

# APPLICATION FORM



*Florence Park*

New Chandigarh

## APPLICATION FORM



Date \_\_\_\_\_

**M/s. AMBIKA REALCON PRIVATE LIMITED**

SCO 64-65, 2<sup>ND</sup> FLOOR,  
SECTOR-17A, CHANDIGARH.

Dear Sir,

I/we \_\_\_\_\_ (Individual / Corporate / Proprietorship / Partnership Firm/ HUF / Others, Specify \_\_\_\_\_), undersigned, have examined the tentative plan of Residential Apartment in Residential cum Commercial Project named as "**FLORENCE PARK**", **New Chandigarh** approved by GMADA, Govt. of Punjab vide License No. 26/2016 situated on a plot of land at revenue estate of Village Dhode Majra, Sector 14, New Chandigarh and hereby apply for allotment of a Residential Apartment therein, being developed and constructed under lawful arrangements by **M/s. Ambika Realcon Private Limited** (Corporate Identification No. U70109DL2006PTC150201 (herein referred to as "**Company**") hereby apply for allotment of a Residential Apartment therein.

I shall abide by the basic terms and conditions attached to this application form and also agree to sign and execute, as and when desired by the Company, the Allotment Letter or the Buyer's Agreement on the Company's standard format contents whereof have been read and understood by me/us and I/we agree to abide by them. I/we shall accept the specifications of the Residential Apartment and shall pay Basic Sale Price, Preferential Location Charges (PLC), Club Charges, Other Additional Cost, Government Levies, Maintenance Deposit, applicable Stamp Duty etc. as and when demanded by the company.

I/we hereby remit a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) vide Bank Draft/ RTGS / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ being booking money for allotment of Residential Apartment.

I/we clearly understand that this application does not constitute an agreement to sale and I/we do not become entitled to the provisional and/or final allotment of Residential Apartment notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Buyer's Agreement, the allotment shall become final and binding upon the company. If, however, I/we cancel this application or I/we fail to sign/execute and return Buyer's Agreement within thirty (30) days from its dispatch by the company then the company may at its discretion treat my/our application as cancelled and the earnest money paid by me/us shall stand forfeited.

I/we further agree to pay the installments and additional charges/cost as per the Payment Plan (opted by me/us), as shown in the Price List and/or as stipulated/ demanded by the Company, failing which the application/ allotment will be cancelled and the booking/earnest money along with interest, if any shall be forfeited by the company. My/our particulars are given at the next page(s):

Signature of Applicant(s)

X

X

## Applicant's Particulars

*\*To be filled in BLOCK LETTERS*

**SOLE / FIRST APPLICANT DETAILS** *(Leave a Space Blank between two consecutive words)*

<b>Customer Name:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">First Name</td> <td style="width: 60%;"></td> <td style="width: 25%; text-align: center;">Middle Name</td> </tr> <tr> <td style="text-align: center;">Last name</td> <td colspan="2"></td> </tr> </table>	First Name		Middle Name	Last name			Affix a Recent Colored Passport Size Photograph of the Applicant and Sign Across it.		
First Name		Middle Name								
Last name										
<b>S/o, W/o, D/o, C/o:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">First Name</td> <td style="width: 60%;"></td> <td style="width: 25%; text-align: center;">Middle name</td> </tr> <tr> <td style="text-align: center;">Last Name</td> <td colspan="2"></td> </tr> </table>	First Name		Middle name	Last Name					
First Name		Middle name								
Last Name										
<b>DOB/DOI:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">D</td><td style="width: 5%; text-align: center;">D</td> <td style="width: 5%; text-align: center;">M</td><td style="width: 5%; text-align: center;">M</td> <td style="width: 5%; text-align: center;">Y</td><td style="width: 5%; text-align: center;">Y</td> <td style="width: 5%; text-align: center;">Y</td><td style="width: 5%; text-align: center;">Y</td> </tr> </table>	D	D	M	M	Y	Y	Y	Y	<b>Gender: Male / Female</b>
D	D	M	M	Y	Y	Y	Y			
<b>Profession:</b>	<table border="1" style="width: 100%; height: 20px;"></table>									
<b>Designation:</b>	<table border="1" style="width: 100%; height: 20px;"></table>									
<b>Company/ Firm Name</b>	<table border="1" style="width: 100%; height: 20px;"></table>									
<b>PAN*</b>	<table border="1" style="width: 100%; height: 20px;"></table>									

<b>Phone No (Residence):</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">AREA CODE</td> <td style="width: 90%;"></td> </tr> </table>	AREA CODE		<b>Office No.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">AREA CODE</td> <td style="width: 90%;"></td> </tr> </table>	AREA CODE	
AREA CODE							
AREA CODE							
<b>Mobile No.:</b>	<table border="1" style="width: 100%; height: 20px;"></table>						
<b>Email ID:</b>	<table border="1" style="width: 100%; height: 20px;"></table>						

<b>Permanent Address:</b>	<table border="1" style="width: 100%; height: 20px;"></table>		
	<table border="1" style="width: 100%; height: 20px;"></table>	<b>City</b>	<table border="1" style="width: 100%; height: 20px;"></table>
<b>State</b>	<table border="1" style="width: 100%; height: 20px;"></table>	<b>PIN</b>	<table border="1" style="width: 100%; height: 20px;"></table>
		<b>Country</b>	<table border="1" style="width: 100%; height: 20px;"></table>
<b>Office Address:</b>	<table border="1" style="width: 100%; height: 20px;"></table>		
	<table border="1" style="width: 100%; height: 20px;"></table>	<b>City</b>	<table border="1" style="width: 100%; height: 20px;"></table>
<b>State</b>	<table border="1" style="width: 100%; height: 20px;"></table>	<b>PIN</b>	<table border="1" style="width: 100%; height: 20px;"></table>
		<b>Country</b>	<table border="1" style="width: 100%; height: 20px;"></table>
<b>Correspondence Address:</b>	<table border="1" style="width: 100%; height: 20px;"></table>		
	<table border="1" style="width: 100%; height: 20px;"></table>	<b>City</b>	<table border="1" style="width: 100%; height: 20px;"></table>
<b>State</b>	<table border="1" style="width: 100%; height: 20px;"></table>	<b>PIN</b>	<table border="1" style="width: 100%; height: 20px;"></table>
		<b>Country</b>	<table border="1" style="width: 100%; height: 20px;"></table>

*Kindly (X) the Relevant Box*

**Residential Status:**    Resident     Non Resident     Person of Indian Origin     Foreign National

**Marital Status:**    Married     Unmarried

Date:

Place:

*\*Self Attested copy of PAN Card to be attached mandatorily*

Signature of First Applicant

**CO- APPLICANT DETAILS** (Leave a Space Blank between two consecutive words)

**Customer Name:**  First Name  Middle Name   
 Last name

**S/o, W/o, D/o, C/o:**  First Name  Middle name   
 Last Name

**DOB/DOI:**  D  D  M  M  Y  Y  Y  Y **Gender: Male / Female**

**Profession:**

**Designation:**

**Company/ Firm Name**

**PAN\***

Affix a Recent Colored Passport Size Photograph of the Applicant and Sign Across it.

**Relationship with the First Applicant:**

**Phone No (Residence):**  AREA CODE  NUMBER  **Office No.**  AREA CODE

**Mobile No.:**  **Fax No.**

**Email ID:**

**Permanent Address:**

**City**

**State**  **PIN**  **Country**

**Office Address:**

**City**

**State**  **PIN**  **Country**

**Correspondence Address:**

**City**

**State**  **PIN**  **Country**

Kindly (X) the Relevant Box

**Residential Status:** Resident  Non Resident  Person of Indian Origin  Foreign National

**Marital Status:** Married  Unmarried

Date:

Place:

\*Self Attested Copy of PAN Card to be attached mandatorily

Signature of Second /Co-Applicant

**DETAILS OF RESIDENTIAL APARTMENT:**

Residential Apartment No.: \_\_\_\_\_ Tower \_\_\_\_\_ Block \_\_\_\_\_

Total Super Area: Sq. Fts. \_\_\_\_\_ Sq. Mtrs. \_\_\_\_\_

**DETAILS OF PRICING:****(Amount in Rs.)**

A. Basic Sale Price (BSP) : Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sq. Ft./Sq. Mtr.

## B. Additional Cost :

(i) Club Rs. \_\_\_\_\_

(ii) Power Backup Installation cost Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ per KVA for \_\_\_\_\_ KVA

(iii) Car Parking (Covered) Rs. \_\_\_\_\_ for \_\_\_\_\_ Nos. @ \_\_\_\_\_ per No.

(Open) Rs. \_\_\_\_\_ for \_\_\_\_\_ Nos. @ \_\_\_\_\_ per No.

(iv) EEC &amp; FFEC Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sq. Ft./Sq. Mtr.

(v) Other Cost \_\_\_\_\_ Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sq. Ft. / Sq. Mtr.

C. Interest Bearing Maintenance Security Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sq. Ft./Sq. Mtr.

## D. Preferential Location Charges (PLC) :

(i) Floor PLC Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sft./Sq. Mtr.

(ii) Garden / Club Facing Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sft./Sq. Mtr.

(iii) Any Other \_\_\_\_\_ Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sft./Sq. Mtr.

E. EDC, Road Cess &amp; Social Infra (Govt. Levy) Rs. \_\_\_\_\_ @ Rs. \_\_\_\_\_ Per Sft./Sq. Mtr.

F. Any Other Cost Rs. \_\_\_\_\_

Total Amount (A+B+C+D+E+F) (in Figures) Rs. \_\_\_\_\_ (in Words) \_\_\_\_\_

Mode of Booking: a.  Direct b.  Associate

If Booking through Associate :

Name of the Associate \_\_\_\_\_ Associate Stamp &amp; Signature

Signature of Applicant(s) X

X

**DECLARATION**

I/we do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. I/we shall be liable and responsible for cancellation of booked Apartment by the Company, if the enclosed document/ information are found to be forged or faked. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Allotment Letter/Buyer's Agreement, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/we undertake to inform the Company of any change in my/our address or in any other particular/ information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/ us. I/we have applied for the allotment of the aforesaid Apartment through my/our aforesaid associate/channel partner and I/we shall be liable and responsible for any action/inaction of aforesaid associate in respect of aforesaid Apartment, and shall not hold the Company responsible for the same. My/our application for booking may be considered on specific undertaking that, whenever I/we surrender/transfer/assign the booking or allotment right of the aforesaid Apartment then I/we shall provide NOC from my/our aforesaid associate.

Further, if the total sale consideration of the said Apartment is Rs. 50 Lacs or more, then I hereby agree/ undertake to deduct and deposit of TDS @ 1% against each and every payment to the Company in compliance of provision of Section 194 (1A) of the Income Tax Act, 1961.

**Name of the Applicant(s)**

1. \_\_\_\_\_

2. \_\_\_\_\_

**Signature of the Applicant(s)**

1. \_\_\_\_\_

2. \_\_\_\_\_

**Note: i) All Cheque/ Drafts to be made in favor of "AMBIKA REALCON PRIVATE LIMITED" payable at par only.**

**CHECKLIST**

- **Application Form is completely filled with photographs and duly signed by the Applicant(s)**
- **Signatures have been made by the Applicant(s)**
- **Cheque for booking amount is in proper name and duly signed and dated**
- **Self-attested copies of PAN card of all applicants are attached with the form**
- **Self-attested copy of Address Proof and other relevant documents are attached with the form**

**Remarks (if any):**

.....  
.....  
.....

.....  
**Booked By**

.....  
**Checked By**

.....  
**Approved By**

## Terms & Conditions

1. I/we am/are willfully and voluntarily through this pre-printed Application Form supplied by the Company after understanding and agreeing to the terms and conditions mentioned herein applying for allotment of a Residential Apartment in Housing cum Commercial Project named as "**FLORENCE PARK**", **New Chandigarh approved by GMADA, Govt. of Punjab vide license no. 26/2016** situated on a plot of land in the revenue estate of Village Dhode Majra, Sector 14, New Chandigarh ("**said Project**"), under lawful arrangement by M/s. Ambika Realcon Private Limited having its Corporate Office at SCO 64-65, 2<sup>nd</sup> Floor, Sector-17A, New Chandigarh – 160017 and registered office address at 190B, Garuda Apartments, SFS Flats, Mayur Vihar Phase-I, Corporate Identification No. U70109DL2006PTC150201 and PAN AAHCA4772H (hereinafter referred to as the "**Company**").
2. Notwithstanding anything contained herein in this Application, I/we understand that my/our Application will be considered as valid and proper only upon realization of the amount tendered along with this Application.
3. I/we agree that the allotment of the said Residential Apartment shall be provisional and shall be confirmed on the issuance of Letter of Allotment or on signing of Buyer's Agreement on the Company's standard format which has been read and understood by me/us.
4. Before applying for allotment of Residential Apartment, I/we have verified the terms/ conditions of provisional allotment and price of the said Residential Apartment with other Developers in the vicinity and have fully satisfied myself/ourselves about the terms, conditions, price of the said Residential Apartment and nature of rights, title, interest of the Company in the said Project, which is to be developed/ constructed by the Company as per prevailing byelaws/guidelines of the Town & Country Planning Department, Government of Punjab, Punjab Urban Development Authority (PUDA), Greater Mohali Area Development Authority (GMADA) or any other concerned authority (hereinafter referred to as "**said Authority**") and subsequent amendments thereof and has further understood all limitations and obligations in respect thereof. I/we further agree to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by said Authority and/or other Concerned Authorities in this regard to the Company.
5. I/we acknowledge that I/We have all information & clarifications as required by me/us and that I/we have not unduly relied upon and is not influenced by any architect plans, sales plans, sale brochures, artistic plans, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by the Company, its selling agents/ channel partners or otherwise including but not limited to any representations relating to description or physical condition and usage of the Project and the said Residential Apartment (including the size and dimensions and any other physical characteristics thereof), services to be provided by the Company, estimated facilities/amenities to be made available to me/us or any other data except as specifically represented in this the Application and that I/we have relied solely on my/our own judgment and investigation(s) for applying for allotment of the said Residential Apartment .
6. I/we hereby agree and understand that the area of Residential Apartment provided herein & subsequently in Allotment Letter/ Buyer(s) Agreement are purely tentative and subject to approval from the Sanctioning Authority or Architect or Structural Engineers of the Company and I/we hereby give my/our consent for change (decrease/ increase) in the area of the said Residential Apartment, change in its dimension, size, location, number, boundaries etc. The final size, location, number, boundaries etc. shall be confirmed by the Company on completion of development of the Project. In case of increase in the area of the said Residential Apartment, to the extent of 5% of super area, I/we shall pay for the increase in area at the rate of booking of the said Residential Apartment. In case of decrease of the allotted area of the said Residential Apartment , the amount received in excess over and above the total cost of the said Residential Apartment based on the changed area, shall be refunded / adjusted (as may be) by the Company to the me/us without my/our protest and demur and without any interest thereon.
7. I/we have examined the plans, designs and specifications of the Residential Apartment and have agreed that the Company shall apply for revision of the plan or usage of the Residential Apartment or may affect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be done by any competent authority. The necessary changes/ alterations may involve change in position/ location, including change in dimensions, area or number etc. of the Residential Apartment.
8. I/we have specifically agreed that if due to any change in the layout, the said Residential Apartment ceases to be preferentially located, the Company shall refund/ adjust the amount of preferential location charges paid by me/us in the last installment as shown in the payment plan.
9. I/we hereby agree that in order to ensure/ guarantee the fulfillment of all obligations including payment of total sale consideration of the said Residential Apartment in timely manner as per Payment plan opted by me/us as well as for all compliance of all terms and conditions as contained in this Application Form by me/us, the Company shall treat 15% of sale consideration amount as earnest money out of the amount(s) paid/ payable by me/us for the said Residential Apartment allotted to me/us.
10. It is clarified by the Company and agreed by the me/us that the basic selling price of the said Residential Apartment does not include the cost towards Electric Meter, Power back-up, Club, Car Parking, Preferential Location Charges, External Electrification, Fire Fighting Equipment, External Development Charges, Road Cess, Infrastructural Development Charges etc. (if applicable), Service Tax, GST, VAT & other Govt. levy and other administrative cost and expenses, if any, which shall be payable by me/us in addition to the price of the said Residential Apartment. I/we hereby agree that I/we shall pay the amount on demand, to the Company as determined by the payment plan opted by me/us.

- (i) I/we understand and agree with the payment plan opted by me/us and I/we further agree that timely payment of installments of basic cost and allied/ additional cost, PLC, IBMS, Govt. levy, Service Tax, GST, VAT, etc. pertaining to the said Residential Apartment is the essence of the terms of the booking. I/we agree to make all payments within time as per the terms of Schedule of Payments as attached herewith and I/we agree that the Company is under no obligation to send demand/ reminders for payments. If I/we fail/ default in making payment of due amount within stipulated period or my/our tendered cheque or draft got dishonored by my/our banker, then the Company shall have rights mentioned herein below:
- (a) to keep on abeyance/ suspension of the booking or cancel the allotment of the said Residential Apartment;
  - (b) to forfeit/deduct the earnest money together with interest on installments due but unpaid and interest on delayed payments;
  - (c) to re-allocate the provisional allotment of the said Residential Apartment which includes change in area and location of the said Residential Apartment .
- (ii) If the Company opts to exercise the rights mentioned in sub-clause (a) and (b) as above, then the balance amount shall be refundable to me/us without any interest, after the said Residential Apartment is allotted to some other intending Allottee (s) and after compliance of certain formalities by the Allottee(s).
- (iii) If the Company opts to exercise the rights mentioned in sub-clause (c) as above and as a result thereof, there are any changes in dimension, size etc. of the said Residential Apartment, then the price towards increase/decrease of re-allotted Residential Apartment shall be dealt (paid/adjusted) in a manner decided by the Company.
- (iv) The Company in its absolute discretion may condone the delay of due payment(s) for 1 (one) month, from the due date of payment by charging penal interest @ 12% p.a. from the due date of payment. The payment plan is annexed herewith.
- (v) Further, I/we confirm that I/we am/are aware of the applicability of Govt. levies, all Taxes, Value Added Tax (VAT), GST, Service Tax and surcharges levied on the Residential Apartments under construction, I/we hereby agrees to pay to the Company, Govt. levies, Taxes, Value Added Tax (VAT) and its surcharge etc. as applicable with retrospective effect or in future in proportion to the super area of my/ our Residential Apartment to the total super area of all the Residential Apartment s in the said Project as determined by the Company. In case of failure of such Govt. levies, Taxes, VAT, and Charges as demanded by Company on or before the due date, I/we hereby authorizes the Company to adjust IBMS against such defaults. Whenever due to such adjustment, the IBMS Deposit falls short of the aforesaid sum, and then I/we hereby undertake to make good the resultant shortfall within fifteen days of demand by the Company. Further, If such Govt. levies, Taxes, VAT, and its surcharges etc. are levied (including with retrospective effect) after the conveyance deed has been executed then such Taxes and Charges shall be treated as unpaid sale price of the said Residential Apartment and the Company shall have the first charge/lien on the said Residential Apartment for recovery of such charges from the me/us.
11. I/we hereby agree that in case of cancellation of booking of the said Residential Apartment , I/we shall submit 'No Objection Certificate' from the concerned associate, if any, in this regard.
12. I/we agree to make all payments within time in terms of schedule of payments as mentioned in the Payment Plan and/or as may be demanded by the Company from time to time without any reminders from the Company through demand drafts/ cheques drawn upon scheduled banks in favor of "**Ambika Realcon Private Limited**" payable at par at Chandigarh/New Delhi.
13. I/we further agree that in case I/we make any payment towards the said Residential Apartment from any third party account, then I/we shall ensure that there would be no claim by such third party in the said Residential Apartment against the payment made from third party account and I/we further agree that the Company shall not be liable or responsible for any inter-se transaction between such third party and me/us in any manner whatsoever. In the event, I/we make any payment through any third party account then I/we hereby agree to submit a declaration signed by such third party to the Company and upon receipt of such declaration from the third party and realization of payment, the Company shall proceed to issue receipt of such payment made by me/us from third party account.
14. I/we agree that the offer for allotment of the said Residential Apartment and subsequent confirmation thereof (upon fulfillment of the conditions of the Allotment) shall be subject to the permissions granted by Punjab Urban Development Authority (PUDA) or any other competent authority, and the usage of the said Residential Apartment and construction thereon by the applicant shall be subject to approval of plan of the said Residential Apartment by the Competent Authority as per zoning conditions, rules and regulations of Directorate of Town & Country Planning, Government of Punjab, Punjab Urban Development Authority (PUDA), Greater Mohali Area Development Authority (GMADA) or any other competent authority and shall also be subject to the restrictions as may be imposed by the Competent Authorities which shall include the norms pertaining to the covered area, ground coverage and area for common usages in the said Residential Apartment.
15. Assignment of allotment of the Residential Apartment by the applicant shall be permissible at the discretion of the Company on payment of such administrative cost as may be fixed by the Company from time to time. Provided however, that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment. I/we hereby clearly agree and understand that the revised development period of the said Residential Apartment, as provided by the Company on such assignment, shall be reckoned with effect from the date of assignment of allotment right in the said Residential Apartment in favor of my/ our Assignee(s).



16. All statutory charges, taxes, Cess, service tax and other levies demanded or imposed by the concerned authorities shall be payable proportionately by me/us from the date of booking as per demand raised by the Company. Notwithstanding anything contains contrary hereinabove, I/we hereby understand that Service tax (If applicable) shall be payable in accordance with his opted payment plan for payment of sale consideration of the said Residential Apartment. If I/we fail to disburse the installment along with applicable Service tax of the sale consideration of the said Residential Apartment in timely manner, in such eventuality, the unpaid service tax shall be construed as unpaid sale consideration of the said Residential Apartment and Applicant shall be liable to pay the due installments along with due service tax along with interest calculated @15 % per month (or, as applicable) with penalty, if any.
17. I/we have NRI/ PIO status or if I/we am/are foreign national(s) then I/we shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. I/we agree that the Company will not be liable in any manner on such account.
18. The Company shall have the first lien and charge on the said Residential Apartment for all its dues and other sums payable by the applicant to the Company. Loans from financial institutions to finance the said Residential Apartment may be availed by me/us. However, availability of Loan/approval of the Project by the Financial Institution is not the pre-requisite/condition precedent of the allotment of the said Residential Apartment and I/we hereby agree to pay the sale consideration of the aforesaid Residential Apartment according to opted Payment Plan, irrespective of availability of finance from any Financial Institution. Further if any particular Institution/ Bank refuse to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
19. In case the Company is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Company shall refund the amount paid by the applicant, without interest, upon compliance of necessary formalities by me/us.
20. The Company shall endeavor to give possession of the Residential Apartment to the applicant with in a period of 36 (Thirty Six) months from the date of signing of Buyer's agreement, subject to force majeure circumstance and reasons beyond the control of the Company with a reasonable extension of time for possession subject to making of timely payment of installments to the Company by me/us. In addition to the time period of 36 months, the Company shall have a grace period of 6 (six) months.
21. I/we shall before taking possession of the Residential Apartment, must clear all the dues towards the Residential Apartment and have the Conveyance Deed for the said Residential Apartment executed in my/our favor by the Company after paying applicable stamp duty, registration fee and other legal charges/ expenses.
22. I/we shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/ financial institution. However, such charge, if created, shall be got vacated before handing over possession of the Residential Apartment to me/us.
23. I/we shall get my/our complete correspondence address and e-mail ID registered with the Company at the time of booking and it shall be my/our responsibility to inform the Company through letter by Registered A.D. about all subsequent changes in my/our address and e-mail ID, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by me/us at the time when those should ordinarily reach at such address and I/we shall be responsible for any default in making payment and other consequences that might occur there from. I/we hereby agree that the Company shall not be liable/ responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Company.
24. To settle any confusion regarding any matter herein or anything being not covered/ clarified herein, it is agreed by me/us that reference shall be made to the detailed terms of the Allotment Letter/ Buyer's Agreement, the terms whereof have been seen, read and understood/accepted by me/us. It is specifically agreed by me/us that upon execution, if any ambiguity is apparent on its face, on such contingency the terms and condition of the Allotment Letter/Buyers Agreement shall supersede over the terms and conditions as set forth in this Application Form. However, I/we shall be bound by the terms and conditions incorporated under this Application Form till the execution of the Allotment Letter/Buyer(s) agreement in this regard.
25. In case there are joint applicants, all communications shall be sent by the Company to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
26. All or any disputes arising out of or touching upon or in relation to the terms of this Application Form (subsequent allotment of Residential Apartment) including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through process of Arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 and/or any statutory amendments/ modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Delhi/ New Delhi. Subject to Arbitration as referred above, the Courts at Delhi and SAS Nagar shall have exclusive jurisdiction in case of any dispute.

Signature of Applicant(s)

X

X

**DECLARATION**

I/we declare that the above terms and conditions have been read/ understood and the same are acceptable to me/us. I/we gave sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Applications Form and paid the booking amount for allotment. I/We further undertake and assure the Company that in the event of rejection of my/our application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/ us as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien under this Application or against any Residential Apartment in relation to the said Residential Apartment. If any other Persons has signed this Application Form on behalf my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution etc. Further, I/we do hereby agree and confirm that the Company may sent SMSes or make calls to me/us to our landline/Mobile Number given in the Application Form with regard to any promotion, events, new launch of Projects, start of existing Projects, reminder of any payment or any other suitable information from time to time and I/we shall have no objection to the same. I/we do hereby further undertake not to make any complaint against the Company even if our given landline/Mobile Number is registered under National Do Not Call Category and National Consumer Preference Registry (NCPR).

**Name of Applicant (s)**

---

---

**Signature of Applicant(s)**

---

---

**PAYMENT PLANS - "FLORENCE PARK"**  
**Construction Linked Payment Plan (CLP)**

Particulars	Instalments
At the time of Booking	Rs. 2 Lacs for 2BHK, Rs 3 Lacs for 3 BHK
Within 30 days of Booking	10% of BSP less booking amount
On Start of Construction	10% of BSP
On Casting of Basement Slab	5% of BSP + 25% of Additional Charges
On Casting of First Floor Roof Slab	5% of BSP
On Casting of Fourth Floor Roof Slab	5% of BSP + 25% of Additional Charges
On Casting of Seventh Floor Roof Slab	5% of BSP
On Casting of Tenth Floor Roof Slab	5% of BSP + 50% of EDC, Road Cess & Social Infra + 50% of PLC, if any
On Casting of Fourteenth Floor Roof Slab	5% of BSP
On Casting of Top Floor Roof Slab	5% of BSP + 50% of PLC, if any.
On Completion of Internal Plaster	10% of BSP
On Completion of External Plaster	10% of BSP
On Completion of Internal Flooring	10% of BSP
On Completion of Services	10% of Sale Price + 50% of EDC, Road Cess & Social Infra + 100% of IBMS
On Intimation of Possession	5% of BSP + 50% of Additional Charges + Other Charges, if any.

**Lumpsum Payment Plan (LPP) with 10% Discount on BSP & EDC**

Particulars	Instalments
At the time of Booking	Rs. 2 Lacs for 2BHK, Rs 3 Lacs for 3 BHK
Within 30 days of Booking	10% of Discounted BSP less booking amount
Within 90 days of Booking	85% of Discounted BSP + 50% of Additional Charges + 100% of PLC and 100% of Discounted EDC, Road Cess & Social Infra
On Casting of Basement Slab	5% of Discounted BSP + 50% of Additional Charges + Other Charges if Any

**Flexi Payment Plan (FPP) with 5% Discount on BSP & EDC**

Particulars	Instalments
At the time of Booking	Rs. 2 Lacs for 2BHK, Rs 3 Lacs for 3 BHK
Within 30 days of Booking	10% of Discounted BSP less booking amount
Within 90 days of Booking	40% of Discounted BSP + 50% of Additional Charges + 50% of PLC and 50% of Discounted EDC, Road Cess & Social Infra
On Start of Construction	5% of Discounted BSP
On Casting of Basement Slab	2.5% of Discounted BSP
On Casting of First Floor Roof Slab	2.5% of Discounted BSP
On Casting of Fourth Floor Roof Slab	2.5% of Discounted BSP
On Casting of Seventh Floor Roof Slab	2.5% of Discounted BSP
On Casting of Tenth Floor Roof Slab	2.5% of Discounted BSP + 25% of EDC, Road Cess & Social Infra + 25% of PLC, if any
On Casting of Fourteenth Floor Roof Slab	2.5% of Discounted BSP
On Casting of Top Floor Roof Slab	5% of Discounted BSP + 25% of PLC, if any.
On Completion of Internal Plaster	5% of Discounted BSP
On Completion of External Plaster	5% of Discounted BSP
On Completion of Internal Flooring	5% of Discounted BSP
On Completion of Services	5% of Discounted BSP + 25% of EDC, Road Cess & Social Infra + 100% of IBMS
On Intimation of Possession	5% of Discounted BSP + 50% of Additional Charges + Other Charges, if any.

**NOTE:**

- Notwithstanding the stages of event mentioned in Construction Linked Payment Plan, the Company may change the sequence of construction events to speed-up the development of the Unit and shall demand for payment for that stage of construction from the Applicant and the Applicant hereby agrees to pay the same as per demand.
- If the total sale consideration of the said Residential Apartment is Rs.50 Lacs or more, then the Applicant shall deduct and deposit TDS @ 1% against each and every payment to the Company in compliance with the provision of Section 194 (1A) of the Income Tax Act, 1961.
- Applicable Service Tax is payable along with each installment.

Signature of Applicant(s)

X

X



**Ambika Realcon Private Limited**

SCO 64 & 65, 2nd Floor, Sector 17A, Chandigarh - 160017

Phone : 0172-5001110 | Mob. : +91 7527 000 918 | 7527 000 919