



Near HCL IT City, Sultanpur Road, Lucknow.

APPLICATION FORM

उत्तर प्रदेश सरकार की अफोर्डेबल हाऊसिंग पॉलिसी के अधीन



Luxurious Amenities In Affordable Price

APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF AN APARTMENT



Customer ID:

To,
M/S EXCELLA INFRAZONE LLP
B-2/345, VIKAS KHAND, GOMTI NAGAR,
LUCKNOW - 226 010 (U.P.)

Dear Sir,

I/We the undersigned request that a unit/apartment may be allotted to me/us in the project EXCELLA KUTUMB undertaken by the company EXCELLA INFRAZONE LLP (Promoter/Developer) as per the Company's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by your Company.

I /We further agree to sign and execute all necessary documents/agreements/deeds, as and when desired by the Company on the Company's standard format. I/We have, in the meantime, signed the salient terms and conditions of sale attached to this application from.

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 Apartment notwithstanding the fact that the Developer may have issued a receipt in acknowledgment of the money tendered with this application. It is only after I/we sign and execute the Allotment Letter, the allotment shall become final and binding upon the Developer. I/We understand that the expression 'Allotment' wherever used shall always mean provisional allotment of the Apartment.

If, however, I/we withdraw/cancel this application/cancel the booking or I/we fail to sign/execute and return the Allotment Letter within thirty (30) days from the date of its dispatch by the Developer, then the Developer may at its sole discretion treat my/our application as cancelled and the earnest money paid by me/us in the form of booking amount shall stand forfeited. I/We further agree to pay the installments and additional charges as per the Payment Plan as shown in the Price List and/or as stipulated/demanded by the Developer, failing which the allotment will be cancelled and the earnest money shall be forfeited by the Developer. My/our particulars are given below:

Sign. of 1st Applicant



Sign. of 2nd Applicant

1. Name of Applicant

Mr./Mrs./Ms.:

Son/Wife/Daughter of Mr./Mrs.:

Date of Birth: / / PAN No.:

AADHAAR No.:

Marital Status: Married Unmarried Nationality: No. of Children

Residential Status: Resident Indian NRI Foreign National of Indian Origin

Permanent Address:

City: Pincode: State: Country:

Mailing Address:

City: Pincode: State: Country:

Contact No.: Office No.:

WhatsApp No.: E-Mail ID:

Personal Details:

Occupation:

Name of the Employer/Business:

Address of the Employer/Business:

Contact No.: Annual Income:

Funding Detail:

The purchase consideration shall be paid out of Own Sources/Savings/Investments

Financing from bank/Financial Institutions

Quantum of Loan to be raised Rs.:

Sign. of 1st Applicant



Sign. of 2nd Applicant

2. Name of Co-Applicant

Mr./Mrs./Ms.:

Son/Wife/Daughter of Mr./Mrs.:

Date of Birth: / / PAN No.:

AADHAAR No.:

Marital Status: Married Unmarried Nationality: No. of Children

Residential Status: Resident Indian NRI Foreign National of Indian Origin

Permanent Address:

City: Pincode: State: Country:

Mailing Address:

City: Pincode: State: Country:

Contact No.: Office No.:

WhatsApp No.: E-Mail ID:

Personal Details:

Occupation:

Name of the Employer/Business:

Address of the Employer/Business:

Contact No.: Annual Income:

Amount Paid with application:

Paid Rs.: (Rs.: including Taxes)

vide Cheque/DD No.: Dated:

Drawn on (Bank):

Branch: City:

Favouring “**Excella Infrazone LLP.**”

Sign. of 1st Applicant



Sign. of 2nd Applicant

NOMINATION FORM

Name of Nominee:

Date of Birth: Gender : Male Female Other

Relationship with the first applicant:

Address:

Specimen Signature (Nominee):

I certify that Mr./Mrs./Ms.:

Son/wife/Daughter of:

has signed in my presence and I verify his/her signature:

(Applicant(s) Signature)

Witness Signature with Name & Address

1. 2.

Declaration:

I/We hereby solemnly declare that the above particulars given by me / us are true to the best of my / our knowledge and belief. I/We shall furnish any additional information(s) if required. In the event of any delay on my / our part to furnish any particulars desired by the Promoter, it shall be within the discretion of the Promoter to reject my/our application. The Promoter/ Developer has no obligation or liability to allot me/us a unit. In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I/We shall abide by the decision of the Promoter and it shall be final and binding on me/us. I/We further agree to pay the balance payment in accordance with the Promoter's schedule of installment.

I/We further understand that the timely payment is the essence of transaction and accordingly we will abide by the payment plan. I/We have read the contents relating to the terms and conditions of allotment in detail annexed here to and hereby agree to abide fully by those. I/We have read and understood the terms and conditions given herein and accept the same.

Sign. of 1st Applicant



Sign. of 2nd Applicant

TERM AND CONDITIONS:

1. The applicant (s) has applied for the allotment of a unit, with full knowledge and subject to all laws, bye laws, notifications and rules applicable to this project, which have been well explained by the developer/ Promoter & understood by him/her.
2. The allottee(s) has seen, understood and accepted the approved layout plan, specifications, amenities and facilities of the Unit/Apartment and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter.
3. The allottee(s) has fully satisfied himself / herself about the rights & interest of the Promoter on the said land and the project and it's limitations and obligations in respect of the same.
4. The allottee(s) has fully verified and satisfied himself/herself about the genuineness of the title deed of the said land over which the multi-storied residential building will be built and there will not be any objections or investigations by the intending allottees in this respect in future.
5. The applicant understands that he/she will not interfere in layout, implementation, plans and drawings of the project and will not modify the internal/external structure/ scheme even at the later stage to keep the harmony and spirit of the project.
6. (a) The Promoter will construct the multi-storied residential building in accordance with the approved plan of Lucknow Development Authority as well as the specifications of construction given in the brochure;
(b) However the Promoter shall have the right to effect suitable and necessary minor alterations/changes in the Building plan if necessary as permitted under law and shall follow the process specified in this respect.
(c) The applicant understands and unconditionally agrees about the timely payment of all installments (including final amount payable on intimation for possession), the same shall be the essence of the booking and agreement to be executed. Any delay in payment of any installments shall be subject to the interest Home Loan of SBI MCLR + 1%.
7. The units shall be sold at the agreed price prevailing in the market on Unit Cost. Any Levy or taxes on the said unit will be borne by qualified applicant. Sale price paid to the promoter will not include the cost of stamp duty and registration fees together with any other out of pocket expenses which have to be borne and paid by the qualifying applicant separately.
8. The maintenance charges shall be paid by the applicant w.e.f. intimation for possession or as decided by the promoter/ society formed for the said purpose and stated in Agreement to Sell to be entered between the parties and registered in future. The same shall not be linked with the actual possession taken by the applicant.
9. The registration of in " _____ " is entirely at the sole discretion of the promoter and they have full right to reject any of application/ request for registration without assigning any reason thereof.
10. That the area of unit mentioned herein is subject to change as per actual measurement as permitted in the

Sign. of 1st Applicant



Sign. of 2nd Applicant

applicable laws and price of the unit will be increased or decreased accordingly. The drawings are subject to change area may increase or decrease on actual construction as per the provisions of law and limits available therein. The applicant gives his/her consent for the same and will pay the recalculated balance if any due as per the terms and conditions of the agreement.

PAYMENTS

1. The initial Registration amount for the purpose of booking a unit shall be Rs./- (Rupees).
2. The timely payment of the installments of the total sale price as indicated in the payment schedule is the essence of the terms of booking/allotment. In case of non-payment of any of the installments within the time limit as per payment plan, the applicant(s) shall be treated to be defaulter and he/she shall be liable to pay interest Home Loan of SBI MCLR + 1%
3. However in the event of Breach of any of the terms and conditions of the allotment by the applicant(s), the allotment may be cancelled before possession and execution of registered sale/conveyance deed, however the allottee will be entitled to get refund of his/her total amount paid after deduction of booking amount and actual loss suffered by the developer.
4. All the payments against total sale price of the flat shall be made to the promoter through demand draft/cheque in favour of "EXCELLA INFRAZONE LLP" In case if RTGS/NEFT is being done by the applicant(s) and the same is not being informed to the developer then under such circumstances receipt of such deposit may not be issued and applicant(s) will not complain for the same.
5. All statutory charges, taxes and other levies demanded or imposed by the concerned authorities/state/central government shall be payable by the applicant(s) in respect of the Flat/apartment/unit allotted from the date of booking. The applicant(s) shall be given the possession of the Flat/apartment/unit only after payment of all the Installments and other dues and after execution of registered sale/conveyance deed in his/her favor by the Promoter, which will be done when the applicant(s) has paid Stamp Duty, Registration Fee and other legal charges or expenses. The registration of the sale/conveyance deed shall be executed through the lawyer of the Developer.

MAINTENANCE:

6. The maintenance of the Flat/apartment/unit/project shall be governed as per the terms & conditions mentioned in the maintenance agreement which will be executed separately at the time of possession of flat/apartment/unit.
7. The allottee upon purchase of the flat/apartment shall maintain at his/her cost the said Flat/apartment in good condition and shall abide by all laws, by-laws, rules & regulations of the government as well as the rules and by-laws framed by the society of the flat/apartment holders of the project and till then the by-laws framed by the developer.

Sign. of 1st Applicant



Sign. of 2nd Applicant

CONSTRUCTION & COMPLETION:

8. The Developer shall endeavor to give possession of the residential flat/apartment to the applicant within computed from Date subject to force majeure conditions and reasons beyond the control of the Developer with a extension of time for construction provided by authority.

GENERAL TERMS & CONDITIONS

- 1) In case of NRI, the provisional allottee shall be solely responsible for compliance with the provision of FEMA, 1999, Reserve Bank of India and any other law as may be prevailing for acquisition of the subject property.
- 2) In case of any dispute arising out of this allotment, shall be referred to an arbitrator appointed by the developer/Promoter whose award shall be final and binding to both parties. The jurisdiction of court shall be at Lucknow.
- 3) The drawing shown in the sale documents are subject to change by the architect/Promoter before or during course of construction as permissible under the applicable laws. The promoter shall seek the permissions for the same as prescribed under the law. Within the agreed consideration cost, the promoter shall complete all the civil work, GI/CI, plumbing, sanitary work, joinery, painting & polishing, internal electrification (excluding furniture work, furnishing work, installation of electrical appliances etc.) as per the specification narrated in the project Brochure.
- 4) The applicant(s) have no objection in case the Developer creates a charge on the entire project during the course of development of the project for raising loan from any banking and/or financial institution. However, such charges if created shall be vacated before handing over possession of the residential flat/apartment to the applicant(s). The creation of such charge shall not effect the rights of the applicant to the said unit/apartment.
- 5) The applicant(s) shall give his/her complete address to the Promoter at the time of booking and it shall be his/her sole responsibility to inform the Promoter about all the subsequent changes in his address from time to time, failing which all such demand notices and letters posted at that address will be deemed to have been received by him/her at the time when those should ordinarily have reached at such address and the applicant(s) shall be responsible for any default in making payment and other consequences that might occur there from.
- 6) In case there are joint applicant(s) then all communications shall be sent by the developer to the applicant whose name appears first and at the address given by him/her. No separate communication shall be necessary to other named applicants.

I/We hereby declare that I/We have been explained everything relating to the above terms and conditions in the language known to me/us. Also I/We agree to abide by the rules and regulations of the company & will pay further installments of the flat/apartment as per opted payment schedule.

Sign. of 1st Applicant



Sign. of 2nd Applicant

Details of Pricing		
Particulars	AS per Applicable Price List	Remarks
[A] Basic Cost of the Apartment		
Basic Sale Price [BSP] @ Rs.....per sq. ft.	Rs.	
Preferential Location Charges [PLC] Floor % of BSP	Rs.	
Central Park/Club Facing @ Rs Sq.Ft.	Rs.	
[B] Additional Cost		
1. Car Parking	Rs.	
2. Interest Free Maintenance Security [IFMS] Deposit @ Rs per sq. ft.	Rs.	
3. External Electrification Cost [EEC] Rs..... per sq. ft.	Rs.	
4. Fire Fighting Equipment Cost [FFEC] Rs..... per sq. ft.	Rs.	
5. Power Back-up Installation Cost [PBC] Rs..... per KVA for 1 KVA	Rs.	
6. Club Membership Fee	Rs.	
7. Meter Collection Charges @ Rs	Rs.	
[C] Other Cost		
2. Others [if any]	Rs.	
Total [A+B+C]: Amount in Figure	Rs.	
Amount In Words: Rupees:		

Size (Tentative)	Unit No.	Tower	Block
900 Sq.Ft. 2 BHK	<input type="text"/>	<input type="text"/>	<input type="text"/>
1080 Sq.Ft. 3 BHK	<input type="text"/>	<input type="text"/>	<input type="text"/>
1095 Sq.Ft. 3 BHK	<input type="text"/>	<input type="text"/>	<input type="text"/>

Sign. of 1st Applicant



Sign. of 2nd Applicant

FOR OFFICE USE ONLY

CHECK LIST

- | | |
|---|--------------------------|
| 1. Booking Amount Cheque/DD | <input type="checkbox"/> |
| 2. Customers Signature on all Pages of the Application Form | <input type="checkbox"/> |
| 3. Copy of PAN Card/Form 60/Undertaking | <input type="checkbox"/> |
| 4. Address Proof/ID Proof & Photographs | <input type="checkbox"/> |
| 5. Self Attested Photographs | <input type="checkbox"/> |
| 6. For Companies: Certified Copies of MOA & AOA and Certified True Copy of the Board Resolution | <input type="checkbox"/> |
| 7. For Foreign National of India Origin: Passport Copy/Funds Form NRE/SCNR A/c | <input type="checkbox"/> |
| 8. For NRI: Passport Photocopy & Payment Through NRE/NRO A/c | <input type="checkbox"/> |
| 9. Authorization/POA Duly Attested where a person is signing the Application Form of someone's behalf | <input type="checkbox"/> |
| 10. For a Partnership Firm: Partnership Deed & Authorization to Purchase | <input type="checkbox"/> |
| 11. Email ID | <input type="checkbox"/> |
| 12. Contact Number of the Applicant | <input type="checkbox"/> |

Application Accepted Rejected

Application Receiving Officer

Checked By

Approved By

Dated :

Booking Through	Dealer Name: Stamp of Dealer	Direct

Sign. of 1st Applicant



Sign. of 2nd Applicant

PAYMENT PLAN

w.e.f. : 1 August, 2018

Booking Amount	10% of BSP + GST
Within 30 Days of Allotment	5% of BSP + GST
On Commencement of Excavation	7.5% of BSP + GST
On Casting of Stilt/Ground Floor Roof Slab	7.5% of BSP + GST
On Casting of 2nd Floor Roof Slab	5% of BSP + GST
On Casting of 3rd Floor Roof Slab	5% of BSP + GST
On Casting of 5th Floor Roof Slab	5% of BSP + GST
On Casting of 6th Floor Roof Slab	5% of BSP + GST
On Casting of 8th Floor Roof Slab	5% of BSP + GST + 50% of Additional Charges
On Casting of 10th Floor Roof Slab	7.5% of BSP + GST
On Casting of 11th Floor Roof Slab	5% of BSP + GST
On Casting of Top Floor Roof Slab	5% of BSP + GST + 50% of Additional Charges
On Start of Internal Plaster	5% of BSP + GST
On Start of external Plaster	5% of BSP + GST
On Start of Flooring	7.5% of BSP + GST
On Start of plumbing	5% of BSP + GST
At the Time of Possession	5% of BSP + GST + Registry Charges & Other Charges (If any)

Note:

- All Payments shall be made through cheque/ DD in favor of "Excella Infracore LLP" payable at Lucknow.
- Taxes & Registry charges extra as per Government Norms.
- Drawings are conceptual and illustrative. Area and dimension may change and will be adjusted before execution.
- Booking is subject to the terms and conditions contained in the application form/allotment agreement.
- Any additional facility that may be provided shall be charged extra.

Sign. of 1st Applicant



Sign. of 2nd Applicant



Sign. of 1st Applicant



Sign. of 2nd Applicant

excella[®]

experience the excellence



Excella Infrazone LLP

B-2/345, Vikas Khand, Gomti Nagar, Lucknow, UP - 226010 (India)



0522-4959191



9026617617



info@excellainfra.in



www.excellainfra.in

Website : www.up-rera.in

UPRERAPRJ2629 (Phase-I)

UPRERAPRJ17445 (Phase-II)

UPRERAPRJ367744 (Phase-III)

HOME LOAN AVAILABLE

