

APPLICATION FORM

Ref no.: {COMPANY_SHORTNAME}/{REFERENCE_NUM}

Dated: {APPLICATION_DATED}

To,

M/s { LAKEPOINT BUILDERS PVT LTD },
{SITE_ADDRESS}

Dear Sir/ Madam,

I/We request that I/We may be provisionally allotted a unit **{Clover Villa}** hereinafter referred to as **{PROJECT_TYPE}** in your project named **HOUSE OF HIRANANDANI** at {Devanhalli}, {Bangalore } to be developed and constructed by M/s. **LAKEPOINT BUILDERS PVT LTD }** (hereinafter referred to as **{COMPANY_SHORTNAME}** or **Company**) on the land situated at {LOCATION}, {CITY_NAME}.

I/We hereby remit a sum of Rs. {BOOKING_AMOUNT} * (Rupees{AMOUNT_IN_WORDS} only) * Excluding VAT, Service Tax, Swachh Bharat Cess(SBC) and Krishi Kalyan Cess (KKC) vide Cheque No(s)/DD/RTGS {CHEQUE_NO} dated{CHEQUE_NO_DATED} drawn on {BANK_NAME} bank {BRANCH_NAME} branch being the Booking Amount/Part Earnest Amount towards Allotment of the said **{PROJECT_TYPE}** at {LOCATION}, {CITY_NAME}.

I/We have clearly understood that this Application does not constitute an Agreement for Sale/Allotment and I/We do not become entitled to the provisional and/or final allotment of a {PROJECT_TYPE} notwithstanding the fact that the Company has issued a receipt in acknowledgement of the money tendered with this Application. It is only after I/We sign and execute the Agreement and agree to abide by the terms and conditions laid down therein that the allotment shall become final and binding.

I/We acknowledge the receipt of the draft copy of the Agreements handed over by the Company on the day of tendering this Application

I/We have clearly understood the terms and conditions of this Application including those relating to payment plan laid down herein below.

- a. I/We shall along with this Application deposit part Earnest Amount/Booking Amount
- b. I/We shall be given 10 days time to read and thoroughly understand the contents and clauses of the Agreements.{PAGE_BREAK}
- c. On completion of the 10th (Tenth) day, from the date of booking I/We shall remit a cheque in the name of the Company as desired towards franking charges of the Agreements.
- d. On franking of the Agreements, I/We agree that I/We shall make the payment * as per the Payment plan given in this Application form and that only on payment of the full amount * of the Unit Cost and Other Charges (total Agreement value) by me/us to the Company as per the payment plan, I/We are entitled for possession of the{PROJECT_TYPE}.* Excluding VAT, Service Tax, Swachh Bharat Cess (SBC) and Krishi Kalyan Cess(KKC) which shall be paid separately along with the instalment amounts as per the rate applicable.
- d. I/We agree that on payment of the {PAYMENT_PERCENTAGE}% of the Unit cost the Company will execute Agreements with me/us.

- e. I/We agree to abide by the terms and conditions of this Application including those relating to payment plan and other charges, as laid down herein.

I/We understand that the layout plans for the project are {APPROVED_STATUS}

I/We, willingly undertake to enter into this Agreement with the Company to further the purpose and intent to purchase a {PROJECT_TYPE} in the project being developed by the Company. I/We fully understand that the present Application bears the extracts of Standard Terms and Conditions of the Agreement, which shall eventually be entered into between the Company and me/us.

I/We agree that the allotment of {PROJECT_TYPE}, is at the sole discretion of Company and in case the {PROJECT_TYPE} is not allotted to me/us for any reason whatsoever, I/We shall not raise any objection or claim damages or challenge the same in any Court of Law.

I/We agree that in case after going through the Agreements if the conditions and clauses laid down are not acceptable to me, and/or if I/We fail to remit the franking charges as desired by the Company within 10 days (from the date of booking) then my Application shall stand to be cancelled and all the sums/monies paid/deposited by me/us with Company shall be forfeited.

I/We have gone through the above terms and conditions and have understood them and I/We hereby record my/our acceptance thereof.

APPLICABLE IN CASE APPLICANT/CO-APPLICANT(S) IS NRI / POI

I/We hereby declare that and confirm that I/am/We are a Non Resident Indian and I/We shall comply all the statutory compliances as required from time to time under applicable laws/rules and Company shall not be liable for the same in any manner whatsoever. I/We shall keep Company informed about any change in the above status.

I/We hereby declare that and confirm that I/am/We are a Person Of Indian Origin and I/We shall comply all the statutory compliances as required from time to time under applicable laws/rules and Company shall not be liable for the same in any manner whatsoever. I/We shall keep Company informed about any change in the above status.

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GENERAL PARTICULARS (TO BE FILLED IN BLOCK CAPITALS)

1. SOLE / FIRST APPLICANT

- a. Name of the Applicant : {FIRST_APPLICANT_NAME}
Son/Wife/Daughter of : {SWD_FIRST_APPLICANT_NAME}
- b. Gender : {FIRST_APPLICANT_GENDER}
- c. Nationality : {FIRST_APPLICANT_NATIONALITY}
- d. Age : {FIRST_APPLICANT_AGE} years
- e. Date of Birth : {FIRST_APPLICANT_DATE_OF_BIRTH}
- f. Profession : {FIRST_APPLICANT_PROFESSION}

(g) Income Tax PAN No. : {FIRST_APPLICANT_PAN_NUMBER}

(h) Residential Status : {FIRST_APPLICANT_RESIDENTIAL_STATUS}

(i) Passport Number : {FIRST_APPLICANT_PASSPORT_NO}

Issued at : {FIRST_APPLICANT_PASSPORT_ISSUED_AT}

OCI Card Details : : {FIRST_APPLICANT_OCI_CARD_DETAILS}

Valid Up to : {FIRST_APPLICANT_PASSPORT_VALIDITY}

(j) Aadhar Card No. : {FIRST_APPLICANT_AADHAR_CARD_NUMBER}
(k) Permanent Address : {FIRST_APPLICANT_ADDRESS}
(l) Preferred
Correspondence Address
: {FIRST_APPLICANT_CORRESPONDANCE_ADDRESS}
(m) Tel No. : {FIRST_APPLICANT_TELEPHONE_NUMBER}
Mobile No. : {FIRST_APPLICANT_MOBILE}
(n) Office Name & Address : {FIRST_APPLICANT_OFFICE_ADDRESS}
(o) E-mail : {FIRST_APPLICANT_EMAIL}

Note:

- a) A copy of self attested/certified Pan Card of all Applicants to be attached.
- b) In case, PAN is not available, the Customer should apply with Income Tax Authority & ensure to forward the PAN number to Company within 30 days of booking.
- c) In case, already applied for a PAN Card, then the acknowledgement copy needs to be furnished at the time of booking (to be submitted along with the App. Form).

JOINT/SECOND APPLICANT

- (a) Name of the Applicant : {SECOND_APPLICANT_NAME} Son/Wife/Daughter of :
{SWD_SECOND_APPLICANT_NAME}
- (b) Gender : {SECOND_APPLICANT_GENDER}

Nationality : {SECOND_APPLICANT_NATIONALITY}
(d) Age : {SECOND_APPLICANT_AGE} years
(e) Date of Birth : {SECOND_APPLICANT_DATE_OF_BIRTH}
(f) Profession : {SECOND_APPLICANT_PROFESSION}
(g) Income Tax PAN No. : {SECOND_APPLICANT_PAN_NUMBER}
(h) Residential Status : {SECOND_APPLICANT_RESIDENTIAL_STATUS}
(i) Passport Number : {SECOND_APPLICANT_PASSPORT_NUMBER}
Issued at : {SECOND_APPLICANT_PASSPORT_ISSUED_AT}
OCI Card Details : {SECOND_APPLICANT_OCI_CARD_DETAILS}
Valid Up to : {SECOND_APPLICANT_PASSPORT_VALIDITY}
(j) Aadhar Card No. : {SECOND_APPLICANT_ADHAR_CARD_NUMBER}
(k) Permanent Address : {SECOND_APPLICANT_PERMANENT_ADDRESS}
(l) Tel No. : {SECOND_APPLICANT_TELEPHONE_NUMBER}
Mobile No. : {SECOND_APPLICANT_MOBILE}
(m) E-mail : {SECOND_APPLICANT_EMAIL}

3. Power of Attorney (if any) (Enclose copy)

Name: {POWER_OF_ATTORNEY_NAME}
Age: {POWER_OF_ATTORNEY_AGE}
Fathers's/Husband's Name: {ATTORNEY_MIDDLE_NAME}
Address: {ATTORNEY_ADDRESS}
Contact No.: {ATTORNEY_CONTACT_NUMBER}

Email id: {ATTORNEY_EMAIL}

Note: A copy of self attested/ certified Pan Card of all Applicants to be attached.
OR,

3. A) M/s _____, PAN No. _____ a partnership firm duly registered
Under the Indian Partnership Act, through its partner _____, duly authorized by
the remaining partners vide _____ .
OR,

3. B) _____, PAN No. _____ a Hindu Undivided Family (HUF)
through its member duly authorized by the remaining members vide _____ .

OR,

3. C) M/s _____, PAN No. _____ CIN No. _____ Date of Incorporation _____ a Company duly incorporated under the Companies Act, 1956 or Companies Act 2013, and having its Registered Office at _____, through its Director/Authorized Signatory _____, duly authorized vide Board Resolution dated _____ (hereinafter referred to as the Applicant which expression shall mean and include their respective legal heirs, legal; representatives, administrators, executors, successors and assigns.)

4. Funding Sources

{OWN_FUNDS} Own Funds: {HFI_LOAN} HFI Loan **(Tick only one)**

a) **Name of the HFI :** {NAME_OF_HFI}

Address: {HFI_ADDRESS}

b) **Loan File No.:** {LOAN_FILE_NUMBER}

c) **Contact Person:** {CONTACT_PERSON} **Contact No.:** {CONTACT_NUMBER}

5. If Booking through Channel Partner

Name : {CHANNEL_PARTNER_NAME}

Address : {CHANNEL_PARTNER_ADDRESS}

Contact No.: {CHANNEL_PARTNER_CONTACT_NUMBER}

Email id : {CHANNEL_PARTNER_EMAIL}

6. Referral Details

Name : {REFERRAL_NAME}

Address : {REFERRAL_ADDRESS}

Apartment No.: {APARTMENT} **Tower :** {TOWER} **PAN No.:** {PAN_NUMBER}

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DETAILS OF RESIDENTIAL {PROJECT_TYPE}

Customer Name: {FIRST_APPLICANT_NAME}

{SECOND_APPLICANT_NAME}

Type: {PROJECT_TYPE} Project: Saleable area: {BUILTUP_AREA} SqFt. Floor: Parking space(s) Nos.:

{PARKING} Unit No.: Parking Type: {PARKING_TYPE} Escalation Additional Land:

{ADD_LAND_AREA} Terrace Scheme: {SCHEME_NAME} Quotation

The Agreement value of the {PROJECT_TYPE} will be **Rs.**

{AGREEMENT_VALUE}/(Rupees {AGREEMENT_VALUE_IN_WORDS} only)

And details of the payment plan mentioned as under.

PAYMENT PLAN

A. Unit Cost

{AGREEMENT_COST_DETAILS}

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B. Apart from the above, the details of Other Charges are as follows:

{OTHER_CHARGES}

*** The detailed payment plan is specified in both the Agreements i.e Agreement for Sale & Constructions Agreement.**

*** Possession of the said {PROJECT_TYPE} shall be given after 21 days of clearing all dues.**

*** Interest shall be charged @ 12% for delayed payments.**

*** Other charges are payable on possession.**

The above payment plan is excluding Service Tax Charges, VAT, SBC & KKC.

Note:

1. Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "{COMPANY_NAME}" Account No. {ACCOUNT_NUMBER} with {BENEFICIARY_BANK_NAME} having branch at {COMPANY_BRANCH_NAME} payable at {CITY_NAME}.
2. Allotment to NRI and Foreign Nationals of Indian Origin shall be subject to laws of Republic of India.
3. For Non-Residents/Foreign Nationals of Indian Origin, all remittances, acquisition/transfer of the said {PROJECT_TYPE} and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.
4. Person signing the Application form on behalf of other person/firm/Company shall file proper authorization/Power of Attorney.
5. Stamp Duty, Registration Fee for execution and registration of Sale Deed shall be payable by the Applicant before possession.
6. Any liability arising out of Service Tax provision and all other statutory levies applicable in India in respect of the above transaction shall be payable by the Applicant as and when demand raised by the Company.

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TERMS AND CONDITIONS

1. That the Applicant agrees that he/she has applied for the allotment of the said {PROJECT_TYPE} with full knowledge of all the laws/notifications prevalent within the state and rules applicable to the area and has understood all the terms and conditions explained by the Company
2. The allotment of residential {PROJECT_TYPE} is entirely at the discretion of the Company. The allotment of the said {PROJECT_TYPE} shall be confirmed on execution of the Agreements on the Company's format which has been read and understood by the Applicant.
3. That the Applicant has seen and accepted the plans, designs, specifications and the Applicant authorizes the Company to effect suitable and necessary Changes/alterations/modifications in the layout plan/building plans, designs and Specifications as the Company may deem fit or as directed by any competent Authority (ies).
4. The Applicant has fully satisfied himself about the rights, title, and interest of the Company in the said project which will be developed/constructed by the Company as per the prevailing statutory provisions.
5. In case the Applicant fails to pay the amount as per the Payment plan given in this Application form and/or cancels the Application, the Company is entitled to levy cancellation charges (as applicable) from the amounts paid and refund the balance as and when the unit is resold.
6. The Applicant agrees that the amount paid with the Application shall constitute to be part of earnest money and in case, if the Applicant fails to return the signed copy of the Agreements within 10 days from the date of dispatch/handing over of the Original Agreement, then the Application shall stand cancelled and all the sums/monies

paid/deposited by the Applicant shall be forfeited.

7. That it shall be incumbent on the Applicant to comply with the terms/time of payment and or other terms and conditions of the Agreements failing which the allotment shall stand cancelled and the Applicant shall be left with no lien, right, title or any claim of Whatsoever nature in the said {PROJECT_TYPE}. The Company shall thereafter be free to resell and/or deal with the said {PROJECT_TYPE} in any manner whatsoever at its sole discretion. The Company shall have the first lien and charge on the said {PROJECT_TYPE} for all dues payable by the Applicant to the Company.

8. The time of delivery of possession/completion of construction of the {PROJECT_TYPE} as indicated in the Agreements is only tentative and is subject to force majeure which includes delaying completion of the construction for any reason beyond the control of the Company viz. non-availability of any building material, act of war or enemy action, or natural calamities or act of God or a result of any notice, order, rule, notification or order of the court or any other reason beyond the control of the Company or due to any restriction/prohibition imposed by the government. In any of the aforesaid events, the Company shall be entitled to get a reasonable extension of time and the Applicant shall have no right to claim any interest or other compensation.

9. That in case the Company condones any default either in the payment of installments or in respect of other obligations at any particular instance, the same shall not be deemed to be waiver of any stipulations contained in the Agreements.

10. That the Applicant shall inform the Company in writing any change in the mailing address mentioned in the Application made by the Applicant failing which all demands, notices etc. by the Company shall be mailed to the address given in the said Application and deemed to have been received by the Applicant. In case of Joint Applicant, all communication shall be sent to the first named Applicant in their Application.

11. All statutory charges, taxes, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the Applicant from the date of booking as per demand raised by the Company.

12. The loan from financial institution to finance the said {PROJECT_TYPE} may be availed by the Applicant. However, if a particular institution/bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for nonpayment of further installment/dues.

13. The Applicant undertake to abide by and comply with all laws, rules and regulations, terms and conditions applicable/made applicable to the said residential project/{PROJECT_TYPE}.

14. That it shall be the condition of allotment that the use of the {PROJECT_TYPE} shall be residential only and shall not be altered.

15. The Applicant 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.

16. The courts of {CITY_NAME} shall have jurisdiction in case of any dispute.

17. The Applicant and the Joint Applicant declare and affirm that in case of joint allotment failure to pay by anyone shall be deemed as failure to pay by both/all and the Joint Applicant shall be treated as one single person for the purpose of the Application and both (all) shall be liable for the consequences jointly as well as severally.

18. The Specifications/Brands mentioned in the Brochure is for reference purpose only and usage of the same is subject to availability, Company reserves the right to change the same with an equivalent grade/brand available during the time of execution.
19. The dimensions and details provided in the accompanying brochure are approximate and are subject to alteration without notice.
20. The Said {PROJECT_TYPE} is offered on first come first serve basis and is subject to availability.
21. The Company will use the preferred correspondence address for communication with Applicant and the obligation of Company would stand discharged.
22. The Application form signed by the Applicant/s is not transferable.
23. If the cheque issued/paid by the Applicant towards booking amount is dishonored for any reason, then in such an event this Application for Allotment shall automatically stand terminated and cancelled.
24. Transfer charges will be charged as prevailing at the time of transfer of the property.

DECLARATION

1. I/We hereby declare that the above particulars given by me/us are true and correct. Any allotment against this Application is subject to the terms and conditions stated herein.
2. I/We undertake to inform the Company of any change in my/our address or in my 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 letter sent at the recorded addresses by the Company shall be deemed to have been received by me/us. In case any information furnished is found to be incorrect, false or concealed, the Application is liable to be rejected.
3. I/We hereby declare that I/We have read and understood the terms and conditions and all other information/conditions stated in the accompanying Terms & Conditions including consideration of the {PROJECT_TYPE}s and price and payment schedules. By signing this Application form, I/We do hereby solemnly accept and agree to abide by the terms and conditions as stipulated in the Application.

I/We have read and understood the above mentioned terms and conditions and agree to abide by the same. I/We have signed hereto fully conscious of all my liabilities and obligations undertaken by me/us.

Place _____ Date _____

THE BALANCE PAGE IS LEFT INTENTIONALLY BLANK

The Application was generated by
{SALESPERSON_NAME}
Email: {SALESPERSON_EMAIL}
Contact No: {SALESPERSON_PHONE}