



SAMRAT GROUP COLONISERS & DEVELOPERS

Corporate Office:
Shree Shree Tower, 378 Vibhuti Khand,
Gomti Nagar, Lucknow-226010
Mob No: 9796222888, 9839771111
E-mail: samratgroup75@gmail.com

APPLICATION FORM

Place your
passport
size photo

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passport
size photo

Dear Sir,

I/We, the undersigned request that a Plot/Duplex/House/Flat/Office/Shop/Formland/Storage Space/ Car Parking may be allotted to me as per the Company's terms and conditions which I/we have read and understood and shall abide by the same as stipulated by your Company.

I/We further agree to sign and execute any necessary agreement/s as and when desired by the Company and on the Company's standard format.

I/we remit herewith a sum of Rs. _____ (Rupees _____) by Bank Draft/Cheque N. _____ Dated _____ Drawn on _____ Bank, payable at Lucknow as part of booking money. (All drafts and cheques to be made in favour of **Samrat Group** payable at Lucknow Only).

My/our particulars as mentioned below, may be accorded for all references and communications.

1. Applicant(sole/first)-Mr./Mrs./Ms. _____ s/w/d/of _____

Nationality _____

Address (for communication) _____

Address Permanent _____

PIN _____

Telephone No. _____ Fax No. _____ Email _____ Mobile No. _____

Date of Birth _____ Resident Status: Resident Indian/ Non Resident India.

Professional Detail:

Occupation/Business _____ Name of Employer/ Business _____

Address of the Employer/Business _____ Contact No. _____ Annual Income _____

Funding Details:

The purchase consideration shall be paid out of: Own Sources/Savings/Investments Financing from banks/
Financial Institution

Quantum of Loan to be raised Rs. _____

2. Second Applicant-Mr./Mrs./Ms. _____ s/w/d/of _____

Nationality _____

Local Address (if any) _____ PIN _____

Telephone No. _____ Fax No. _____ Email _____ Mobile No. _____

Date of Birth _____ Residential Status: Resident Indian/ Non Resident India.



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Shree Shree Tower, 37/38 Vibhuti Khand,
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Mob No.: 9795222060, 9838771111
E-mail: samratgroup78@gmail.com

CUSTOMER CARE NO. 9721089988

3. Payment Plan : Down Payment Installment

4. Details of Plot to be Purchased

Required Area : _____
Basic Rate Pr. Sq. Ft. : _____
Basic Sale Price : _____
Plot Details : _____
Unit Details : _____
Floor : _____

5. Car Parking Space : Open Covered
6. Club Membership : Yes No
7. Corner facing : Yes No
8. Road facing : Yes No
9. Park facing : Yes No

10. Any other PLC _____

11. Allottee's Income Tax Permanent Account No. (PAN) _____

12. Particulars of the Agent / Dealer

Name _____

Address & Phone No. _____

13. Particulars of the Sales Executive

Name _____

Address & Phone No. _____

DECLARATION

I/we the undersigned (Sole/First and Second Applicant) do declare that the above mentioned particulars/ Informations given by me/us are true and correct and nothing has been concealed therefore.

Date _____

Place _____

Signature of Applicant(s) _____

For Office use only

Application/Allotment

Received by _____

Name _____

Date _____

Accepted _____

Rejected _____

Date _____

Signature _____



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CUSTOMER CARE NO. 9721089988

TERMS & CONDITIONS

1. The intending allottee(s) has /have applied for allotment of a land residential/commercial plot with the full knowledge and subject to all the laws/notifications and rules applicable to his area in general which have been explained by the Company and understood by him/her/them.
2. The intending allottee(s) has/have fully satisfied himself/herself/themselves about the title of the Company in the said land on which the plot will be constructed and has/have understood the obligations in respect thereof and there will be no more investigation objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has/have accepted the plans, designs, specifications which are tentative and kept at the Company's office and agrees that Company may effect such variations, additions, alterations, deletion and modifications therein as it may, in its sole discretion deem appropriate and fit, or as may be done by the competent authority and the intending allottee(s) hereby gives his/her/their consent to such variation/addition/alterations/deletion and modification.
4. The Company shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of plot, change in its number, dimensions, height, size area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her/their replaced without the prior approval of the company, who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible.
6. In case of flat/house/duplex/office the intending allottee(s) agrees that he/ she/ we shall pay the price of the basis of the super area i.e. covered area inclusive of proportionate common area and all other charges as and when demanded. He/she/we also agrees to make all Payments through demand drafts/cheques drawn upon and payable at Lucknow Only.
7. Applicant understands that following additional charges shall be attached to the said space:
 - a. Park Facing /Corner Facing P.C.
 - b. Club membership charges,
 - c. Common Area Maintenance charges (CAM) (for providing common services and facilities in said space)
 - d. Other charges in accordance with the demand raised by the developer from time to time or at the time of offer of possession as the case may be in addition to the basic cost of the plot.
8. The company and the intending allottee(s) hereby agree that the amounts paid with application for booking and in installments as the case may be, to the extent to 15% of the basic of the basic sale price of the plot will collectively constitute the Registration Amount. The Registration Amount shall stand forfeited in case of non-fulfillment of these terms and conditions and those of Allotment Letter /Agreement as also in the event of failure by the intending allottee(s) to sign the Allotment Letter /Agreement within the time allowed by the Company.
9. The time of punctual payment of installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the term of payment and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest @ 16 % p.a. on the delayed payments and the company reserves its right to forfeit the registration amount in event of irregular/delayed payments/non fulfillment of terms of payment and the allotment may be cancelled at the discretion of the Company.
10. The intending allottee(s) agree(s) to reimburse to the Company and to pay on demand all taxes, levies or assessments. Whether levied or leviable in future, on land and/or the building as the case may be, from the date of allotment.
11. The company shall endeavor to give the possession of the intending allottee(s) within committed period subject to force majeure circumstances and on receipt of all payment as per installment plan from the date of booking and on receipt of complete payment of the basic sale price and other charges due and payable up to the date of possession according to the payment plan applicable to him/her/them. The Company on completion of the construction shall issue final call notice to the intending allottee(s). Who shall within 30 days thereof, remit all dues and take possession of the plot, in the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have possession of the allotted plot and shall bear all maintenance charges and other levies on account of the allottee's plot.
12. The intending allottee(s) of the plot shall pay necessary charges including security deposit for maintaining and up keeping of the plot and providing the various services as determined by the company or its nominated agency as and when demanded by the Company or its nominee. This arrangement will be carried out until the societies are handed over to the local bodies. The intending allottee(s) agrees(s) and consents, to this arrangement and will not question the same singly or jointly with other Buyers.
13. The sale Deed shall be executed and get registered in favour of the intending allottee(s) within the completion of development work/construction of the site and after receipt from his/her/them full price and other connected charges. The cost of stamp duty and registration/mutation, documentation charges etc. as applicable will be extra and shall be borne by the intending allottee(s). The intending allottee(s) shall pay, as and when demanded by the Company, Stamp Duty and Registration Charges and all other incidental and legal Expenses for execution and registration of sale deed/mutation of the plot in favor of the intending allottee(s).
14. The intending allottee(s) 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 ND letter about all subsequent changes, if any, in his/he/their address(es); failing which all demand notices and letters posted at the last recorded address will be deemed to have been received by him/their/them at the time when those should ordinarily reach such address the intending allottee(s) shall be responsible for any default in payment and other consequences that from. Any change in the address shall be supported with relevant documentary evidence. In all communications the reference of property booked must be mentioned clearly.
15. The Company shall have the first lien and charge on the said plot for all its dues and the sum payable by the intending allottee(s) to the company.



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16. The allotment of the plot is entirely at the discretion of the company.
17. The intending allottee(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.
18. Any dispute or differences arising out of touching this transaction which may arise between the Company and the allottee during currency or expiry of this transaction, the same shall be settled by mutual consent failing which the matter be referred to the decision of an arbitrator, to be appointed in writing by the parties, or if they cannot agree upon a single arbitrator to the decision of three persons as arbitrators, one to be appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator. The arbitration proceeding shall be governed by the then prevailing rules and provisions of Arbitration and Conciliation Act, 1996.
19. Any dispute or legal proceeding arising out of this transaction shall be subject to jurisdiction of the Courts where property under subject to sale is situated.
20. The intending allottee(s) agree(s) to pay the total basic sale price and other charges of plot as per the payment plan (Down Payment/Installment Plan) opted by him/her/them.
21. The intending allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of cross etc. on the external facade of the building or anywhere on the exterior of the building or common areas.
22. All constructions shall be done according to the drawing, design and layout as prescribed by the company.
23. In case the applicant desires to transfer the booking to another person Rs. 10,000/- shall be made to the company as administrative charges. Second time transfer rate of the sale plot will be Rs 20/- per sq. ft.
24. In any case after paying the booking amount and/or further installments if the applicants(s) want to cancel the booking, the payment shall be refunded after deducting 15% from the amount paid and the payment will be made by the company within 45 working days from the date of Applicant for cancellation.
25. The intending allottee(s) shall also not change color scheme of the outer walls or painting of the exterior side of the doors and window etc. or carry out any change in the exterior elevation or design. This clause is applicable only in cases where the constructed plot is allottee(s).
26. The allottee shall not use the premises for any activity other than the use specified for.
27. In case there are joint intending allottee(s) 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 purpose be considered as received to all the intending allottee(s) and no separate communication shall be necessary to the other named intending allottee(s).
28. The intending allottee(s) has/have agreed to this condition of the company. The intending allottee(s) agree(s) that the sale of the plot is subject to force majeure clause which inter alia include delay in construction and/or handing over the possession on account of non-availability of steel, cement or building materials, or water supply or electric power or slow down in the or due to a dispute with the construction agency employed by the company, civil commotion, or reason of war, or enemy action or earthquake or any act of God, delay in certain decisions/decisions from statutory body, or if non delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or any other reason beyond the control of the aforesaid event the company shall be entitled to reasonable corresponding extension of the time of possession of the said premises on account of force majeure circumstances.
29. The Company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances, beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme.
30. In consequence of the Company abandoning the scheme, the company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever.

DECLARATION

I/We have clearly and fully read and understood the above mentioned terms and condition and agree to abide by them. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the builder Buyer understanding which shall supersede the terms and conditions set out in this application. I/We have sought detailed explanations and clarification from the Developer and the developer has readily provided such explanations and clarification and after giving careful consideration to all facts, terms, conditions and amount thereof fully conscious of my liabilities and obligations including forfeiture of interest & deduction as may be imposed upon me.

Date : _____

Place : _____

Signature(s) of the Intending Allottee(s) Applicant(s)