

**Application for Allotment of a Residential Flat  
at Pearls Residency, Sector-109, Mohali**

To,  
Pearls Infrastructures Projects Ltd.  
2<sup>nd</sup> Floor, 'A' Wing, Statesman House,  
Barakhamba Road, Connaught Place,  
New Delhi-110001  
Tel: 011-43545454, Fax: 011-43545455

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Dear Sir,

I/We am/are interested to book a residential flat in the group housing residential complex being developed by you at Sector-109, Mohali, Punjab known as "PEARLS RESIDENCY".

1. Name of the Applicant/Firm's Name \_\_\_\_\_
2. Father's/Husband's Name \_\_\_\_\_
3. Permanent Address \_\_\_\_\_
4. Present Residential Address \_\_\_\_\_ Pin \_\_\_\_\_
5. Official Address \_\_\_\_\_ Pin \_\_\_\_\_
6. Phone Nos Residence \_\_\_\_\_ (Office) \_\_\_\_\_ (Mobile) \_\_\_\_\_
7. E-mail \_\_\_\_\_ Income Tax Pan No. \_\_\_\_\_
8. Residential Status \_\_\_\_\_
9. Flat No. \_\_\_\_\_ Area \_\_\_\_\_ (Sq.ft.) Super Area \_\_\_\_\_ (Sq.mts)
10. Price Offered Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)
11. Payment Plan: \_\_\_\_\_ Installment Plan \_\_\_\_\_ Down Payment Plan \_\_\_\_\_
12. The above price does not include the cost of Electric Connection Charges/External Electrification Charges/  
Fire Fighting charges which will be charged additionally.
13. Preferential Location Charges @ Rs. \_\_\_\_\_
14. Interest Free Maintenance Security @ Rs. \_\_\_\_\_/-per sq.ft will be payable by the Allottee.
15. Name & Address of Co-applicant if any, \_\_\_\_\_ Pan No. \_\_\_\_\_

I/We herewith am/are enclosing cash/cheque/draft No. \_\_\_\_\_ dated \_\_\_\_\_  
drawn on \_\_\_\_\_ for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)  
as initial payment towards earnest money for the above space. The cheque/DD shall be in the name of "PEARLS  
RESIDENCY ESCROW A/c" payable at New Delhi/Mohali.

I/We agree to pay the further Installments as per the Payment schedule annexed with this application form

I/We am/are bound by all the usual terms and conditions laid out by the Promoter for entering into a Sale transaction  
/agreement to sell of the aforementioned space which have been duly read / understood by me/us and I/We further  
agree to sign the same at any time as when desired by the Promoter.

Date \_\_\_\_\_

Place \_\_\_\_\_

SIGNATURE OF THE APPLICANT (S)

**DECLARATION:**

I/We the undersigned (sole/first and co-applicant if any.) do hereby declare that the above-mentioned particulars/ information given by me/us are true and correct and nothing has been concealed there from.

Yours faithfully,

Date \_\_\_\_\_

Place \_\_\_\_\_

SIGNATURE OF THE APPLICANT (S)

If booked through Dealers give his particulars (Affix rubber stamp)

Name \_\_\_\_\_

Address \_\_\_\_\_

Permanent Account No.(PAN) \_\_\_\_\_

**TERMS & CONDITIONS FOR ALLOTMENT**

- 1) The Intending Allottee(s) has applied for allotment of a residential flat with full knowledge and subject to all the laws /notifications and rules applicable to this area in general and this group housing project in particular which have been explained by the Promoter and understood by him/her.
- 2) That Intending Allottee(s) agrees that unless and until 10 % of the cost of the flat is paid, no allotment shall be done.
- 3) That in case of cancellation of the flat by the Intending Allottee(s), earnest money equivalent 10% of basic cost shall be forfeited. Any amount over and above the earnest money shall be refunded back to the Intending Allottee only after the Sale of above said Flat/Unit.
- 4) That the Intending Allottee(s) confirms that on the basis of this application, there is no deemed allotment unless allotment is confirmed by the Promoter in writing through its duly authorised signatory.
- 5) That the Intending Allottee(s) further understands that timely payment of installments as per applicable payment plan, is the essence of the transaction and is fully aware of consequences on account of non-payment thereof within stipulated time.
- 6) That the Intending Allottee(s) agrees that the payment mentioned above would be made by him on due date without any demand or notice from the Promoter.
- 7) That the Intending Allottee(s) further agrees to pay the balance amount in accordance with the usual installment plan of the Promoter.( Attached with this application form and duly signed by the Intending Allottee(s).)
- 8) That upon acceptance of application, the intending Allottee(s) shall be required to sign Flat Buyers Agreement in the Promoter's prescribed format, within 30 days from the date of its dispatch by the Promoter, failing which the Promoter shall have every right to cancel allotment and forfeit the Earnest Money and allot/sell said flat to anyone else or to use it for any purpose it may deem appropriate.
- 9) That the Intending Allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the Promoter's offices and agrees that Promoter may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending Allottee(s) hereby gives his/her consent to such variation/ addition / alteration / deletion and modification.

SIGNATURE OF THE APPLICANT (S)

- 10) The Intending Allottee(s) hereby agrees to pay additionally as preferential location charges (PLC) for preferential location as described in this application and in a manner and within the time as stated in the payment plan. However, the Intending Allottee(s) has specifically agreed that if due to any change in the layout/building plan, the said flat ceases to be in preferential location, the Promoter shall be liable to refund only the amount of preferential location charges paid by the Intending Allottee(s) (without any interest) and such refund shall be adjusted in the last installment as stated in the payment plan. If due to change in layout/building plan, the flat becomes preferentially located, then the Intending Allottee(s) shall be liable agrees to pay as demanded by the Promoter additional preferential location charges as stated in the payment plan.
- 11) The Promoter and the Intending Allottee(s) hereby agrees that the amounts paid with the application for booking and in installments as the case may be, to the extent of 10 % of the basic sale price of the flat will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non-fulfillment of these terms and conditions and this transaction as also in the event of failure by the Intending Allottee(s) to sign Agreement within the time allowed by the Promoter.
- 12) That the time of punctual payment of installments is the essence of this contract. It shall be incumbent on the Intending Allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the Intending Allottee(s) shall have to pay interest on the delayed payments and the Promoter reserves its right to forfeit the earnest money in event of irregular / delayed payments / non fulfillment of terms of payment and the allotment may be cancelled at the discretion of the Promoter.
- 13) The Intending Allottee(s) agrees to reimburse to the Promoter and to pay on demand all taxes, levies or assessments or other outgoings of similar nature whether levied now or leviable in future, on land and / or the building as the case may be, from the date of allotment.
- 14) The Intending Allottee(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property. The Courts at Delhi alone shall have jurisdiction in all matters arising out of / touching and /or concerning this transaction.
- 15) Intending Allottee(s) agrees that if for any reason, the company is unable to allot the flat applied for, no claim of any nature monetary or otherwise would be raised by the Allottee except that the advance money paid by the Allottee, shall be refunded back to them.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

I/We further agree to sign the agreement as and when desired by the company.

Date \_\_\_\_\_

Place \_\_\_\_\_

SIGNATURE OF THE APPLICANT (S)