

To,

M/s LandAsia Infrastructure Limited
204 206 Universal Chambers
48 Community Center
New Friends Colony
New Delhi 110 025



Sir,

I/We request that I/We may be allotted a Residential PLOT/UNIT in L.A. City, situated at Doonga, Dehradun (Uttarakhand), under your Down Payment [] installment/Construction Linked Payment Plan []

I/We remit herewith a sum of Rs. _____ (Rupees _____
_____ Only) Bank Draft/ Cheque No _____
dated _____ drawn on _____ Bank as Earnest money.

In the event of the company agreeing to allot a PLOT/UNIT, I/We agree to pay further installments of sale price and all other dues charges and taxes as stipulated in this application or which may be levied by the Government and the Standard Buyer's Agreement and the Payment plan as explained to me/us by the company and understood by me/us.

I/We have clearly understood that this application does not constitute an Agreement to Sell and I/We do not become entitled to the provisional and/or final allotment of a PLOT/UNIT notwithstanding the fact that the company may have Issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Standard Buyer's Agreement on the company's standard format agreeing to abide by the terms and conditions laid down there in that the allotment shall become final and binding upon the company. If, however, I/We fail to execute and return the standard Buyer's Agreement within thirty (30) days from the date of its dispatch by the company, then this application shall be treated as cancelled only at the sole discretion of the Company and the earnest money paid by me/us shall stand forfeited. I/We are making this application with the full knowledge of the layout plans of L.A. City as Sanctioned by development authority.

I/We agree to abide by the terms and conditions of this application including those relating to payment of sale price and other charges, forfeiture of earnest money as laid down herein and the execution of the standard Buyer's Agreement.

My/our particulars are given below for your reference and record:

1. SOLE or FIRST APPLICANT

Mr./Ms/M/s _____
S/W/D of _____
Nationality _____
Age _____ Years Marital Status _____
Profession _____
Residential Status: _____
Resident/Non-resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No _____
Ward/Circle/Special range and place where assessed to Income Tax _____
Mailing Address: _____

Tel No _____ Mobile No _____
Office Name & Address _____

Tel. Nos. _____
E-mail ID: _____ Fax No _____
D.O.B _____ Anniversary Date _____



2. SECOND APPLICANT

Mr./Ms/M/s _____
S/W/D of _____
Nationality _____
Age _____ Years Marital Status _____
Profession _____
Residential Status: _____
Resident/Non-resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No _____
Ward/Circle/Special range and place where assessed to Income Tax _____
Mailing Address: _____

Tel No _____ Mobile No _____
Office Name & Address _____

Tel. Nos. _____
E-mail ID: _____ Fax No _____
D.O.B _____ Anniversary Date _____



3. PLOT/UNIT in L.A. CITY, DEHRADUN

PLOT/UNIT No _____ UNIT TYPE _____
Area _____ Sq. Yards _____ Sq.ft. (super area) Basic Sale Rate Rs _____ per sq.yard/sq.ft

- A. Basic Sale Price Rs. _____
- B. Preferential location Charges, if applicable: @ Rs. _____ per sq. yard/sq.ft.
- C. Interest Free Maintenance Security (IFMS) : Rs. _____ per sq. yard/sq.ft
- D. Development Charges Rs. _____ per sq. yard/sq.ft
- E. Electric Connection Charges (ECC) Rs. _____ per PLOT/UNIT
- F. Water Connection Charges (WCC) Rs. _____ per PLOT/UNIT
- G. Club Membership Charges (CMC): Rs. _____ per PLOT/UNIT
- H. TOTAL SALE CONSIDERATION: Rs. _____

4. Sales Organizer's Name & Address:-

5. PAYMENT PLAN: DOWN PAYMENT [] / INSTALLMENT []

Note:-

Payments to be made by A/c Payee Cheque(s) / Demand Draft(s) in favour of 'LANDASIA INFRASTRUCTURE LIMITED' Payable at NEW-DELHI

6. DECLARATION:

I/We the applicants(s) do hereby declare that my/our application for allotment by the company is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

Date

Your faithfully,

Place:

Signature of Applicant(s)

FOR OFFICE USE ONLY

Application Accepted Rejected

Remarks _____

Amount received at the time of booking vide Receipt No _____ Dated _____

by Draft / Cheque No. _____ Dated _____

of Rs. _____

(Rupees _____)

Drawn on _____

Bank at _____

Dated _____

Authorised Signatory _____

Booked Through Direct Broker

INDICATIVE TERMS AND CONDITIONS
FORMING A PART OF THIS APPLICATION
FOR ALLOTMENT OF A RESIDENTIAL PLOT/UNIT

The terms and conditions on behalf of the owners of the property are as follows :-

- (a) That you will fully abide with the terms and conditions of the sanctioned plan, sanctioned in the name of owners.
- (b) That you will not encroach or reduce the common area, or the road, shall not make any construction on the said areas and the common wall.
- (c) That you will become member of a resident society known under the name and style of 'LA SERVICES" OR ANY OTHER SOCIETY (will be intimated at the time of Possession) and you will abide the rules of the said society. The said society shall control the common areas, develop and maintain them.
- (d) That you have to pay as per the actual measurement of the plot /unit on spot, at the time of execution of delivery letter / possession letter. The aforesaid area allotted to you can be increased or reduced by 10%. Proportionate charges per sq. yard or per sq. feet or both shall be increased or reduced accordingly.
- (e) That if the payment is not made as mentioned in Para-(3) or any of the installments is not paid then the undersigned has power to recall the offer and reject the allotment of the PLOT/UNIT allotted to you. In this case the company shall forfeit the earnest money as deposited with us.
- (f) That the company has power to condoned the delay and can recover the amount from the allottee, the original amount and the interest @ 24% from the allottee.
- (g) That the company has right to forfeit the earnest money / installment and to cancel the allotment without assigning any reason.
- (h) That you will raise construction on the PLOT/UNIT as per sanctioned plan of the local authority and before starting construction you will get the plan sanctioned from the local authority as well as from LandAsia Infrastructure Ltd, "The Company".
- (i) That you will take your own water connection, electric connection, sewerage connection and all other connection required by you at your cost and risk.
- (j) That it is hereby declared that in case of interpretation of your application and present offer letter or any dispute arising thereof shall be referred to the sole arbitrator, to be nominated by the company and it shall be no objection to you that the arbitrator is the employee or nominee of the company. The arbitrator shall proceed according to Indian Arbitration and Conciliation Act, 1996. The venue of arbitration shall be at Dehradun and the courts of Dehradun shall be jurisdiction. No court other than Dehradun shall have jurisdiction in the matter.
- (k) That if any additional charges or surcharges are leviable by local authority or by the government or by local organization, are imposed then the same are payable by you in proportionate.
- (l) That the agreement, possession letter and the Sale Deed shall be executed by the owner of the property. It shall be the responsibility of the company to get executed those documents in your favour as per aforesaid terms and conditions.
- (m) That it is clarified that the company is the principal agent of the owners and recovering money from you on behalf of the owners and you will have no objection and paying the installments to the company.
- (n) The final allotment shall be subject to execution of prescribed Builder Buyer's Agreement between LandAsia Infrastructure Ltd and the Allottee of the Unit. The Allottee shall be required to execute the agreement and pay the stipulated installments within 30 days of being asked to do so by the Developer.
- (o) All the payments towards External Development Charges, Preferential Location Charges (for superior location, park facing, corner, on 12mt. Road, east facing, mountain facing PLOT/UNIT, etc.), Club Membership Charges, Interest Free Maintenance Security Deposit, Maintenance Charges, Infrastructure Development Charges, Electricity charges, Water charges and other statutory charges or any fresh incidence of tax if any shall be payable by the applicants as and when demanded by the Company or its designated maintenance agency for the said Colony.
- (p) Stamp duty & registration charges & incidental charges etc. shall be extra as per actual and to be borne by the Applicant.

If you agree to the aforesaid terms and conditions. Please sign and acknowledge the present offer letter and send the same to the company. The present offer letter is being sent to you in duplicate so the one retain by you.

Signature of the applicant(s)

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