



APPLICATION FOR ALLOTMENT OF A FLAT/OFFICE SPACE/SHOP

Photo

To,
ARIN REAL ESTATE PVT. LTD.
Regd. Office : Kalambagh Chowk, Beside Gramin Bank
P.S.- Mithanpura, Distt.- Muzaffarpur - 842001 (Bihar)
Ph.: 91-8252463600
Email : shiv.km_muz@yahoo.co.in

Dear Sir,

I/We request the I/We may be allotted a residential Flat/Office space/shop in our apartment at
I/We agree to sign and execute, as and when desired by the company, the Flat Buyers Agreement on Company's Standard format.
I/We agree to abide the terms and condition of that sole as laid down herein, which have been read and understood by me/us.
I/we remit here with a sum of Rs. (Rupees) Dated : Drawn on
by bank Draft/Cheque No. Bank being the earnest money.

I/We agree to pay further instlement as stipulated / called by the company as per plan I/II/III. My our particular are given below:

- 1 Applicant
S/W/E/O
Address
- 2 Other Applicant
S/W/E/O
Address
- 3 Residential Status : Resident / Non Resident
- 4 Nationality
- 5 Choice of Flat / Office / Shop : Floor No.
super Area
- 6 Income Tax Permanent Account No. 7. Phone / Mobil No.
- 8 Declaration :
I/We the above applicant (s) do hereby declare that the above particulars /information given by me/us are true and correct to the best of my / our knowledge and nothing has been concealed.

Name of Applicant (s)

Signature

Date

Note:

1. Out Station Cheques shall not be acceptead.
2. Cheques and Drafts are to be made in favour of "ARIN REAL ESTATE PVT. LTD." and payable at Muzffarpur Strike out whichever is not applicable.

For office use only.

1. Application accepted/Rejected
2. Details of Flat/Shop : Floor Super Area (Sq. ft)
3. Payment Plan : I/II/III
4. Type of Account :
5. Earnest money received vide M/R No. Date Rs.
(Rupees)
6. Mode of Booking No. of Joint Holders

Date

Authorised Signatory

TERMS AND CONDITION FOR ALLOTMENT OF SPACE/SHOP

1. The intending allottee(s) has applied for the allotment of a flat with the knowledge and subject to all laws, byelaws. Notification and rules applicable to this area. Which have been explained by the company and understood by him/her.
2. The intending Allottee (s) has fully satisfied himself about the interest and title of the Company in the said project and understands all limitations and obligation in respect of it. And there will not be any investigations, or objections by the intending Allottee(s) in this respect.
3. The Company shall have the right to effect suitable and necessary alterations in the layout plan. If any when found necessary, alterations which may involve all or any of the following changes. Namely change in the position of the Flat/Office Space/Shop. Change in the number of the Flat/Office Space/Shop, Change in its boundaries to implement any or all of the above change or otherwise any or all changes. If for any reason the Company is not in a position to allot the Flat applied for, the Company shall be responsible only to consider for any alternative or refund of amount deposited with simple interest at the rate of 10% per annum.
4. The intending Allottee(s) shall not be entitled of his/her nominee(s) substituted in his/her place without the prior approval of the Company. Who may in its sole discretion permit the same of such terms as it may deem fit.
5. Proportionate cost for the provision of statutory requirement of fire fighting installation/equipment and for electric substation installations shall be payable by the intending allottee(s) as and when demanded by the Company.
6. The Intending Allottee (s) agree to pay the total cost for Flat/Office space/shop, Rs. as per payment plan I/II/III given hereunder. It shall be incumbent on the intending allottee(s) to comply with these terms of payment. In case the instalments are delayed the intending allottee(s) shall have to pay the interest on the amount due as follows:
 (a) Upto 1 month's delay from the date of outstanding amount of @ 13% p.a.
 (b) Upto 3 month's delay from the date of outstanding amount of @ 24% p.a.
 Even then if the intending allottee(s) fails to pay the instalments with interest, the Company shall forfeit the earnest money deposited by him/her and the allotment shall stand cancelled and he/she be left with no right or lien on the Flat, the amounts if any paid over and above the earnest money, shall be refunded to the intending Allottee(s) without any interest.
7. The intending allottee(s) of the Flat/Office Space/Shop, shall pay necessary charges for maintaining the various service as determined by the Company until the services are handed over to the local bodies. The amount shall be payable by the Intending Allottee(s) in the manner and as and when demanded by the Company.
8. The sale shall be executed and be registered in favour of the intending Allottee(s) after the Flat has been allotted finally constructed as the site and after receipt from him/her of full cost and other connected charges. Cost of stamps duly and registration charges as applicable will be extra and shall be borne and paid by the intending Allottee(s).
9. The Intending Allottee(s) 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 failing which all demand notices and letters posted at the first registered address and the intending Allottee(s) shall be responsible for any default in Payment and other consequences that might occur there from.
10. The allotment of flats Office Space/Shops in entirety at the discretion of the Company and the Company has a right to reject any offer without assigning any reason there of.
11. Muzaffarpur Courts alone shall have jurisdiction in all matters arising out of and/or concerning this transaction.
12. The cost of the Flat Office Space/Shop does not include the proportionate charges for external electrification, service like connections for electricity, watersewer, fire fighting equipment, and also the spaces provided for covered car parking etc. which shall be charged extra from the buyers.
13. The cost of the Flat/Office Space/Shop, is subject to escalation dependent upon indices followed by CPWD from time to time. The allottee shall be bound to pay the escalated sale price. The allottee fully understand that the present terms and conditions do not represent the fully comprehensive terms on which the Flat/Office Space/Shop, is being allotted to him/her. The full terms and conditions shall be finalised at the time of execution of Allotment Agreement. The said Allotment Agreement shall have precedence over the Terms and Condition, mentioned here in.
14. The intending allottee(s) have read and fully understood the above mentioned terms and conditions and agree to abide by the same.