

APPLICATION FORM

To,

KAJARIA INFRASTRUCTURE

(A Unit of Kajaria Exports Ltd.)
J-1/B-1 (Extn.),
Moham Co-operative Industrial Estate,
Mathura Road,
New Delhi - 110 044.

For Office Use Only	
Unit No.	_____
Application Dated	_____
Area	_____
Payment Plan	_____
Mode of Booking	_____
BCP	_____
Authorised Signatory	_____

Dear Sirs,

I/We request that I/We may be allotted a Unit (Residential Apartment) in your "KAJARIA GREENS" Group Housing Project being developed at 2 KM Stone, Bhiwadi - Alwar By Pass Road, Bhiwadi (Rajasthan), as per the Company's terms and conditions, which I/We have read and understood and shall abide by the same as stipulated by your Company.

I/We further agree to sign and execute, as and when desired by the Company, the Buyer's Agreement and other related documents as prescribed on the Company's standard formats.

I/We remit herewith a sum of Rs. _____ /- (Rupees..... only) as per below mentioned details, towards Registration Money/Earnest Money for the said Unit:

<input type="checkbox"/> DD/Cheque No. <input type="checkbox"/>	Dated <input type="checkbox"/>	Drawn on <input type="checkbox"/>	Amount (in Rs.)

I/We further understand that the expression 'allotment' wherever used herein shall always mean provisional allotment and will remain so till such time a sub-lease deed is executed by the Lessee in favour of the Applicant/Intending Allottee(s).

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

The Applicant(s) shall make all the payments through bank drafts and cheques in favour of "KAJARIA INFRASTRUCTURE" payable at Delhi / New Delhi / Bhiwadi.

My/our particulars are furnished below for your records for reference and communication:

1. Sole / First Applicant

Mr./Ms./M/s.....

S/W/D of Mr.

Guardian's Name (in case of minor)

Authorised Signatory (in case of Company/Firm/Trust/Society)

Date of Birth (dd/mm/yy)..... Nationality Occupation.....

Residential Status (please tick): Resident () Non-Resident () Foreign Company ()

Person of Indian Origin () Others



Mailing address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Permanent address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Office Name & Address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Income Tax Permanent Account No. (PAN)

Ward/Circle/Special Range.....

2. Second Applicant (if applicable)

Mr./Ms./M/s.....

S/W/D of Mr.

Guardian's Name (in case of minor)

Authorised Signatory (in case of Company/Firm/Trust/Society)

Date of Birth (dd/mm/yy)..... Nationality Occupation.....

Residential Status (please tick): Resident () Non-Resident () Foreign Company ()

Person of Indian Origin () Others



Mailing address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Permanent address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Office Name & Address.....

.....Pin:.....

Tel No.:Mobile:E-mail:.....

Income Tax Permanent Account No. (PAN)

Ward/Circle/Special Range.....

3. Details of Apartment to be purchased

Type*:

Super Area:.....sq. ft. (app.)

Car Parking Space:..... Covered / Non Covered

(*Preferential Location Charges will be extra on certain units depending upon location of the unit opted)

4. Payment Plan Opted

Down Payment Plan () Construction Linked Plan ()

5. Booking

Direct () Through Dealer / Agent ()

6. If through Dealer/ Agent, give following particulars of Dealer:

Name:.....

Address:.....

.....PIN.....

Tel.....Fax.....Mobile.....

DECLARATION

I/We the above Applicant(s)/Intending Allottee(s) do hereby declare that the above-mentioned particulars/ information given by me/us are true and correct to the best of my/our knowledge & belief and nothing has been concealed there from. Also, I/We agree to all terms & conditions and Price List attached herewith.

Signature of Sole/First Applicant

Signature of Second Applicant

Place :

Place :

Date :

Date :

Notes :

1. Application Form duly filled & signed by each Applicant(s) on every page.

2. List of documents to be submitted with Application Form:

- 2 Photographs of each of the Applicant(s).
- PAN card copy (self attested) / Form 60 / NRI Declaration / 'Applied For' copy.
- Email Id and Mobile No. to be provided compulsorily.
- In case of minor, attested copy of Date of Birth certificate has to be produced in support of age.
- In case the Applicant is a Company/Firm/Trust/Society, the Certified Copy of Memorandum & Articles of
- Association and Board Resolution.
- Proof of Residence

3. All amounts received from Intending Allottee(s) other than Resident Indian shall be from NRE/ NRO/Foreign

Currency Account only.

**TERMS AND CONDITIONS FOR REGISTRATION FOR ALLOTMENT OF UNIT (RESIDENTIAL APARTMENT) IN
"KAJARIA GREENS" GROUP HOUSING PROJECT AT BHIWADI (RAJASTHAN)**

1. TITLE

1.1 The Applicant(s)/Intending Allottee(s) has applied for registration of allotment of a Unit (Residential Apartment) in "KAJARIA GREENS" to be developed on 2 KM Stone, Bhiwadi Alwar by Pass Road, Bhiwadi (Rajasthan) allotted vide Lease Deed dated 01.12.2006 registered at the Office of the Sub-Registrar, Bhiwadi on 08.12.2006 executed by the Governor of Rajasthan through Urban Improvement Trust, Bhiwadi (Rajasthan). The Intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to this area and the terms and conditions mentioned in the said Lease Deed.

1.2 The Applicant/ Intending Allottee(s) has fully satisfied himself/herself about the right, interest and the title of the Company in the land comprised in the project "KAJARIA GREENS" and has understood all limitations and obligations in respect thereof. The Intending Allottee(s) agrees that there will not be any further investigations or objections by him/her in this respect.

2. ALLOTMENT

2.1 The allotment shall be on first come first served basis.

2.2 The final allotment shall be entirely at the discretion of the Company, which has the right to even reject any application without assigning any reason whatsoever.

2.3 Upon acceptance of the application, the Applicant(s)/Intending Allottee(s) shall be required to sign the Buyer's Agreement in the Company's prescribed format, within 30 days from the date of the dispatch failing which the company shall have every right to cancel the allotment and forfeit the Earnest Money and allot/ sell the said unit to anyone else or to use it for any purpose it may deem appropriate.

2.4 If for any reason the Company is not in a position to allot the unit applied for, the Company shall be responsible to consider for an alternate unit and in case failure to do so, refund the amount deposited without any interest and the Company shall not be liable for payment of any compensation on this account whatsoever.

2.5 The intending Allottee(s) shall pay to the Company the entire consideration of the Unit (Residential Apartment), as per the Payment Plan opted by the Intending Allottee(s) and annexed hereto.

2.6 The Intending Allottee(s) shall pay the Basic Consideration Price and other Charges on the basis of "Super Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the services viz. area under stair cases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. The Basic Consideration Price of the Unit is firm.

2.7 In case of NRI Allottee(s)/Foreign National of Indian Origin Allottee(s) or Foreign Company Allottee(s), the provision of FEMA/RBI guidelines and any other law, as may be prevailing shall be applicable.

2.8 The acknowledgement receipt issued in respect of this Application Form merely expresses intent of the Company for allotting a Unit to the Applicant(s) and in no way it may be construed as a firm allotment. The final allotment shall be subject to the execution of Company's necessary documents by the Intending Allottee(s), when called upon to do so by the Company.

3. LAYOUT, PLANS AND AREAS

3.1 It is made clear to the Applicant(s)/ Intending Allottee(s) the meaning of super area and its use for the calculation of sale price and other charges in respect of the said unit. Company has right to effect suitable and necessary alterations in the layout plans, as and when required, which may involve all or any of the changes, namely change in the position of Tower/Block and Unit, change in its number, dimensions, height, size, area, layout or change of the entire scheme of the project, increase/decrease in size of the original area which includes super area, car parking area, change in floor plan layout, change in direction of the unit etc. If there is any increase/decrease in the areas, the price applicable will be the original rate (BCP) at which the Applicant(s)/Intending Allottee(s) booked the unit(s). The Applicant(s) shall have ownership of undivided proportionate share of the land beneath the said building only.

3.2 The Company may on its own provide additional improved specifications and/or facilities other than those mentioned in the specifications sheet or sale brochures due to technical reasons or due to popular demand or for the reason of overall betterment of the project /individual unit. The same shall be binding on the Applicant(s)/Intending Allottee(s) and the proportionate cost of such changes shall be borne by the Intending Allottee(s).

4. EXTERNAL DEVELOPMENT CHARGES (EDC)

The External Development Charges (EDC) shall be paid by the Applicant(s)/Intending Allottee(s) in addition to the sale price of the said Unit. In case there is any increase or revision in the same in future, the same shall be payable by the Applicant(s) / Intending Allottee(s) without any delay or demur as and when demanded by the Company.

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Signature of Sole/First Applicant Signature of Second Applicant

5. OTHER CHARGES

5.1 Fire Safety Charges - The Company shall provide Fire Safety measures as per existing Fire Safety Code/ Regulations. If due to any subsequent legislation, Government order, directive or guidelines or if deemed necessary by the Company, any further Fire Safety means are required to be provided, the Intending Allottee(s) shall pay for the same.

5.2 Electrification - The Company will install Electric Substation, for which the Intending Allottee(s) shall be required to pay charges at the time of possession as demanded by the company. The Intending Allottee(s) shall pay, sign and execute all other papers, documents, agreements for the purpose of obtaining electricity, power back up facility as and when required by the Company or the concerned government authority.

5.3 Gas Fitted Pipeline - The Company will install Gas Fitted Pipeline, for which the Intending Allottee(s) shall be required to pay charges at the time of possession as demanded by the company.

5.4 Charges for other Services - The Intending Allottee(s) shall pay Rs. 50,000/- (Rupees fifty thousand only) towards Club Membership Fees.

6. PREFERENTIAL LOCATION CHARGES (PLC)

The Applicant(s) agrees that the preferential location charges for preferential location (PLC) as described by the company shall be payable additionally in the manner and within the time as stated in the payment plan. However, the Applicant(s) confirms that if due to any change in the layout /building plan, the said Unit ceases to be in a preferential location, the company shall be liable to refund only the amount of PLC paid by the Applicant(s) and such be adjusted in the last installment as stated in the payment plan. The Applicant(s) further agrees that in the event, due to any change in the layout /building plan, if the Unit becomes preferentially located, then the Applicant(s) shall be liable to pay additional Preferential Location Charges as stated in the payment plan.

7. CAR PARKING

The Applicant(s)/Intending Allottee(s) shall separately pay for one mandatory reserved car parking (covered/uncovered) space allotted to him/her/them for his/her/their exclusive use. It is made absolutely clear that the said mandatory reserved car parking space allotted to the Applicant(s) shall not form part of the common area in the said building/project. Since the reserved car parking space is the integral amenity of the said unit, the Applicant(s)/Intending Allottee(s) undertake not to sell/transfer/deal with the same independent of the said unit. The allotment of the said mandatory covered/uncovered car parking shall be subject to availability of the same.

8. ESCALATION

It is made absolutely clear to the Applicant(s)/Intending Allottee(s) that the per sq. ft. super area price at the time of allotment of the said unit is firm and escalation free.

9. TAXES, LEVIES & CONVEYANCE

9.1 All taxes, whether levied or to be levied in future, on the land and/ or on the said unit by Government or any other Competent Authority shall henceforth be borne by the Applicant(s)/Intending Allottee(s).

9.2 The Intending Allottee(s) shall pay one time Lease Rent in respect of the plot of land calculated on proportionate basis at the time of possession. Freehold conversion charges, if payable, will also be borne and paid by Intending Allottee(s) proportionately.

9.3 That upon receipt of full sale price and/or other dues and charges, the Company shall execute and register sub lease deed/ Transfer Deed and or other necessary documents/ instruments, within the reasonable time in terms of the applicable laws, so as to register the title of the said unit in favour of the Applicant(s)/Intending Allottee(s). The Applicant(s) shall pay, as and when demanded by the Company, the Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of the aforesaid instruments in respect of the said unit.

10. MAINTENANCE AGREEMENT

10.1 The Applicant(s)/Intending Allottee(s) upon completion of the said building agrees to enter into a maintenance agreement with the Company or other body as appointed by the Company from time to time for maintenance and upkeep of the common services and common areas (apart from the internal area of the unit) of the said Group Housing Project and the Intending Allottee(s) undertake to pay on monthly basis the maintenance bills for maintaining the various services and agrees facilities at the rate determined by the Company or its nominated maintenance agency.

10.2 Further, in addition to the payment of said maintenance charges, the Applicant(s)/ Intending Allottee(s) shall deposit an Interest Free Maintenance Security Deposit (IFMSD) payable at the time of possession as per the Maintenance Agreement.

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Signature of Sole/First Applicant Signature of Second Applicant

i. The terms of the Financing Agency shall exclusively be binding and applicable upon the Intending Allottee(s);

ii. The responsibility of getting the loan sanctioned and disbursed, as per the Company's payment plan shall rest exclusively on the Intending Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per payment plan, shall be ensured by the Intending Allottee(s), failing which, the Intending Allottee(s) shall be governed by the provision contained in clause 12 as above.

16. OTHER MISCELLANEOUS TERMS AND CONDITIONS

16.1 Joint Applications: The Applicant(s)/Intending Allottee(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.

16.2 Correspondence: The Applicant(s)/Intending Allottee(s) shall get his/her/their complete address registered with the Company at the time of booking of the unit and it shall be his/her/their responsibility to inform the Company by Registered Post/AD about all or any subsequent changes, if any, failing which all communications/ notices etc. sent at the first address as stated by the Applicant(s)/Intending Allottee(s) in the Application shall be deemed to have been received by him/her/them. This is without prejudice to the stipulation that the Applicant(s)/Intending Allottee(s) shall have to strictly comply with the schedule of payment mentioned in the Application and the Applicant(s)/Intending Allottee(s) shall be fully and solely responsible for any default in payment and the consequences that might arise there from. The Applicant(s)/ Intending Allottee(s) undertake to abide by all the laws, rules and regulations as may be applicable to the said unit/building/project.

16.3 Rights of Owner/ Company: The Company shall continue to have, as before, the right to make additions, raise storeys or put up additional structures as also to connect the electric, water, sanitary and drainage fittings on the additional structures/storeys with the existing electric, water, sanitary and drainage sources at its own cost as may be permitted by the Competent Authorities. Such additional structures and storeys shall be the sole property of the Owner. The applicant hereby gives consent to the same and agrees that he shall not be entitled to raise any objection or claim at any time in respect thereof.

16.4 The Intending Allottee(s) shall observe and comply with all the terms and conditions of the Lease Deed dated 01.12.2006 registered at the office of Sub-Registrar, Bhiwadi on 08.12.2006 executed by the Governor of Rajasthan through Urban Improvement Trust, Bhiwadi in so far as those are applicable to individual unit (Residential Apartment) Owners.

16.5 The specifications of the unit are subject to change as necessitated during construction. In such an event material of equally good quality shall be used.

17. FORCE MAJEURE

The development & construction of "KAJARIA GREENS" is subject to force majeure clause, which includes delay in completion of the project for any reason beyond the control of the Company e.g. non-availability of any building materials, war or enemy action or natural calamities or any act of God etc. In case of delay in delivery of possession as a result of any notice, order, rule, notification of the Govt./Public or other Competent Authority or any reason whatsoever beyond the control of the Company and any of the aforesaid events, the Company shall be entitled to a reasonable extension of time.

18. JURISDICTION

New Delhi / Delhi alone shall have jurisdiction in all matters arising out of or touching and/or concerning this transaction.

DECLARATION

I/We have read and understood the above-mentioned terms and conditions, documents referred to therein and agree to abide by them.

<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Signature of Sole/First Applicant	Signature of Second Applicant
<input type="checkbox"/>	Name:	Name:
<input type="checkbox"/>		
<input type="checkbox"/>	Place :	Place :
<input type="checkbox"/>		
<input type="checkbox"/>	Date :	Date :

SPECIFICATIONS

Structure

- Earthquake Resistant, RCC frame structure

Floorings

- Drawing Room - Vitrified Tiles
- Dining Room - Vitrified Tiles
- Master Bedroom - Vitrified Tiles
- Bedrooms - Ceramic Tiles
- Kitchen - Ceramic Tiles
- Toilets - Anti Skid Ceramic Tiles
- Balconies - Anti Skid Ceramic Tiles
- Store/Puja Room - Ceramic Tiles

Wall Finishes

- Plastic Emulsion paint of pleasing shades in all rooms

Ceilings

- Oil Bound Distemper in all rooms
- P.O.P cornice in Drawing/Dining & Bedrooms

Doors & Windows

- All doors/window frames of Hardwood with flush shutters.
- Main door frame of teak with Moulded paneled door.
- All fittings of aluminium powder coated.

Kitchen

- Granite counter with stainless steel sink with drain board Glazed tiles dado on wall above counter up to 2 feet height.

Bathrooms

- Ceramic Glazed tiles of pleasing shades & design up to 7 ft height with sanitary fixtures, C.P. fittings, Mirrors. Provision of Hot and Cold water supply system.

Exterior Finish

- Permanent Textured/Paint Finishes

Electricals

- Copper electrical wiring for all light and power points with modular switches.

Special Features

- 1.5 Ton A.C. in Master Bedroom

□□□□ OR

- Fans in all Rooms
- Exhaust fans in Bathrooms & Kitchen
- Geyser in Bathrooms and instant Geyser in Kitchen

Note: All floor plans, site map, specifications, amenities and facilities are tentative & subject to variation, addition, modification as decided by the company or desired by the competent authority. This information is purely conceptual and not a legal offering. Further the promoters/architect reserve the right to add/delete any details/specifications/elevations mentioned if so warranted by circumstances.

KAJARIA INFRASTRUCTURE

(A Unit of Kajaria Exports Limited)

Corporate Office :

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Phone : 01493-511404 Telefax : 01493-511304