

Application No. \_\_\_\_\_

Date \_\_\_\_\_

To  
 RICH INFRA INDIA LIMITED  
 SCO 144-145, 3rd Floor, Sector 34-A, Chandigarh

Dear Sir/Mam,

I/We ("the Applicant") request for the Allotment of a plot at \_\_\_\_\_, Category \_\_\_\_\_, Super Area (sq.ft./sq. yd.) \_\_\_\_\_ Dimensions \_\_\_\_\_ Plot No. \_\_\_\_\_ being developed at \_\_\_\_\_ State \_\_\_\_\_

I / We undertake to obey / follow all terms and conditions as specified by the Company from time to time for allotment of the said Premises. In the event that the Premises is allotted to me/us by the Company, I/we agree to make further payment of the sale price and other charges/due and payable in accordance with the payment plan which has been fully explained to me/us by the Company and have been read and understood by me/us. I/We further agree to sign / execute the necessary document(s), affidavits including Buyers Agreement and such other documents or papers as may be required and accept all terms and conditions specified therein. I/we, in the meantime, have signed and agreed to abide by the indicative terms and conditions of sale of the Premises attached to this Application.

I/We remit herewith a sum of Rs.(in figures) \_\_\_\_\_ only by Cash / Demand Draft / Cheque / PO No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ (Bank and Branch) in favour of "RICH INFRA INDIA LIMITED" payable at Chandigarh.

I / We further understand and agree that allotment of said Premises is at sole discretion of the Company. I/We enclose herein my/our general particulars and undertaking as required by the Company.

PARTICULARS	DETAILS	AMOUNT (Rs.)
A. Basic Sales Price (BSP)	@ Rs. _____ per Sq. ft.	
B. Preferential Location Charge (if any)	@ Rs. _____ per Sq. ft.	
C. Additional Charges		
i. Power Backup installation charges KVA _____	@ Rs. _____ Per KVA	
ii. Club Membership Charges	@ Rs. _____	
iii. IFMS	@ Rs. _____	
iv. EDC	@ Rs. _____	
v. Service Tax (Applicable as per Norms)	@ Rs. _____	
D. Others (If any)	@ Rs. _____	
<b>Total (A+B+C+D)</b>		

**Payment Plan Option :**  Down Payment Plan     Development Linked Payment Plan /Regular Payment Plan

**Term of Payment :** \_\_\_\_\_ Year(s) / Months.

**Model of booking :**  Direct  Dealer  Employee  Advertisement

Name of Dealer / Employee \_\_\_\_\_ Code \_\_\_\_\_ Location \_\_\_\_\_

\_\_\_\_\_  
 Signature (s) of First/Sole Applicant  
 Full Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ Place: \_\_\_\_\_

\_\_\_\_\_  
 Signature (s) of Second Applicant  
 Full Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ Place: \_\_\_\_\_

**GENERAL PARTICULARS**

**First Applicant**



Mr. /Mrs. /Ms.: \_\_\_\_\_  
Son/Wife/Daughter of: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Profession: \_\_\_\_\_  
Nationality: \_\_\_\_\_  
Passport No.: (compulsory in case of NRI) \_\_\_\_\_  
Correspondence Address: \_\_\_\_\_

Permanent Address: (Please attach proof, self attested)  
\_\_\_\_\_

Official Address: (Please attach proof, self attested)  
\_\_\_\_\_

Residential Status: Resident Indian / Non Resident Indian/ Foreign Resident of Indian Origin  
Tel. Res.: \_\_\_\_\_ Office: \_\_\_\_\_ Mobile: \_\_\_\_\_  
Fax. No.: \_\_\_\_\_ E-Mail ID: \_\_\_\_\_

Income Tax Permanent Account Number: (Please attach proof, self attested)  
\_\_\_\_\_

**Second Applicant**



Mr. /Mrs. /Ms.: \_\_\_\_\_  
Son/Wife/Daughter of: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Profession: \_\_\_\_\_  
Nationality: \_\_\_\_\_  
Passport No.: (compulsory in case of NRI) \_\_\_\_\_  
Correspondence Address: \_\_\_\_\_

Permanent Address: (Please attach proof, self attested)  
\_\_\_\_\_

Official Address: (Please attach proof, self attested)  
\_\_\_\_\_

Residential Status: Resident Indian / Non Resident Indian/ Foreign Resident of Indian Origin  
Tel. Res.: \_\_\_\_\_ Office: \_\_\_\_\_ Mobile: \_\_\_\_\_  
Fax. No.: \_\_\_\_\_ E-Mail ID: \_\_\_\_\_

Income Tax Permanent Account Number: (Please attach proof, self attested)  
\_\_\_\_\_

**UNDERTAKING**

I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and no part of it is false and nothing has been concealed there from. I / We undertake to abide by my / our promise in to and perform the obligations and the terms referred herein. Any allotment against this Application is subject to the terms and conditions attached to this Application form and that of the Allotment Letter and Buyer's Agreement, the term and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), legal representatives, successors 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 letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

\_\_\_\_\_  
**(Signature of First/Sole Applicant)**

\_\_\_\_\_  
**(Signature of Second Applicant, if any)**

\_\_\_\_\_  
**Name of the First/Sole Applicant**

\_\_\_\_\_  
**Name of the Second Applicant**

I / We understand that the allotment shall be subject to the laws of Republic of India. I further understand and agree that compliance of the provisions of Foreign Exchange Management Act, 1999 (FEMA), the rules and regulations framed thereunder and any other law that may be applicable from time to time to remittances, acquisition/ transfer of said Premises, shall be my/our sole responsibility.

\_\_\_\_\_  
**Signature of First/Sole Applicant**

\_\_\_\_\_  
**(Signature of Second Applicant, if any)**

\_\_\_\_\_  
**Name of the First/Sole Applicant**

\_\_\_\_\_  
**Name of the Second Applicant**

**Notes:**

- (i) Please attach attested copy of the proof of address, as applicable Voter Id Card / Passport /Driving License/PAN Card / Latest Annual Return (ITR)/ Electricity Bill/Telephone Bill.
- (ii) Attach list of Directors / Partners / Members of Governing or Management Body duly certified and signed by all the Directors / Partners / Members of Governing/Management Body.
- (iii) Please attach notarized copy of Power of Attorney (signed by at least two Partners/members of the Management Body except in favour of whom the POA is issued); or certified copy of resolution passed by the Board of Directors to be signed by a Director or the Company Secretary not being the Director or person who has signed the application).
- (iv) In case the Applicant is a HUF, no authority letter required in case the Application is signed by the Karta of the HUF.

**FOR OFFICE USE ONLY**

1. Application form: ACCEPTED / REJECTED: Approval Ref. No. \_\_\_\_\_
2. UNIT APPLIED FOR: Category \_\_\_\_\_, Unit No. \_\_\_\_\_, Super Area (sq. ft. / sq. yd.) \_\_\_\_\_  
Dimensions \_\_\_\_\_
3. PAYMENT DETAILS: Cash/Cheque/DD / PO No. \_\_\_\_\_ Dated: \_\_\_\_\_ for Rs. \_\_\_\_\_  
\_\_\_\_\_ Only
- Drawn on \_\_\_\_\_ (Bank and Branch)
4. Acknowledgment / Receipt No.: \_\_\_\_\_ Dated : \_\_\_\_\_
5. Remarks: \_\_\_\_\_

**TERMS & CONDITIONS: FOR BOOKING OF PLOT (s) at \_\_\_\_\_.**

1. Applicant(s) have acquired full knowledge of the land, title and statutory permissions of the Company regarding Project / plot and is/are applying after having acquired full knowledge of the laws, notification, rules and regulation applicable to the Land / Project and undertakes that Applicant(s) shall abide by all laws, bye laws notification and rules.
2. Applicant(s) have perused the payment plan so opted and specification of the Plot(s) and have clearly understood the same.
3. If applicant wishes to withdraw the application before or after the offer of allotment, the withdrawal shall be subject to the deduction of 50% of the registration deposit Booking /Paid.
4. That, the basic sale price shall not include External Development Charges (EDC), Power Back up Charges, Preferential location Charges(PLC),Club Membership Charges, Maintenance Charges, IFMS Charges, Value Added Tax (VAT), Service Tax or such other taxes, levies and /or charges present as well as future along with any enhancement imposed or levied by the state or any competent authorities. All such taxes, levies and /or charges shall be payable by the applicant in addition to the basic sale price.
5. That the timely and due payment, as per the payment plan ,being the essence of the allotment is a precondition of the allotment, In the event of delay in making timely payment interest @24% p.a. Shall be charged on the delay till its realization. In case of delay in payment of installment, the company shall have the right to adjust the amount received from the Applicant(s) first towards the interest and other Sums, if any, due from the Applicant(s) and the balance, if any, towards the sale Consideration. If delay in payment exceeds forty five days from the due date, the allotment shall be cancelled, with no notice of the same, to the applicant. The applicant shall be entitled to the refund of all such money paid till then as part sale amount subject to deduction of 50% of the total sale paid amount and the interest payable as aforesaid.
6. The Applicant(s) may transfer/get the name of his/her nominee substituted in his/her place with prior approval of Company. The Company may permit such substitution on such terms and condition as it may deem appropriate in the interest of the Company, on payment of transfer charges decided by the company at the time of transfer/nomination .
7. Applicant(s) shall from time to time within prescribed time sign all application, papers, documents, agreements and other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Company may require in allocation of the Plot(s).
8. The allotment shall be Provisional till the entire sale consideration is paid in full and the applicant shall not claim any rights/title and interest in the plot till such time.
9. It is the duty of the Applicant(s) to intimate his correspondence address & Contact number when ever changed, failing to which all communications shall be deemed to be complete if made at the last known addresses.
10. The company shall, in case of more than one Applicant, intimate only the first Applicant so mentioned in this form.
11. In case of any dispute or difference arising out of or touching upon or in relation to the terms of this application including the interpretation and validity of the terms thereof then the same shall be resolved through mutual understating . In case the parties fail to resolve the same within 30 days of communication of such dispute by the party raising the dispute, the same shall be referred to arbitration of a sole Arbitrator who shall act as per the provision of Indian Arbitration & Conciliation Act, 1996 as amended from time to time. Both the parties also agree that the person designated for appointing the sole arbitrator shall be Chief Executive Officer of the Company. The parties also agree that venue of the arbitration shall be at Chandigarh and subject to the exclusive Jurisdiction of the Chandigarh courts only.
12. That allotment made to the Allottee(s) is provisional, and the Company shall have the right to effect suitable alterations, if and when found necessary. Such alterations may include reasonable change in the area, layout plan, block, number or direction of the Premises. That the opinion of Company's architects on such changes will be final and binding on the Allottee(s). To implement any such change, and if consider necessary, a supplementary document, may be executed with the Allottee(s). Further, if there is any increase/decrease in the Area of the Premises revised price will be payable/adjustable at the original rate at which the Premises has been booked for allotment. In case any additional amount payable by the Allottee(s) is not paid to the Company within the specified time, the allotment/cancellation of Plot(s) along with the forfeit amount shall be at Company's discretion.
13. That the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities and installations of the complex, more specifically described in the Maintenance Agreement, which may be tripartite agreement executed with the nominated maintenance agency. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the Premises.
14. The Applicant(s) 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 intending allottee(s) shall be treated as one single person for the purpose of this application and both/ all shall be liable for the consequences jointly as well as severally.
15. That the seller shall have the right to effect alteration in the layout plan of the Township/project, including the layout plan of the set Plot(s), as and when considered by the seller to be expedient or necessary or as may be required/directed by the Respective Governing Authority.  
**Alteration may inter-alia including all or any of the following changes, namely:-**
  - a) Change in the position of Plot (s) including the set Plot (s) ;
  - b) Change in the numbering of Plot (s) including the set Plot (s) ;
  - c) Change in the boundaries including the Preferential Location if any of Plot (s) including the set Plot (s) ;
  - d) Change in the dimension or area of Plot(s) including set Plot (s) .
16. In the event of any increase or decrease in the agreed area of the set Plot (s) , the revised price will be applicable as decided by the Company further if due to change in layout plan of Township / Project or on account of any other alteration, any Preferential Located Plot(s) ceases to be so located, then the seller will be liable for the refund of ("PLC"). However due to change in the layout plan of Township / Project or on account of any further alterations, any Plot (s) becomes preferentially located, then the seller will be entitled to recover such Preferential Location Charges from the purchaser(s) of the said Plot (s) which amount shall be payable within 15 days of the receipt of the demand letter raised by the seller. The seller shall not be liable to pay any compensation of whatsoever nature in such an eventuality.
17. IN case of non-delivery of project due to any unavoidable reason/acquisition by Government or Governing Authority/change in norms, laws etc.
  - a) The Customer can opt for another Plot in nearby area.
  - b) The Customer can opt for refund of money @ 8% per annum S.I. (Payable only after 3 years of full payment received by the Company).
  - c) The Customer can opt for refund of money @ 16% per annum S.I. (Payable only after 6 years of full payment received by the Company).
18. If the Customer opts for refund option by The Company, the Customer needs to apply/inform within next 30 days after the completion of 2.5 years /5.5 years, in writing and needs to get it accepted by the Company Head Office, to avail the refund.
19. If the scheduled payment is delayed by more than 7 days, the interest @ 24 p.a. from the due date shall apply. If the payment is delayed by more than 30 days, the Company reserves the right to cancel the booking and forfeit the received amount.
20. Draw of lots shall apply only in case of receiving 100% of applications equivalent to total number of shops in project.
21. Plot Development cost will be charged extra (if any).

**The terms herein are in addition to the condition of buyer agreement, to be executed at the time of allotment.**

**I/We declare that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us. (Intending Allottee(s))**

\_\_\_\_\_  
(Signature of First/Sole Applicant)

\_\_\_\_\_  
(Signature of Second Applicant, if any)

\_\_\_\_\_  
Name of the First/Sole Applicant

\_\_\_\_\_  
Name of the Second Applicant

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

Place: \_\_\_\_\_