



APPLICATION FORM

Application Date _____

Name of First Applicant (Mr/Ms/Mrs) _____

Father/Husband/Guardian's Name (Sh.) _____

Date of Birth _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Correspondence Address _____

City _____ Pin Code _____

Telephone No. _____

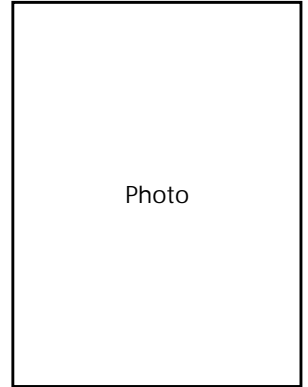
E-Mail _____

Mobile No. _____

Permanent Account Number (PAN) _____

Occupation _____

Company Name _____



Name of Second Applicant (Mr/Ms/Mrs) _____

Father/Husband/Guardian's Name (Sh.) _____

Date of Birth _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Correspondence Address _____

City _____ Pin Code _____

Telephone No. _____

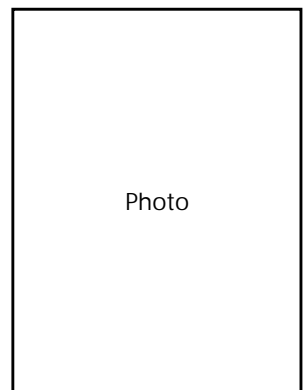
E-Mail _____

Mobile No. _____

Permanent Account Number(PAN) _____

Occupation _____

Company Name _____



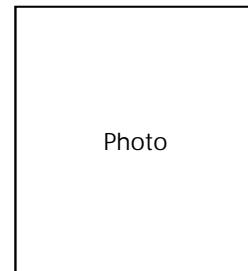
Name of Third Applicant (Mr/Ms/Mrs) _____

Father/Husband/Guardian's Name (Sh.) _____

Date of Birth _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Permanent Account Number _____



In case of NRI (Details of any relative in India) _____

Property Type _____

Apartment No. _____

Payment Plan Opted: Down Payment Construction. Linked

Down Payment Rebate _____ % of BSP

Super Area (app.) _____ Sq. Ft./Sq. Mtr.

Basic Sales Price (Rs.) _____ /-

Car Parking Charges (Rs.) _____ /-

Preferential Location Charges (Rs.) _____ /-

Floor Premium Charges (Rs.) _____ /-

Club Membership Charges (Rs.) _____ /-

Other Charges (Rs.) as per Price List / Payment Plan attached

I/We request that I/we may be allotted one residential Apartment in Housing Project named as "SUSHMA URBANVIEWS", to be developed and constructed by SUSHMA BUILDTECH LIMITED situated at Old Panchkula-Ambala Road, Gazipur, NAC Zirakpur, Tehsil Dera Bassi, Distt. Mohali (Punjab), hereby apply for allotment of a Residential Flat therein.

I/We remit herewith a sum of Rs. _____ (Rupees _____ only) being booking money for allotment of a Residential Flat. The detail of payment made is as below:

CHEQUE / DD No	DATE	DRAWN ON	AMOUNT

DECLARATION: I/We the undersigned do hereby declare that the above mentioned particulars/information given by me/us are true and correct and nothing has been concealed there form.

Signature(s) of Applicant(s)

First Applicant

Second Applicant

Third Applicant

PAYMENT PLAN

DOWN PAYMENTS PLAN - (Discount of 7%)	
1. Booking Amount	10% of Basic Sale Price (BSP)
2. Within 45 days from date of Booking:	85% of BSP + Car Parking + PLC + Club Membership + Additional Charges (if applicable)
3. At the time of possession of Flat:	5% of BSP + Stamp Duty + IFMS + Power Backup + Any other Charges

CONSTRUCTION LINKED PAYMENT PLAN	
1. Booking Amount	10% of Basic Sale Price (BSP)
2. Within 45 days from date of application:	15% of BSP + Preferential Location Charges (PLC if any)
3. On start of foundation	10% of BSP
4. On start of stilt roof slab	10% of BSP + Car Parking
5. On start of 2nd floor roof slab	10% of BSP
6. On start of 4th floor roof slab	10% of BSP + Club Membership
7. On start of 6th floor roof slab	10% of BSP
8. On start of 8th floor roof slab	5% of BSP
9. On start of internal plaster	5% of BSP
10. On start of flooring	5% of BSP
11. On start of finishing work within apartment	5% of BSP + Additional Charges (If applicable)
12. On possession	5% of BSP + Stamp Duty + IFMS + Power Backup + Any Other Charges

Note.

- These installments are the subsequent installments in the above install shall become payable on demand irrespective of the serial order in which they are listed above
- Price indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
- Power backup Rs. 30000/- for 3KW. If additional Load is required, it will be charged for Rs. 15000/- per KW approx.
- Interest Free maintenance security shall be payable extra at the time of notice for possession. Interest Free Maintenance Security(IFMS) @ Rs. 30/- per sq. ft. will be payable by the allottee.
- The company would pay penalty to its customer for any delay in handing over the flat beyond the committed period, as per the terms mentioned in apartment buyers agreement.
- Cost of the stamp duty and registration fee/documentation charges etc. as applicable shall be borne by the intending allottee(s) on actual's.
- Variety of housing Loans from Private / Public Banks.
- Pay order / draft / Cheques to be issued in favour of "Sushma Buildtech Limited" payable at Chandigarh.

Signature(s) of Applicant(s)

First Applicant

Second Applicant

Third Applicant

TERMS & CONDITIONS FOR ALLOTMENT

1. The applicant(s) has applied for allotment of a Residential Apartment with full knowledge of all the laws/notifications and rules applicable to this area in general in the housing complex named as "Sushma Urban Views" is situated at Old Panchkula - Ambala Road, Gazipur, Zirakpur, Tehsil Dera Bassi, Distt. (Punjab)
2. The intending allottee shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company. The calculation of area will be in the hands of the Developer.
3. The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for by him/her out of the options prescribed by the Company. All payments shall be made in favour of "Sushma Buildtech Limited" by cheque/bank draft payable at Chandigarh. Outstation cheques shall not be accepted.
4. The amount paid to the extent of 10% of the basic sale price of the unit shall constitute the Application money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by the intending allottee to sign the Allotment Letter within 30 days of booking.
5. The timely payment of installments shall be of the essence. In case of default the application money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 18% per annum on the amounts in default. All timely payments would fetch a Discount of Rs 10 per Sq Ft. payable at the time of possession.
6. The intending allottee shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.
7. The Company would pay penalty to its customer for any delay in handing over the flat beyond the committed period, as per the terms mentioned in Apartment Buyer's Agreement.
8. The Company on completion of the construction/development shall issue offer of possession to the intending allottee, who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit and shall pay holding charges @ Rs. 5/- per sq ft per month to the company and any other levies on account of the allotted unit.
9. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending allottee agrees and consents to this arrangement.
10. The External Development Charges (EDC), Infrastructure Development Charges (IDC) or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given. EDC/IDC included in BSP but in future, if arise shall be paid by the allottee on pro-rata basis.
11. The conveyance / sale deed shall be executed in favour of the intending allottee on receipt of all payments as due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance / sale deed in favour of the intending allottee.
12. Till the conveyance / sale deed is executed the Company shall continue to be the owner of the project land and also the unit agreed to be allotted.
13. The intending allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/her address.
14. In all communications with the Company the reference of unit booked must be mentioned clearly.
15. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company.
16. The intending allottee making this application with the full knowledge that the Project has already been approved by Chief Town Planner, Punjab and the building plans have been duly sanctioned by the concerned local authority and he confirms herein that the same is fully acceptable to him in all manners.
17. The intending allottee has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the flat/shop/villa/plot (hereinafter referred to as 'unit') will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof.
18. The intending allottee has examined and accepted the plans, designs, specifications of the said Residential Apartment which are tentative and the Company shall have the right to effect suitable and necessary alterations in the layout plan and/ or specifications, as and when required due to any exigencies, technical reasons, site conditions or any other reasons while construction is in progress, which may involve all or any of the changes, such as, change in the position of the said Residential Apartment, increase/decrease in size, change in floor-plan, layout, change in its number etc. However, if there is any increase / decrease in the areas, the differential amount will be adjusted / payable on the pro rata basis.
19. In case there are joint intending allottees, 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 purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.
20. The Company specifically reserves the right to offer the captioned property and/or the buildings and structures being constructed thereon or any part thereof as security to any other credit/financial institution, bank or other person/body, who has or may hereafter advance credit, finance or loans to the Company, and the Applicant/s shall whenever asked for by the Company in this regard, give and grant to the Company, his/her/their/its specific, full, free and unqualified consent and permission for doing the same if so required, and strict compliance of this condition on the part of the Applicant/s shall be of the essence. Failure on the part of the Applicant/s to implement and comply with this essential condition will be treated as a breach of the said Allotment Letter and/or the said Agreement (as the case may be), and the Company shall thereupon be entitled to cancel and terminate the said Allotment Letter and/or the said Agreement (as the case may be).
21. If for any reason(s), the Company is not in a position to allot the said Residential Apartment applied for namely due to any reasons whatsoever beyond the control of the Company, the Company will refund only the amount deposited without any interest and the Company shall not be liable for payment of any compensation on this account whatsoever.
22. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the unit to the intending allottee the Company shall be liable only to refund the amounts received from him/her with interest as mentioned in the Flat Buyer Agreement/Allotment Letter.
23. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Flat Buyer Agreement/Allotment Letter over and above the terms and conditions of allotment as set out in this application and they all supersede these terms & conditions.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid monies thereof. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of 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.

Signature(s) of Applicant(s)

First Applicant

Second Applicant

Third Applicant

FOR OFFICE USE ONLY

Through Agent Yes No

Name of Agent _____

Stamp

Full Booking Amount Received Yes No

Name and Signature of Manager who has made entry in the system _____

Dated _____

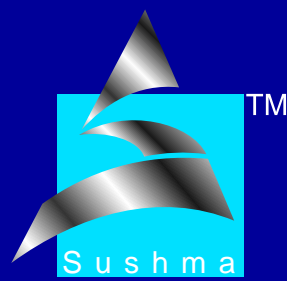
Authorised Signatory

Approved by

CHECKLIST FOR RECEIVING OFFICER

- Booking amount cheques / DD
- Customer's Signature on all pages of the application form and payment plan
- Self attested Copy of PAN Card/ Form 60/ Undertaking
- Self attested Address Proof
- Self attested photographs of applicant, co-applicant
- For Companies: MOA & AOA and Certified true copy of the Board Resolution
- For Partnership Firm: Partnership Deed alongwith authority in favour of Partner to sign application/documents
- For Trust: Trust Deed
- For Foreign Nationals of Indian origin: Documenting evidence in support including Passport photocopy/ Funds from NRE/ FCNR A/c / PIO
For NRI: Passport photocopy & Payment through NRE/ NRO A/c
- Authorization/ POA duly attested where a person is signing the application Form on someone's behalf
- Email ID and Mobile no. of the applicant(s).

RELIABLE AT EVERY STEP



SUSHMA BUILDTECH LIMITED
An ISO 9001 & 14001 Certified Co.

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