

AKR PROPERTIES PRIVATE LIMITED.

Application for Allotment of Plot at Project situated at Sy Nos. 90/1 and 99, Ilthore Village,
Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District
RERA No: - PRM/KA/RERA/...../...../...../.....



Date: _____

Applicant's Details: (Nationality: Resident ☐ NRI ☐ PIO ☐)

Name: _____

Age: _____ D.O.B: _____ PAN: _____

S/o, D/o, W/o: _____

Co-Applicant Details: (Nationality: Resident ☐ NRI ☐ PIO ☐)

Name: _____

Age: _____ D.O.B: _____ PAN: _____

S/o, D/o, W/o: _____

Address for Correspondence: _____

Telephone No. _____ Mobile No: _____

Email ID: _____

Company Name & Address: _____

Photograph

Photograph

PLOT ALLOTMENT & COST DETAILS

Plot/Site No.	Area (sft.)	Rate per sft. (Rs.)	Sale Value (Rs.)	Booking Amount (Rs.)

Refer Cost Sheet for other charges and payment schedule. Applicants are required to pay the Stamp Duty on Agreement for Sale @ 0.1% of the Agreement value subject to a maximum of Rs. 20,000-00

I/We request you to allot the above mentioned plot to me/us and I/We agree to the terms and conditions of allotment.

Booking Amount: Rs. _____ (Rupees _____

_____) Cheque/Demand Draft Dated _____ Bearing No _____

Drawn on _____ Bank _____ Branch _____ favouring,

"....." – Bank A/c No. "....." IFSC Code:

TERMS AND CONDITIONS

1. **AKR PROPERTIES PVT LTD (AKR)** reserves the right of allotment and / or confirmation of allotment. Acceptance of application does not result in contract until the Agreement for Sale is executed. The price specified here is exclusive to the Plot applied for.
2. By accepting this application along with Booking Amount **AKR** reserves the aforementioned Plot for allotment for a maximum period of 15 days from the date of application, before which the Purchaser is required to enter into an agreement for sale, after payment of balance amount of 15% on sale consideration, along with Stamp Duty for Agreement for Sale. This Application stands cancelled automatically upon the expiry of 30 days and the applicant shall be entitled for refund of the Booking Amount without interest and after deducting 10% Cancellation charge on the Sale Consideration in such an event. Thereafter the Applicant shall not have any claim whatsoever on the Plot or against **AKR** or its associates and **AKR** shall be entitled to allot and sell the same Plot to any other prospective applicant/purchaser on such terms and conditions as **AKR** deems fit and the applicants shall be not entitled for refund.

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3. All other payments/charges as Per Cost Sheet shall be paid in the manner and time indicated as per the attached cost sheet. Any new or additional tax, increase in the current rate of taxes shall result in variation of price.
4. Stamp duty and Registration fees shall be paid by the Applicant at the time of Registration. The Applicant shall pay Khatha charges if applicable. The Applicant is required to comply with all statutory and contractual requirements as mentioned in the Agreement for Sale and Sale Deed to put up construction and **AKR** is not liable for costs or requirement for such compliance.
5. The Plot shall be used for Residential Purpose only for construction of single family dwelling unit and the enjoyment of the Plot is subject to restrictions. **AKR** or Agency appointed by **AKR** shall maintain the common areas and amenities for the initial period of 18 months during which time, until the formation of Association of Plot owners/Co operative Society. After the formation of Association of Plot owners/Co operative Society the said Agency/ Association of Owners/Co operative Society shall be responsible for maintenance of such facilities. The Applicant agrees to become and remain members of such Association/Co operative Society, abide by the rules and regulations and promptly pay the maintenance and other charges to such Association/ Co operative Society. The maintenance charges received by **AKR** from applicant will be utilized for carrying out maintenance of common areas and facilities during the first 18 months. Clubhouse can be used by the residents of the Project, either as tenant or owner subject to payment of member subscription charges.
6. This application and the allotment made is not transferable. Assignment of Agreement in favour of any other family member of the Applicant (father, mother, wife, husband, son and daughter) is permitted without fee. However transfer to third parties shall be permitted after payment to **AKR** the full sale consideration and an assignment fee Rs...../- plus applicable tax per square foot is applicable.
7. No oral or written communication, representations or statements made by any person contrary to what is stated herein shall bind **AKR**. The Applicant is aware that conditions contained herein along with the terms of the Agreement for Sale shall form part of the Contract between the Applicant and **AKR**.
8. All payments shall be made only through Cheques/Demand Drafts/Bank Transfer as indicated in the Application and all instruments are subject to realization. The date of actual credit and not instrument will be considered for calculating interest on delayed payments. Collection charges if any shall be borne by the Applicant.
9. Construction is permitted only after handing over possession of plot and registration of Sale Deed.
10. **AKR** reserves the right to increase the area of the development "....." and the Applicant shall have no objections to the same. Minor changes in the actual site depending on physical conditions of the land may occur while forming the layout and sale consideration is payable only on the actual site area. **AKR** is not liable for any compensation on this account.
11. All disputes relating to / arising out of this Application are subject to the exclusive jurisdiction of Courts at Bangalore.
12. TDS: In accordance with provisions of Section 194-IA of the Income Tax Act, 1961, the purchaser is required to withhold 1% of the consideration and remit the same into the Government account. After you have paid the 1% TDS, please arrange to send us the duly signed Form 16B.

DECLARATION

I/We _____ have read the terms and conditions regarding the purchase of the Plot at I/We agree to abide by the terms contained herein. I/we do hereby declare that the information furnished above is true and correct. I/We are aware that the allotment made is subject to confirmation.

Date: _____

Applicant 1- _____

Applicant 2 : _____

Source of Booking: _____ Sales Representative: _____

Finance and Accounts : _____ Legal: _____

Note: All Taxes, duties, levies and charges are calculated as applicable on the date of Booking and are subject to variation by the Governments. All roads, park and open spaces within the layout have been relinquished to the sanctioning authorities and their use is subject to applicable rules from time to time. All pictorial representations in the Sales brochures and advertisements are conceptual only and actual development may vary as per site conditions and requirements.