



Adarsh Buildestate Ltd

Ist Floor, 3 B/C Gandhi Nagar, Jammu-180004

Ph.: 0191-2458951/52, Fax : 0191-2458953

Email:jammu@abl.in, Web : www.abl.in

0700

REGISTRATION/ALLOTMENT FORM

Project Name _____

Address _____

APPLICANT PROFILE

1. Applicant (Sole/First).....

S/W/D of Shri.....

Address.....

.....Pin Code

D.O.B.:-.....Permanent Account No.....

Passport No.....

E-mail.....Mobile.....

Telephone No. (R).....(O).....Fax.....

Address (for Correspondence) if any.....

.....Pin Code

Affix your latest photograph here

2. Co Applicant / Second App.....

S/W/D of Shri.....

Address.....

.....Pin Code

D.O.B.:-.....Permanent Account No.....

Passport No.....

E-mail.....Mobile.....

Telephone No. (R).....(O).....Fax.....

Affix your latest photograph here

APPLICANT'S UNIT BOOKING REQUISITION

Residential/Commercial

Size Preferred:.....sq.ft.

Unit No.

Floor

Unit Type.....

Payment Plan Sought : *Construction Linked *Down Payment *Others

Registration Money Details : (Cash) Rs..... & (Cheque) Rs.....

Cheque/Pay Order/DD No.....Dated.....Drawn on.....

Total Amount (Rs.):.....

DECLARATION

I/We hereby declare that I/We have fully understood the enclosed terms and conditions and agree to fully abide by the same. I/We further declare that the information given in the registration form is true & correct to the best of my/our knowledge and nothing material has been concealed there from.

Date.....

Signature of Applicants

FOR OFFICE USE ONLY

Registration Docket No.Referred by:

Registration Form Processed by (Name of the executive):

Registration Money Rs.: Receipt No./Date

TERMS AND CONDITIONS

- (a) The allotment of the unit in the Project shall be made strictly at the sole discretion of the Promoters.
- (b) Application for registration may be rejected by the promoters without assigning any reasons therefore and without any prior intimation to the intending allottee.
- (c) If the unit applied at the first preference by the intending allottee is not available or promoters are otherwise unable to allot that Unit to the intending allottee in such a case other suitable residential/commercial unit shall be allotted subject to availability or the registration amount will be refunded without any interest.
- (d) After allotment of unit to successful intending allottee. He/she shall be liable to make payment of booking amount as per payment plan obtained by her/him. Timely payment of installments shall

be the essence of the allotment. It shall be incumbent on the intending allottee to comply with the terms of the payment, failing which the intending allottee shall be liable to pay penal interest @ 18% P. A. In case any installment is delayed beyond the period of two months then the promoter shall be at the liberty to terminate the booking and in such an event the advance given by the intending allottee shall be returned after forfeiting an amount which is equivalent to 10% of the basic sale value of the said plot/unit.

INFORMATION:-

- (a) The intending allottee has applied for the registration for allotment of Unit with full knowledge and subject to all laws, notifications and rules applicable to this area, which have been explained by the Promoters and understood by the intending allottee.
- (b) The intending allottee has inspected the title documents of the land and has also inspected proposed maps and is fully satisfied about the same. However, the developer shall have the right to effect suitable and necessary alterations in the building plan, if and when found necessary, which may involve change in size and location of residential/commercial unit booked or any other changes in the building plans. If there is any increase/decrease in the areas of allotted residential/commercial unit then the revised basic sale value of the said plot/unit will be applicable at the original rate at which residential/commercial unit was booked for sale.

MODE OF PAYMENT

All payment shall be made either through cash or cheque/bank draft/pay order payable at Jammu in the name of "Adarsh Buildestate Ltd.". Cheque/bank draft/pay order shall be subject to clearance. Outstation cheque shall not be accepted.

JOINT APPLICATION

Joint application by more than one intending allottee shall be acceptable to the promoter.

CORRESPONDENCE

All correspondence shall be made at the address given in the application form until the same is changed and duly informed to the office of the promotor

ADDITIONAL CHARGES

- (a) Preferential location charges as per applicable rates shall be charged by the promotor over and above the basic rate if any.
- (b) The basic sale value includes cost of unit only. All other charges shall be paid and borne additionally by the intending allottee.
- (c) Sinking fund, maintenance, security etc. as may be decided by the promoter and all other JDA/JMC charges shall be paid and borne by the intending allottee in addition to the basic sale value of the residential/commercial unit.

DUTIES & TAXES

- (a) All taxes (incl. service taxes) levies, duties whether belonging to the Central Government, State Government or Local body leviable in future or present on the residential/commercial unit allotted at Group Housing / Commercial Project shall be borne by the intending Allottee(s).
- b) Stamp duty and registration charges in respect of the documents of the residential/commercial unit allotted to the intending allottee shall be paid and borne by the intending allottee.
- (c) All the relevant rules and regulations, notifications of the Govt. or any other statutory body which are presently applicable or which may be applicable in future shall also be binding on the allottee.

TRANSFER

The intending Allottee(s) shall be entitled to get the name of his/her/its nominee(s) substituted in his/her/ its place with the prior approval of the promoters, who may in its sole discretion permit the same, on such conditions as it may deem fit. However, such transfers shall entail administrative charges as and when prescribed by the promoters.

MAINTENANCE OF COMMON AREAS

The promoters and/or its nominees shall have unfettered right to evolve and determine any mechanism whatsoever from time to time for maintenance of common amenities and services of the project inclusive of house keeping, security, electricity/water supply and club house facilities etc. at its discretion without assigning any reason to the purchasers or the occupiers of various residential/commercial unit of the group housing scheme. The intending allottee shall be liable to pay maintenance charges as may be determined by the developers time and again.

DISPUTES & ARBITRATION

In respect of any dispute arising between the parties relating to this application form on any matter whatsoever, the same shall be settled in accordance with the provisions of the Indian Arbitration & Reconciliation Act 1996 and the statutory modifications thereof through the sole arbitrator appointed by the promoter in this behalf. The venue of the arbitration shall be at Jammu. The courts at Jammu shall have exclusive jurisdiction to entertain the disputes between the parties hereto.

DECLARATION

I/We hereby declare that I/We have fully understood all the terms and conditions given overleaf and agree to fully abide by the same.

I/We further declare that the information in the application form is true & correct to the best of my/our knowledge and nothing material has been concealed.

Place :.....

Date :.....

.....

Signature of the Intending Allottee

FOR OFFICE USE ONLY

Application No. **0700**

1. Application Accepted/Rejected
2. Residential/Commercial.....
3. Details of unit allotted
 - (i) Unit number.....
 - Type.....Floor.....
 - Super Builtup Area..... Sq. ft, Builtup Area.....
 - Basic Selling Price.....
4. Car Parking Spaces :.....Number.....
5. Club membership.....
6. Gas Bank Charges.....
7. Electrification Charges.....
8. Corpus Fund (Interest free Maintenance Security).....
9. Other Charges.....
10. Total Value.....
11. Payment Plan : Down payment Construction Linked Plan
12. Amount received at the time of booking vide Cash/Draft/Cheque No.....
Dated.....Rs.....(in words Rupees.....
.....) Drawn on.....
Receipt No.....Dated.....
13. Booking by
Name of Associate / Employee.....

Dated.....

Place.....

Manager

(Sales & Marketing)