

KOSHDA BUILDCON PVT. LTD.

“KOSHDA HOUSE” Tilak Dwar, Mathura 281001, U.P.



Application Form Residential cum Service Apartments

Dear Sir,

I/We Hereby provisionally apply for allotment of a residential Unit as per details given below in your project “Mandakini” being promoted by **KOSHDA Buildcon Pvt. Ltd.**

Upon acceptance of my/our application. I/We agree to sign and execute as and when desired by the company, the agreement letter on the Company’s standard format and I/We agree to abide by the Terms and Conditions of the sale as laid herein and as may be stipulated by the company in its standard agreement.

FIRST APPLICANT DETAILS

INSTRUCTION : Please fill the details in CAPITAL Letters.

Applicant’s Name	:	_____	<div style="border: 1px solid black; padding: 5px; text-align: center;">Please affix your photograph</div>
Father/Husband Name	:	_____	
Date of Birth	:	_____ Occupation _____	
Permanent Address	:	_____ _____	
Mailing Address	:	_____ _____	
Phone	:	(Off.) _____ (Res.) _____ (Mob.) _____	
E-mail	:	_____	
PAN No.	:	_____ Passport No. _____	
Nominee	:	_____ Relation _____	
Residential Status	:	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin	

CO- APPLICANT DETAILS

Applicant’s Name	:	_____	<div style="border: 1px solid black; padding: 5px; text-align: center;">Please affix your photograph</div>
Father/Husband Name	:	_____	
Date of Birth	:	_____ Occupation _____	
Permanent Address	:	_____ _____	
Mailing Address	:	_____ _____	

SIGNATURE OF THE APPLICANT

SIGNATURE OF THE CO-APPLICANT

Phone (Off.) : _____ (Res.) _____ (Mob.) _____
E-mail : _____
PAN No. : _____ Passport No. _____
Nominee : _____ Relation _____
Residential Status : ★ Resident ★ Non-Resident ★ Foreign National of Indian Origin

UNIT DETAILS

Flat No. : _____ Floor No. _____ Super Area _____ Basic Rate _____
Club Membership : _____ Parking Charges _____ IFM _____
EEC : _____ PLC _____ Power Backup _____
Total Cost : _____ (In Words) _____

Please find the enclosed attachment herewith cheque/Demand Draft/Pay Order No. : _____

Dated _____ for Rs _____ Rupees _____ (in words)

Drawn at _____ in the favour of KOSHDA BUILDCON PVT. LTD.

This may please be treated as Booking amount.

Signature of the Applicant

Signature of the Co-Applicant

PERSONAL DETAILS OF THE APPLICANT

(It is purely on customer to divulge below given information which will help "KOSHDA BUILDCON PVT. LTD" to know you better for developing strong valuable relationship)

APPLICANTS DETAILS:

I. Age _____ Yrs. Date of birth ____/____/____ Date of anniversary ____/____/____

II. Profession type (Please tick on most appropriate)
() Govt. Institution / PSU () Private companies () Professional () Self employed

III. Type of qualification : (Please tick most appropriate)
() Graduate () Post graduate () Doctorate () Doctor () Engineer () Others

IV. Details of dependants

Name _____	Relationship _____	age _____	D.O.B ____/____/____
Name _____	Relationship _____	age _____	D.O.B ____/____/____
Name _____	Relationship _____	age _____	D.O.B ____/____/____
Name _____	Relationship _____	age _____	D.O.B ____/____/____

V. Your Income per Annum Rs. _____

REMARKS

TERMS & CONDITIONS

1. That all payments will be made as per the payment plan and signed upon.
2. In the event of the cancellation rescinding in breach of the Imperative obligation or on voluntary request from the buyer for cancellation, the buyer shall lose administrative and other expenses and the balance amount if paid any over and above will be refunded, without any interest in 4 monthly installment from the date of surrender of the original receipts duly discharged + allotment letter etc.
3. All disputes that rise are subjected to MATHURA jurisdiction.
4. That delayed payment will be subject to the payment of interest @ 24% per annum and in case of cash down payment plan, if the buyer fails to make the payment within the stipulated time, then he must release the payment along with interest within 45days after expiry of due date, failing which the buyer shall have no right/claim on said apartment and builder has full rights/is free to re-allot the same in other name by giving 30days notice from the date of issuance of notice and shall stand insofacto deducted as administrative and other expenses.
5. Rate charged above for the area of the apartment are for what is commonly known as "Super area"
6. The Buyer shall be entitled to take possession of the apartment only after all amount payable under allotment letter are paid subject to :-
 - i. Full & Final payment toward the total value of apartment.
 - ii. Maintenance security + maintenance charges + other charges.
 - iii. Deposit stamp duty + registration charges + service tax (as, if applicable) + other legal expenses.
7. The BUYER has undertaken inspection of all documents of title and other related papers and has satisfied himself that his marketable and doth hereby accept the same. The BUYER shall not be entitled to further investigate the title of aforesaid plot and no requisition or objection shall be raised or entertained relating thereto here-after.
8. All betterment charges or development levies, unearned increased or any other charges/ taxes, if any, charged by government or local authorities over and above the premium paid as of now shall be borne by the BUYER in proportion to the area agreed to be acquired.
9. Upon handing over the possession of the aforesaid apartment to the BUYER, the BUYER shall be left with no claim against the "BUILDER" of any nature whatsoever.
10. Any open apartment, lobbies, staircases, terrace, roof, ground or other area shall remain property of the "BUILDER" with license of use as may be so determined by the BUILDER from time to time in writing.
11. Even after the execution of deed or agreement, sale deed etc. in favor of BUYER the BUILDER shall have the right to make additions, raise additional stories on the building or put up additional structures and they shall be sole property of the BUILDER.
12. The BUYER's shall remain bound to abide by the building bye laws at all times without demur and will not do or cause to be done anything to hamper the same in any way whatsoever.
13. The BUYER may shall or assign his rights in the apartment to any person but only after obtaining prior approval in writing of the BUILDER and in accordance with law and subject to administrative charges as prescribes by the builder from time to time will be paid by the buyer. Administrative charges for transfer of the payment amongst family member will be 15% of the normal administrative charges for every transfer.
14. The complex shall always be known as **Mandakini**" and shall never be changed by apartment owners or any body else.
15. The BUILDER its nominee, its representatives, employees, etc. shall be entitled at any reasonable time to enter into and upon the apartment for carrying out any repairs, alterations, lighting, cleaning, etc. for any purpose of the complex or in connection with obligations and rights under this agreement including the disconnection of the electricity and water or for repairing, etc. of wires, autters, part structures etc.
16. The terms and condition agreed to herein by the buyer shall be binding on the occupier and default of the occupier shall be treated as that of the buyer, unless context requires otherwise.

SIGNATURE OF THE APPLICANT

SIGNATURE OF THE CO-APPLICANT

PAYMENT PLAN

CASH DOWN PAYMENT PLAN ()

At the time of booking	:	10% of cash down price
45 days from booking	:	85% of cash down price + other charges
At the time of possession	:	5% of cash down payment

CONSTRUCTION LINKED PAYMENT PLAN ()

At the time of booking	:	10% of the basic price
45 days from booking	:	15% of basic price + other charges
1st floor slab casting	:	10% of the basic price of flat
3rd floor slab casting	:	10% of the basic price of flat
5th floor slab casting	:	10% of the basic price of flat
7th floor slab casting	:	10% of the basic price of flat
9th floor slab casting	:	10% of the basic price of flat
11th floor slab casting	:	10% of the basic price of flat
On completion of internal Plaster and flooring	:	10% of the basic price of flat
At the time of possession	:	5% of the basic price of the flat

TIME LINKED PAYMENT PLAN ()

At the time of booking	:	10% of the basic price
45 days from booking	:	15% of basic price + other charges
7 Equal Installment of 10% each payable every 90 days	:	
At the time of possession	:	5% of the basic price of the flat

CAR PARKING:

One car parking for every flat is mandatory

Open parking	:	Rs. 50,000
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PLC:

PLC for temple facing	:	2.5%
PLC for temple + corner facing	:	5%
PLC for pool facing	:	3%
PLC for park & pool facing flats	:	5%
PLC for 1 st Floor	:	3%

OTHER CHARGES:

External electrification charges	:	Rs.25 per sq.ft.
Club membership charges	:	Rs.25,000
2KVA power backup charges	:	Rs.30,000
Interest free maintenance charges	:	Rs. 25 per sq.ft.

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