



RAGHUPATEE ESTATE & HOLDING

No.....

R.O.: Bhanpur, Cuttack - 753011
H.O.: Plot No. : 3, Shakti Nagar, Madhupatna, Cuttack

APPLICATION FORM

Note :

1. Please read the terms and conditions printed overleaf before completing this application from.
2. If you have not received your original money receipt within 30 days of your application, please notify the firm immediately.
3. The firm reserves the right to accept decline this application having to assign any reasons thereto.

1 Copy
Photograph of
applicant
3.8 c.m. x 3.2 c.m.
(Size - Passport)
Applicant should
sign on the
photograph

APPLICANT'S PARTICULARS (MR./ MRS./ MISS / OTHERS)

[] []																													
S/o, W/o, D/o. []																													
Postal Address																													
At.: []										Po.: []																			
Via : []										Ps.: []																			
Town []																													
State []										Post Code []																			
Tel (Off.) []										Tel (Res.) []																			
Hand Phone []																													
Date of Birth					Sex					Male					Female					Marital Status									
[] []					[] []					[] []					[] []					[] []									
D D M M Y Y																				Single					Married				

Bank A/C No. []	[S/A]	[C/A]
Pan []	Name of Bank []	[] []

NOMINEE'S PARTICULARS

Name []	Date of Birth	[] []
[] []	Relationship	[] []

EXECUTIVE'S PARTICULARS (MR./ MDM./ MISS./ OTHER)

Executive Code []	Executive Name []
Executive's Contact Number []	Hand Ph / Pager []

I/We hereby confirm that I/We have read and accepted the terms and conditions as printed overleaf and hereby certify that the information provided above is true and correct.

Applicant's Signature

Executive's Signature

certify that the applicant has signed in my presence

Date

FOR OFFICE USE ONLY		FOR MANAGER USE ONLY	
Date of received _____	Approved by _____	Booking Centre _____	Area Office Code _____
Applicants code _____	Date of Computed _____	Manager's Signature _____	Date of Computed _____
Computed by : _____		Checked by : _____	

FOR LEGAL CELL ONLY

Member Name																															
Address & Details																															
Caste											Age	Y Y																			
Occupation											Amt. paid in Rs.											Amount to be paid									
Scheme Period	M M		Projects Name																												
Mouza Name											House / Flat No.																				
Floor No.											Block No.																				
Registration	No.										Date										Fees in Rupees										

1 Copy of Photograph of the member 3.8 cm X 3.2 cm (Size - Passport)

Signature on the front side is required

I acknowledge that I have read and understood the above informations setforth in this above format.

Signature & Date of Executive

Signature Legal Assistant

Signature of the Member

FOR CUSTOMER CARE ONLY

Project Name																															House / Flat No.					
Mouza, Tahasil																															Scheme Period	M M				
Floor & Block																																				
Member's use for references Name & Address & Telephone No.																																				
Collection of details & Remarks																																				

Signature of C. C. Executive

FOR ACCOUNTS ONLY (OFFICE USE)

Projects Name																															
Executive Code						No. of PDCs Collected						Scheme Period																			
Amounts Received	L L L			T T		H H H			L L L			T T		H H H																	
CQ / D.Draft No.																Name of Bank															

Signature of Accountant

Signature of the Member

FOR MEMBERS ONLY

Projects Name																														
Applicants Name																														
Booked Flat / House											Block No.											Scheme Period								
Executive's Name											Executive																			
Amount Received	L L L			T T		H H H			Lakhs			Thousand			Hundreds															
															in words															
															D D		M M		Y Y											

Signature of Executive

Signature of the Member

TERMS AND CONDITIONS FOR ALLOTMENT OF BUILDING

1. The interminding (s) has/have applied for allotment of flat, with knowledge to all laws, by laws, Notification & rules applicable to this project, which has been well explained exhibiting all documents by the company & fully understood by him/her.
2. The prospective purchaser (s) is well informed about the right & interest of the company over the said land & project, its limitations & obligations in respect of the same.
3. The prospective purchaser (s) has/have fully verified and understood himself/herself regarding the genuineness of the title of the said land over which the proposed apartment will be constructed & there will not be any objections by the prospective purchaser (s) in this regard in future.
4. It is also agreed in case of surrender/cancellation, the amount of deposit shall be refund with out any interest, with in 181 days of the receipt of the application for cancellation/surrender & after deduction of Rs.35,000/- (Thirty five thousand) of the total deposited booking amount towards individual planning/services provided/processing charges.
5. It is also agreed that the purchaser fails to take the procession within 45 days from the date of intimation for possession, WATCH & WARD charges @ Rs. 2,000/- per month shall be payable by the purchaser from the date of intimation to the date of intimation.
6. The company will construct the building in accordance with the approved plane of Concerned Development Authority & as per the construction specification given in the broacher of behalf of the purchaser (s).
7. The company reserves the right to effect suitable or necessary charge of alterations in the building plan at the original rate of booking.
8. The company will intimate the revised price to the purchaser (s) in case of charges in the plan at the original rate of booking.
9. The prospective purchaser (s) will intimate the company in writing well in advance regarding any additional work or items and such acetance is purely at the discretion of the company.
10. The bill amount for such additional work shall be determined & prepared by the company based on the prevailing price and after acceptance of such bill by the purchaser (s) only, such work will executed.
11. The prospective purchaser (s) shall not assign or-transfer in any interest in the land or building with our prior written permission of the company until the company on full payment of dues completes final handing over.
12. In case of death of purchaser (s) before taking possession of the house, the said property can only be handed over to his/her claim, provided such nominee as mentioned in the application form submitted to the company & after receiving relevant legal papers in support of his/her claim, provided such nominee performs & fulfils all the terms & conditions embodied in the land and construction agreement.
13. The responsibility for making payments in time on or before due date is of the purchaser (s). The company will not be duty bound to issue any notice for making payments.
- 14) If the customer does not pay his/her installment on the due/scheduled date and 60 days elapses thereafter, then the customer will forfeit his/her right to the previously agreed price and shall face an enhanced price which shall be fixed after negotiation with the customer within 45 days of the elapement period with a competent authority of the firm/company. If the customer does not comply with, does not cooperate with, remains silent after the firm has tried to reach/ communicate him/her then the firm/company automatically attains the sole right to fix the new enhanced price per sq ft and such price shall be final and binding on the customer;
- 15) The firm/company reserves the right to accept or reject any application received without assigning any reasons thereof;
16. In case the purchaser decided to transfer the allotted that his/her own responsibility to any other person during his installment period, he would have to deposit Rs.5,000/- with the company for processing charges.
17. In addition to the cost of the house purchaser (s)has to pay the following.
 - (i) Registration expenses for execution of the sale deed.
 - (ii) Water /Electrical expenses such as installation of common transformer, power back-up (Generator) service connection, electrical metre charges etc @ Rs.70.300/- for one flat / house.
 - (iii) Garage cost @ Rs.99,200/- extra.
18. The purchaser shall entertain no surrender after taking over possession.
19. Subsequent to the allotment of the house all tax charges if any lived during the execution in future by the Govt. or any authority on the land or building shall be exclusively burn by the prospective(s).
20. All dispute relating present allotment shall be resolved mutually failing which the same shall be referred to arbitrator to be appointment by the Managing Partner of the company. Such arbitration processing shall be held at Cuttack, Orissa and the award shall be binding on the both the parties.
21. The purchaser (s) is to intimate by the regd. post as to any change of the address to the company immediately.
22. The purchaser (s) of shall execute memorandum of evidencing of taking position at the time of handling over the position of the house as per the proforma supplied by the company.
23. The house shall not be used for purpose other than the specific purpose for which it is interned.
24. The allotment of flat is purely at the discretion of the company & the company has the right to reject any after without assigning any reason there of Cuttack court alone shall have jurisdiction in all matters of disputes that may arise out of & or concerning the transaction.
25. The purchaser (s) after he/she/they become (s) the owner consequent upon the execution of sale deed & taking over possession shall be entitled to exclusive inheritable & transferable right over the flat.
26. Payment of flat price amount in case be the subscribers to the authorized field officer/Agent/Employees of the company is strict not allowed for deviation of the same, the company shall not be responsible liable for such payment in any manner. Payment should be made on cash/A/c payee cheque/bank demand draft favouring RAGHUPATEE ESTATE & HOLDING payable at Cuttack, Orissa.
27. Associate will be created, to take care of water supply, security lift & power back-up purchaser should be definitely be a member of society is formed purchaser has to pay Rs.1000/- to the newly formed society .

I/We have & understood the term & conditions mentioned above & I/We agree to abide & bound by the same.

Cuttack

Date :

Full Signature of Applicant(s)