



Signature of First Applicant

Signature of Second Applicant



Platinum Cloud Hills

(Village Kasmoli, Uttarakhand)

To,

Date:.....

Platinum Devcon Infra Projects Pvt. Ltd.

Office No -08, 1st Floor

DDA Market, Sect -2,

Pocket 4, Rohini Delhi - 110085

Dear Sir,

I/We submit this application for the allotment of a residential plot (hereinafter referred to as "Plot") in the upcoming project named as "Platinum Cloud Hills" (hereinafter referred to as the "Said Project") being developed by you (hereinafter referred to as "Company") under lawful arrangement on plot of land situated in Village Kasmoli, Uttarakhand (hereinafter referred to as the "Project Land") after having examined the documents pertaining to the ownership, development, your right to sell, sanctions and tentative sales plan of the Said Project.

Details of the "PLOT":

As per the tentative sales plan, I/We opt for a plot measuring 110 Sq. Yards @ Rupees _____ in the Said Project for development of a residential Plot. I/We remit herewith a sum of Rs. _____ /- (Rupees _____) as registration/booking amount, which may be treated as earnest money in respect of the PLOT as per the details mentioned hereunder.

Cheque No	Dated	Amount	Drawn On

Particular of Applicant(s)

FIRST/Sole Applicant.....

S/o,D/o,W/o.....

DOB.....Marital Status.....Nationality.....

Profession.....Designation.....Company.....

Signature of First Applicant

Signature of Second Applicant



Residential Address.....
.....
.....

Mobile No.....Email.....

Pan No..... AadharNumber.....

Second/Sole Applicant.....

S/o,D/o,W/o.....

DOB.....Marital Status.....Nationality.....

Profession.....Designation.....Company.....

Residential Address.....
.....
.....

Mobile No.....Email.....

Pan No..... AadharNumber.....

I/We agree to make further payments and additional charges as per the Payment Plan (annexed hereto) in ANNEXURE-A opted by me/us and/or such other expenses as may be intimated/demanded by the Company, failing which, my/our booking of the PLOT will be treated as cancelled and the said booking amount (earnest money) paid by me/us shall stand forfeited. /We shall sign and execute the 'Sell Agreement', as and when required by the Company on the standard format, copy whereof has been seen and terms therein have been understood by me/us.

I/We the above named applicant(s) do hereby declare that the particulars given by me/us are true and correct and nothing has been concealed there from. Any allotment against my/our Application shall be subject to the terms and conditions attached to this Application Form. I/We undertake to inform the Company of any change in my/our address or in any other particular/information, given above, till the PLOT is duly registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us. I/we have read and signed all the pages of this Application Form and the "Payment Plan" after fully understanding the contents there of.

Signature of First Applicant

Signature of Second Applicant



Annexure A

Payment Plan:-

Particulars	%
1st At The Time Booking	30%
2nd Within 30 Days From The Date Of Booking	30%
3rd Within 60 Days From The Date Of Booking	30%
4th Final At The Time Of Invitation Of Registry	10%
Stamp Duty, Registration Fee and allied charges for execution and registration of Sale/Conveyance Deed and any service tax, VAT etc. if imposed will be borne and payable solely by the Applicant/Allottee before possession. Club Member ship Fees, Electricity and Water Connection charges extra will be paid by Allottee(s) as and when required and decided by the developer	

Terms & Condition:-

1. The Applicant has seen and accepted the plans and has applied for the allotment of the Said Plot with the specific knowledge of allotment, space, area, dimensions, location and number of the Said Plot, Layout plans and all other terms and conditions are tentative and are liable to change, alteration, modification, revision, addition, deletion, substitution or recast at the sole discretion of the Company and may also change due to changes/modification required by the competent authority.
2. The Applicant shall pay the Price of the Said Plot in accordance with the payment plan opted by the Applicant and in addition, the Applicant shall also be liable to pay all other charges and dues as when required by the company or any Govt authority.
3. The Applicant agrees and understands that the Total Price of the Said Plot and other charges calculated on super area of plot which is tentative and any increase or decrease thereof shall be payable or refundable, however, in case of any alteration / modification resulting change in the super area of the Said Plot or material change in the specifications of the Said Plot, any time prior to and/or upon the grant of occupation certificate by the Company's architect or by the competent authority, the Applicant will be informed in writing by the Company of such change and the differences.
4. The Applicant agrees / understands that it is mandatory to; (I) take club membership (if any) Along with an PLOT in the Project, the amount for these shall be paid as and when demanded by the Company, and the Applicant will be required to sign the necessary documents for membership of the club, which shall contain the detailed terms and conditions. The Club membership taken to the Applicant shall be an integral part of the Said Ploot which cannot be sold/dealt with independent of the Said Plot.
5. The Applicant agrees that the Company shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions and the time period required for performance of its obligations shall stand extended.

Signature of First Applicant

Signature of Second Applicant



6. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable amount in case of non fulfillment/ breach of the terms and conditions of the Application and the Agreement including withdrawal of the Application and also in the event of the failure by the Applicant to sign and return to the Company. Thereafter the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Plot. The Company shall thereafter be free to resell and/or deal with the Said Plot in any manner whatsoever. The amount(s), if any, paid over and above the Earnest Money and the Non Refundable Amounts would be refunded to the Applicant by the Company only after realizing such amounts from resale of the Said Plot but without any interest or compensation of whatsoever nature.
7. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant in not making payments within the stipulated time by the Applicant on the condition that the Applicant shall pay to the Company interest which shall be charged from the due date @ 18% per annum.
8. The Applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the Applicant and the Company, shall be referred by any party for adjudication, to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon the parties. It is understood that no other person or authority shall have the power to appoint the arbitrator. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at Delhi only. The courts at Delhi shall alone have the jurisdiction.

Signature of First Applicant

Signature of Second Applicant