

Pearls Residency

Application for Allotment of a Residential Flat at Pearls Residency, Sector-109, Mohali

To,
Pearls Infrastructure Projects Ltd.
2nd Floor, 'A' Wing, Statesman House,

Barakhamba Road, Connaught Place,
New Delhi-110001
Tel: 011-43545454, Fax: 011-43545455

*Please paste
your recent
photograph*

*Please paste
your recent
photograph*

Dear Sir,

I/We am/are interested to book a residential flat in the group housing residential complex "**PEARLS RESIDENCY**" being developed by M/s. PACL India Limited (hereinafter referred to as the "Promoter") at Village Raipur Kalan/Sector-109, Mohali, Punjab and marketed by M/s. Pearls Infrastructure Projects Ltd. (hereinafter referred to as the "Company").

I/We the undersigned request that a residential Flat may be allotted to me/us as per the Promoter's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by the Promoter or on its behalf by the Company hereinabove.

I / We further agree to sign and execute any necessary agreement as and when desired by the you on the Promoter's standard format. I /We have, in the meantime signed the salient terms and conditions of registration/sale attached to this application form.

I /We remit herewith a sum of Rs. _____ (Rupees _____
_____) by Bank Draft / Cheque No.
_____ Dated _____ drawn on _____ Bank
payable at Delhi as part of earnest money.

(All drafts and cheques to be made in favour of "**PEARLS RESIDENCY ESCROW A/c**" payable at New Delhi/Mohali)

I / We agree to pay all installments of sale consideration and other charges as stipulated / called for by the Promoter or on its behalf by the company.

My /our particulars as mentioned below may be recorded for reference and communication.

1. Applicant (Sole / First)
S/W/D of Nationality
PAN No.
Permanent Address
..... Pin Code

--	--	--	--	--	--

Telephone No. Fax No.
Email Mobile
Local Address (for communication)
..... Pin Code.....
Telephone No. Fax No.
Residential Status: Resident Indian Non Resident Indian

SIGNATURE OF THE APPLICANT

2. Second Applicant Name
S/W/D of Nationality
PAN No.
Permanent Address
..... Pin Code

--	--	--	--	--	--	--

Telephone No. Fax No.
Email Mobile
Local Address (for communication)
..... Pin Code.....
Telephone No. Fax No.
Residential Status: Resident Indian Non Resident Indian

3. Third Applicant Name
S/W/D of Nationality
PAN No.
Permanent Address
..... Pin Code

--	--	--	--	--	--	--

Telephone No. Fax No.
Email Mobile
Local Address (for communication)
..... Pin Code.....
Telephone No. Fax No.
Residential Status: Resident Indian Non Resident Indian

4. Details of Flat purchased
Residential Flat Number _____
Area (Square Feet) _____
Basic Rate per Square Feet _____
Basic Sale Price (Rs.) _____
Payment Plan Opted _____
Preferential Location Charges _____
Compulsory Car Parking (Rs.) _____
Interest Free Maintenance Security (IFMS) _____
External Electrification Charges (EEC) _____
Fire Fighting Charges (FFC) & Electrical Connection _____
Charges (ECC) _____
External Development Charges (EDC) _____
Infrastructure Development Charges (IDC) _____
Other Charges _____

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

I/We agree to pay the further Installments as per Payment schedule opted by the Intending Allottee(s).

SIGNATURE OF THE APPLICANT

I/We am/are bound by all the usual terms and conditions laid out by the Promoter for entering into a Sale transaction /agreement to sell of the aforementioned space which have been duly read / understood by me/us and I/We further agree to sign the same at any time as when desired by the Promoter/Company.

Yours faithfully,

Name of the Agent

Signature of the Applicant(s)

Stamp & Signature

Date : _____

PAN No. of the Agent _____

Place _____

FOR OFFICE USE ONLY

Application accepted from Mr./Ms/M/s. _____ through _____ for the Residential Flat No. _____ in Block No. _____ at _____ with area of _____ (Sq.ft.)/ _____ (Sq.mts) Super Area @ Rs. _____ along with additional Charges hereinabove mentioned and to be paid as per agreement.

TERMS & CONDITIONS FOR ALLOTMENT

- 1) The Intending Allottee(s) has applied for allotment of a residential flat with full knowledge and subject to all the laws /notifications and rules applicable to this area in general and this group housing project in particular which have been explained by the Promoter and understood by him/her.
- 2) The Pearls Infrastructure Projects Ltd.,(hereinafter referred to as the Company) has been duly authorized by the Promoter under an arrangement/agreement with the Promoter to register booking, make allotment, enter into an agreement to sale, to conduct marketing/sale of saleable spaces of the referred township "Pearls Residency" and to issue service of processes and other assurances for and on behalf of the Promoter.
- 3). That Intending Allottee(s) agrees that unless and until 10 % of the cost of the flat is paid, no allotment shall be done.
- 4) That in case of cancellation of the flat by the Intending Allottee(s), earnest money equivalent 10% of basic cost shall be forfeited. Any amount over and above the earnest money shall be refunded back to the Intending Allottee only after the sale of above said Flat/Unit.
- 5) That the Intending Allottee(s) confirms that on the basis of this application, there is no deemed allotment unless allotment is confirmed by the Promoter or on their behalf by the company in writing through their duly authorised signatory.
- 6) That the Intending Allottee(s) further understands that timely payment of installments as per applicable payment plan, is the essence of the transaction and is fully aware of consequences on account of non-payment thereof within stipulated time.
- 7) That the Intending Allottee(s) agrees that the payment mentioned above would be made by him on due date without any demand or notices from the Promoter or on their behalf by the Company.

SIGNATURE OF THE APPLICANT

- 8.) That the Intending Allottee(s) further agrees to pay the balance amount in accordance with the usual installment plan of the Promoter.(Attached with this application form and duly signed by the Intending Allottee(s).)
- 9.) That upon acceptance of application, the intending Allottee(s) shall be required to sign Flat Buyers Agreement in the Promoter's prescribed format, within 30 days from the date of its dispatch by the Promoter or on their behalf by the Company, failing which the Promoter shall have every right to cancel allotment and forfeit the Earnest Money and allot/sell said flat to anyone else or to use it for any purpose it may deem appropriate.
- 10) That the Intending Allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the Company's offices and agrees that Promoter may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending Allottee(s) hereby gives his/her consent to such variation/ addition / alteration / deletion and modification.
- 11) The Intending Allottee(s) hereby agrees to pay additionally as preferential location charges (PLC) for preferential location as described in this application and in a manner and within the time as stated in the payment plan. However, the Intending Allottee(s) has specifically agreed that if due to any change in the lay-out/building plan, the said flat ceases to be in preferential location, the Promoter shall be liable to refund only the amount of preferential location charges paid by the Intending Allottee(s) and such refund shall be adjusted in the last installment as stated in the payment plan. If due to change in layout/building plan, the flat becomes preferentially located, then the Intending Allottee(s) shall be liable and agrees to pay as demanded by the Promoter or on their behalf by the company, additional preferential location charges as stated in the payment plan.
- 12) The Promoter and the Intending Allottee(s) hereby agrees that the amounts paid with the application for booking and in installments as the case may be, to the extent of 10 % of the basic sale price of the flat will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non-fulfillment of these terms and conditions and this transaction as also in the event of failure by the Intending Allottee(s) to sign Agreement within the time allowed by the Promoter or in its behalf by the Company.
- 13). That 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 terms of payment and other terms and conditions of sale, failing which the Intending Allottee(s) shall have to pay interest on the delayed payments and the Promoter reserves its right to forfeit the earnest money in event of irregular / delayed payments / non fulfillment of terms of payment and the allotment may be cancelled at the discretion of the Promoter.
- 14) The Intending Allottee(s) agrees to reimburse to the Promoter and to pay on demand all taxes, levies or assessments or other outgoings of similar nature whether levied now or leviable in future, on land and / or the building as the case may be, from the date of allotment.
- 15) 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. The Courts at Delhi alone shall have jurisdiction in all matters arising out of / touching and /or concerning this transaction.
- 16) Intending Allottee(s) agrees that if for any reason, the Promoter is unable to allot the flat applied for, no claim of any nature monetary or otherwise would be by the Allottee except that the advance money paid by the Allottee, shall be refunded back to them.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

I/We further agree to sign the agreement as and when desired by the Promoter/company.

Date_____

SIGNATURE OF THE APPLICANT

Place_____

