abide by all terms and conditions in this letter and spirit. I/We the above applicants do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed their in.

\_\_\_\_\_  
 \_\_\_\_\_  
 Name of Applicant (s)

\_\_\_\_\_  
 \_\_\_\_\_  
 Signature of Applicant (s)



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