

A designer villa
on your own plot.



Application Form



Crescent ParC Plots

160 sq yd, 200 sq yd & 300 sq yd plots • GT Road Bypass Amritsar
(133.78 sqm) (167.22 sqm) (250.83 sqm)

Crescent ParC Plots

Amritsar

**Application for Allotment of
Plot in "Crescent ParC" G.T. Road By Pass,
Amritsar**

Application No.	Date	Plot No.	Area		Customer Code No.
			(In sq. mts.)	(In sq. yards)	

To,

M/s. Impact Sare Magnum Townships Pvt. Ltd.
G.T. Road By Pass,
Amritsar

Please affix
Passport Size
Photograph

Please affix
Passport Size
Photograph

Re: **Application for Allotment of Plot in "Crescent ParC", G.T. Road By Pass, Amritsar.**

Dear Sir,

I/we request that I/we may be considered for allotment of a Plot in "Crescent ParC", G.T. Road By Pass, Amritsar. I/we agree to pay the total Consideration of the Plot, as per **the Payment Plan** enclosed herewith.

I/we remit herewith a sum of Rs..... (Rupees
..... only) by Cash /DD/Cheque vide no.

dated..... drawn on favoring, being the Booking amount/Earnest Money.

In the event of the Company agreeing to allot me/us a Plot, I/We agree to pay installments of total Consideration and other charges as per terms & conditions of the allotment herein contained, and as per the Payment Plan opted by me /us. I / we have read and understood the terms & conditions of the allotment and agree to abide by the same. I/we also agree to execute the standard Plot Buyer's Agreement, containing terms & conditions, as and when called upon by the Company.

If, however, I / we fail to pay installments as per the Payment Plan, or execute the Plot Buyer's Agreement, as aforesaid, within the period notified by the Company, the Company shall be entitled to treat this Application / the Plot Buyer's Agreement as cancelled, and forfeit the Booking amount/Earnest Money for which I/We shall raise no objection in any manner.

I/we shall not become entitled to the allotment of the Plot on the basis of this application, until an allotment is made, in writing, by the Company and in pursuant thereto the Plot Buyer's Agreement is executed and all payments towards total Consideration and other charges, in full, have been paid by me/us as per the Payment Plan.

I/we further agree that I/we shall abide by the terms and conditions of the Company that are in force or that may be brought in to force from time to time, for allotment of the Plot.

My/our particulars are given below:

(Sole/First Applicant).....

(Second Applicant).....

FOR SOLE OR FIRST APPLICANT

Applicant 's Name						
Father's / Husband's Name						
Date of birth		Nationality				
Qualification (s)		Profession / Occupation & Designation				
Permanent Address & Fax No.						
Correspondence Address						
Telephone Nos	Residence		Office		Mobile	
Email Address			Passport No			
Marital Status (Tick one)	Married		Single		No. Of children	
Resident Status (Tick one)	Resident		Non - Resident		Pan no.*/ Ward Circle No.	

*** Attach Form 60 or 61, as the case may be, if PAN is not available**

CO-APPLICANT

Co-Applicant's Name						
Father's / Husband's Name						
Date of birth		Nationality				
Qualification (s)		Profession / Occupation & Designation				
Permanent Address & Fax No.						
Correspondence Address						
Telephone Nos	Residence		Office		Mobile	
Email Address			Passport No			
Marital Status (Tick one)	Married		Single		No. Of children	
Resident Status (Tick one)	Resident		Non Resident		Pan no.*/ Ward Circle No.	

*** Attach Form 60 or 61, as the case may be, if PAN is not available**

(Sole/First Applicant).....

(SecondApplicant).....

FIRMS / SOCIETIES / TRUST / OTHERS

Name of the Firm / Society / Trust			
Registration No. (if registered)			
Registered Office / Office Address			
Correspondence Address			
Telephone Nos	Office		Fax
Email			
Name Father's / Husband's Name of the Authorized Signatory			
Address of Authorised signatory with Phone No.			

FOR COMPANIES

Name of the Company			
Date of Incorporation			
Registered Office			
Correspondence Address			
Telephone Nos	Office		Fax
E-mail			
Name Father's / Husband's Name of the Authorized Signatory		Mobile No of the Authorized Signatory	
Address of Authorised signatory			

I/we enclose herewith copies of following documents:

- (i) Pan Card
- (ii) Resident Proof (election card/Passport/Driving License)
- (iii) Copy of Memorandum & Articles of Association and Board's Resolution (in case of company)
- (iii) Copy of Partnership Deed/Authority Letter/Resolution (in case of firm/society/trust)
- (iv) Copy of Passport & Details of NRE / NRO / FCNR Account.

(Sole/First Applicant).....

(SecondApplicant).....

PARTICULARS OF THE PROPERTY:

Plot No.	Area (in Sq. Mts.)	Block

Total Consideration

A.	Rate (in Rs.)	Amounts (in Rs.)
1. Basic Sale Price (BSP)t		
2. Preferential Location Charges (PLC)		
	Total (A)	
B. Allied Charges		
1. Interest Free Maintenance Security (IFMC)		
2. External Development Charges (EDC)		
3. Club Membership		
	Total (B)	
Total Consideration	(A+B)	

Nominee

Name		Relationship	
Address			

Declaration

I/We, the above applicant(s), do hereby declare that the above particulars/information given by me/us are true & correct and nothing has been mis-represented/concealed therefrom. I/we have read and signed all pages of this Application form and payment plan and agree to abide by the same.

First /Sole Applicant	Name		Signature	
Co-applicant	Name		Signature	
	Date		Place	

(Sole/First Applicant).....

(SecondApplicant).....

Payment Plans

Crescent ParC Plots

Payment Plan		
Payment Milestones	Sale Price (Basic Sale Price + PLC)	Allied Charges (%)
On Booking	20%	
Within 3 months from Booking	10%	
Within 6 months from Booking	20%	
Within 9 months from Booking	20%	50%
Within 12 months from Booking	20%	
On Offer of Possession	10%	50%

(Sole/First Applicant).....

(Second Applicant).....

NOTES

- Prices as indicated above are subject to revision from time to time at the sole discretion of the Company.
- Prices, terms and conditions stated herein are not exhaustive, and have been indicated merely to apprise the Applicant.
- The rebate for early payment (if any) shall be allowed as may be decided by the Company from time to time, at its sole discretion.
- Stamp Duty, Service Tax, if any, shall be charged extra, as applicable.
- All payments are to be made by Demand Draft/ Pay Order / Cheque only drawn in the favour "M/S. IMPACT SARE MAGNUM TOWNSHIP PVT. LTD." .
- Layouts Plan shall always be subject to change/modification or revision as decided by the Company, Architect or any other Competent Authority.
- The terms & conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Plot Buyer's Agreement
- In case of NRI buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the Applicant.

Signature of the Applicant (s)

FOR OFFICE USE ONLY

Receiving Office		Accepted		Not Accepted
Booking Amount (Rs)		Receipt No.		Date
Date		Signature of Receiving Officer		Checked by
BOOKING THROUGH:				

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF PLOT IN "CRESCENT PARC" G.T. ROAD BY PASS, AMRITSAR

I/we (hereinafter, the "Intending Allottee") (s) may be allotted a plot on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Plot Buyer's Agreement. The following terms and conditions are indicative in nature, and shall always remain binding on the Intending Allottee (s).

1. The submission of this signed application form and payment by the Intending Allottee(s) of the Earnest Money shall not constitute a right to allotment of the Plot and nor shall it create any right, title or interest in the Plot nor shall it create or result in any obligations on the Company towards the Intending Allottee(s). Intending Allottee(s) understands that the Company may at any time and at its sole discretion reject the application without assigning any reasons whatsoever therefor and return the Earnest Money/ Booking Amount without interest
2. In addition to the Total Consideration as set out in Payment Plan , the Intending Allottee(s) shall also be liable to pay certain other charges including, the applicable registration amount, stamp duty and legal fee called for by the Company during the time of registration of Agreement to Sell/ Sale Deed in my/our favour, as well as any revision/ enhancement in the other charges as may be applicable.
3. The Intending Allottee(s) declares that he/she/it/they is/are competent to make and submit the present application for booking of the aforesaid Plot and there is no legal, statutory or contractual impediment or restriction on his/her/its/their making this application or the payment tendered hereunder.
4. The Intending Allottee (s) agrees that he has applied for allotment of a Plot (herein "Plot") in the residential colony, namely, Crescent ParC, G.T. Road By Pass, Amritsar, (herein "Colony") with full knowledge and understanding all rights and title of the Company including all sanctions/approvals granted/to be granted to the Company, which have been explained by the Company and understood by him.

(Sole/First Applicant).....

(Second Applicant).....

5. The Intending Allottee(s) shall be liable to pay the Total Consideration of the Plot and other charges as per the Payment Plan opted by him. The sale deed for conveying the Plot shall be executed and registered upon receipt of 100% of Total Consideration as indicated in Payment Plan
6. It shall be an essential condition of allotment that the Plot shall not be used for any purposes other than for residential purposes.
7. The Intending Allottee(s) hereby agrees to pay the Preferential Location Charges 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 plan, the Plot ceases to be in a Preferential Location, the Company shall be liable to refund only the amount of Preferential Location Charges paid by the Intending Allottee(s) and such refund shall be adjusted in the last installment as stated in the Payment Plan. If due to any change in the layout plan, the Plot becomes preferentially located, then the Intending Allottee(s) shall be liable and agrees to pay Preferential Location Charge as may be demanded by the Company.
8. The Earnest Money for the purpose of this application and Plot Buyer's Agreement shall always be 10% of the total of the basic sale price that may be applicable from time to time. The Earnest Money shall be liable to be forfeited in the event of cancellation of allotment on account of default/breach of the terms and conditions of allotment/transfer including non-payment of Total Consideration other charges herein provided or as set out in the Plot Buyer's Agreement.
9. The payment on or before due date of the basic Sale Price and Allied charges / amounts payable by the Intending Allottee(s) as per the Payment Plan opted by the Intending Allottee(s) or as demanded by the Company from time to time is the essence of this transaction. In case, the Intending Allottee fails to make the payments, as aforesaid, the Intending Allottee(s) shall be liable to pay interest thereon @ 18% per annum from the due date of the installment / payment till the date of actual payment. However, in case the Intending Allottee(s) fails to make the payment with interest as aforesaid within a period of three months from the said due date, the Company shall have the right to cancel the allotment and forfeit the Earnest Money and the Intending Allottee(s) shall be left with no right in the allotment of the Plot. In such case, the Booking amount/Earnest Money deposited will stand forfeited and the balance amount paid, if any, will be refunded without any interest. However, in exceptional and genuine circumstances, the Company may, at its sole discretion, condone the delay in payment of installments by charging interest @ 18% per annum and restore the allotment of the Plot, at the Company's sole discretion, and on such terms and conditions as it may deem fit.
10. In-case the Intending Allottee(s) wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the Plot applied for, the Company shall facilitate the process subject to the following: (a) The terms of the financing agency shall exclusively be binding and applicable upon the Intending Allottee(s) only. (b) The responsibility of getting the loan sanctioned and disbursed as per the Company's payment schedule will rest exclusively on the Intending Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, 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 time provision contained in clause 6 as above. (c) In case of default in repayment of dues of the financial institution/agency by the Intending Allottee(s), the Intending Allottee(s) authorize the Company to cancel the allotment of the Plot and repay the amount received by the company till that date after deduction of Booking Amount/Earnest Money along with interest accrued on delayed payment and any other charges of non-refundable nature, directly to financing/institution agency on receipt of such request from financing agency without any reference to the Intending Allottee(s).
11. The Intending Allottee(s) agrees that, if as a result of any legislation, order or rule or regulation made or issued by the Govt. or any other authority or if any matters, issues relating to any approvals, permissions, notice, notifications by the Competent Authority become subject matter of any litigation or due to any force majeure conditions, the Company after allotment, is unable to deliver the Plot to the Intending Allottee(s), the Intending Allottee(s) agrees that the Company if it decides in its sole discretion to refund then it shall be liable only to refund the amount received from him/her without any interest or compensation whatsoever.
12. The Intending Allottee(s) has seen and accepted the layout plans, which are tentative and the Intending Allottee(s) authorize the Company to effect suitable and necessary alterations/modifications in the same as the Company may deem fit or as directed by any Competent Authority(ies). However, in case of any alterations /modification resulting in 10% change in the area of the Plot, the Company shall intimate to the Intending Allottee(s) in writing the change thereof and the resultant change, if any, in the price of the Plot shall be paid by the Intending Allottee(s) or refunded as the case may be.
13. All statutory levies, charges, fee, cess, etc. levied by Amritsar Development Authority or any other authority, State Government, shall be recovered from the Intending Allottee(s). In case of any increase in the charges or levies or if there are any additional charges for extra amenities/safety measures or any other charge, levy, tax, fee, cess etc. of any nature, is levied or imposed by any authority, in future or retrospectively, with respect to the Colony, the same shall be charged to the account of the Intending Allottee(s) on pro-rata basis and be payable to the Company on demand.
14. The Company shall endeavor to handover possession of the Plot by 31st December 2013 and subject to timely payment by the Intending Allottee(s) towards the Total Consideration and other charges, as demanded in terms thereof. It is the essential condition that the Intending Allottee(s) shall take possession of the Plot in the manner and within the period as may be notified to him. In the event of failure of the Intending Allottee(s) to take possession of the Plot, the Company shall have the option to cancel the allotment of the Plot or otherwise the Company may condone the delay in taking over possession on the condition that the Intending Allottee(s) shall pay to the Company holding charges @ Rs. 5/- per Sq. Mts. of the area of the Plot per month for the entire period of such delay, and withhold conveyance or handing over possession of the Plot till the entire holding charges, with applicable overdue interest, if any, are fully paid, in addition to maintenance charges.

(Sole/First Applicant).....

(Second Applicant).....

15. The time frame for possession provided hereinabove is tentative and shall be subject to force majeure and timely and prompt payment of all installments due from Intending Allottee(s) and the timely receipt of all approvals from the concerned authorities. The Company shall be entitled to 6 months additional period in the event there is a delay in handing over possession. However, in case of delay beyond a period of 6 months and such delay is attributable to the Company, the Company shall be liable to pay compensation @ Rs. 5/- per sq. mts. of the Area of the Plot per month for the period of further delay.
16. The Intending Allottee(s) shall be responsible to construct a building on the Plot within three years from the date of taking over possession of the same after getting approval of the building plans from the Competent Authority. In case, the Intending Allottee(s) fails to obtain the sanction of the building plan and construct the building on the plot within this period, the Intending Allottee(s) may construct the same after expiry of three years after obtaining no objection from the Company and on making payment of extension charges as may be applicable. The Intending Allottee(s) shall be liable to execute a maintenance agreement with the Company or any other nominee/agency or other body as may be appointed by the Company from time to time for maintenance and upkeep of the Colony. The Intending Allottee(s) agrees to pay interest free maintenance security as per Payment Plan, The Intending Allottee(s) shall be liable to pay monthly maintenance charges, as may be determined by the Company or nominee/agency on the basis of the area of the Plot, subject to actual, from the date notified by the Company for taking over possession of the Plot. It is agreed that the Maintenance Charges may be enhanced, from time to time, as may be determined by the Company or the Maintenance Agency.
17. All charges payable to various department for obtaining services/ connections to the Plot like electricity, telephone, water etc., including security deposits for sanction and release of such connection as well as informal charges pertaining thereto will be payable by the Intending Allottee(s).
18. The Intending Allottee(s) shall be required to become a member of the club and shall be liable to pay to the Company or its nominated agency, which may manage and operate the club, such membership fee and monthly charges as may be demanded.
19. The Intending Allottee(s) shall also be liable to pay to the Company cost of stamp duty, registration fee and legal charges, which may be applicable, at the time of taking possession of the Plot and at the time of execution and registration of sale deed
20. The Company may, at its sole discretion and subject to applicable laws and notifications or any government directions as may be in force, permit the Intending Allottee(s) to get the name of his/her nominee substituted in his/her place subject to such terms and conditions and charges / transfer fee as may be prescribed by the Company. The Intending Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination(s). In the event of any imposition of executive instructions at any time after the date of the application to restrict nomination/transfer/assignment of the Plot by any authority, the Company will have to comply with the same and the Intending Allottee(s) has specifically noted the same.
21. In case of NRI Intending Allottee(s), the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the Intending Allottee(s)
22. The Intending Allottee(s) shall inform the Company in writing any change in the mailing address mentioned in this application failing which all demands, notice etc, by the Company shall be mailed to the address given in this application and deemed to have been received by the Intending Allottee(s).
23. In case there are joint applicants, all communications shall be sent by the Company to the First Intending Allottee(s) only at the mailing address given by him which shall be deemed as served on all applicants and no separate communications shall be sent to the joint applicant. The address given in the application form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Intending Allottee(s) and the Intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
24. All payments by the applicant shall be made to the Company through Demand Drafts/ Cheques drawn upon scheduled banks in favour of "Impact Sare Magnum Township Pvt. Ltd" payable at Amritsar only.
25. The Intending Allottee(s) has applied for the Plot with full knowledge and understanding and subject to all the laws/notifications/rules etc. applicable to the area in general. The Intending Allottee(s) shall be entitled to own, occupy and use the Plot in accordance with the local laws. He/she shall use the Plot only for residential purposes.
26. In cases of dishonor of the cheque(s) comprising the Earnest Money/ Booking Amount or any other installment due to any reason, without prejudice to any other legal right or remedy the Company may have, the Company may accept a fresh cheque by imposing administration charges of Rs. 1,000 per instance and the Company reserves its right to cancel the allotment and treat the Earnest Money/ Booking Amount as forfeited, and the Company shall be freely entitled to re-allot the Plot to any other third party.
27. I/ We declare that this Application is made solely for me/ us and in the event, I/ We intend to transfer this booking in the name of any third party, I / We shall obtain the prior written consent of the Company and after payment of administrative or such other charges, as may be determined by the Company from time to time.

(Sole/First Applicant).....

(Second Applicant).....

28. I/We agree that any disputes arising out of or in connection with the interpretation of the terms and conditions and obligations contained herein shall be settled amicably by mutual discussions failing which the same shall be settled by recourse to arbitration under the Arbitration and the Conciliation Act 1996 wherein the Company shall appoint a sole arbitrator, whose decision shall be final and binding on the parties. The seat of arbitration shall be Ludhiana and the language of arbitration shall be English.

29. I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as will be comprehensively set out in the Plot Buyer's Agreement.

Place

Date

Signature of Applicant(s)

(Sole/First Applicant).....

(SecondApplicant).....



Impact Sare Magnum Townships Pvt. Ltd.

Registered Office : 1st & 2nd Floor, G-317, Bhai Randhir Singh Nagar Ludhiana – 141012

Site Office : Impact Gardens, Village & PO Vallah, G.T. Road Bypass, Amritsar Ph. : +91 88 722 12333

For more information contact : SARE Homes project services Pvt. Ltd. , Duet House Plot No. 46, Phase-IV, Gurgaon 122015

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