



SHIV VALLEY
BUILDING YOUR TRUE LIFESTYLE

**APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF A UNIT
IN SHIV VALLEY, BIKANER, RAJASTHAN**

APPLICANT
PHOTO
IN COLOR

APPLICANT
PHOTO
IN COLOR

Dear Sir,

I/We have carefully examined the terms & conditions of this application form. After my full satisfaction, I/We approve to abide by them. I/We undersigned request a plot/ home/ flat/ shop/ office be allotted to me/us as per company's terms and conditions.

I/we remit herewith a sum of Rs.
(Rupees
vide bank draft/cheque/pay order no. dated drawn on
Bank in favour of MAHADEV INFRABUILD PRIVATE LIMITED payable at Bikaner, which may please be treated as part of earnest money.

I/we agree to pay further installments of sale price as per the terms and conditions of allotment. My/our particulars are as below -



1. Applicant's (Sole/First)
Father's/Husband's Name

2. Second Applicant Name
Father's/Husband's Name

3. Permanent address
Pin Code Telephone No. Mobile No. Fax
E-mail
Postal Address
Pin Code Telephone No. Mobile No. Fax
E-mail

4. Residential Address - Resident Indian Non Resident Indian

5. Detail of unit to be purchased
1. Unit No. Type of Unit Block
Area Sq. Feet Sq. Mtr.
Basic Price Rs. per Sq. Ft./Rs. Per Sq Mtr Approx.....
PLC Rs.
Others (If any) Rs. Less (If any) Rs.
Total Price of Unit Rs.
Income Tax Permanent Account No.
Booking : Direct Through Dealer/ Agent
If through Dealer / Agent , Name and Address of the Dealer / Agent
Telephone No. Mobile No. Fax No.

Declaration :-

I/We undersigned do hereby declare that the above mentioned particulars and information given by me/us are true and correct and nothing has been cancelled there from.

Signature of the Applicant (s) =

Date Place

TERMS AND CONDITIONS FOR PROVISIONAL ALLOTMENT

1. The applicant has to submit his/her application on the prescribed form indicating the location, size and type of unit required. The application is to be accompanied with the booking amount, as per the payment plan, by cash or an account payee cheque or demand draft favoring MAHADEV INFRABUILD PRIVATE LIMITED payable at Bikaner.
2. The final allotment is entirely at the sole discretion of MAHADEV INFRABUILD PRIVATE LIMITED (The company) and the company reserves the right to reject an application without assigning any reason thereof.
3. The applicant(s) has fully satisfied himself/herself/themselves about the interest and the title of the company in the said land on which the unit is located/ unit will be developed/constructed and has understood all limitation and obligations in respect thereof.
And there will be no more investigation or objection the intending allottee(s) in this respect.
4. The applicant(s) has accepted the plans, designs, specifications which are tentative and are kept at the company's office and agrees that company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit of as may be done by any competent authority and the applicant(s) hereby gives his/her/ their consent to such variation/addition/alteration/deletion and modification. The company shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of unit, change in its number, dimensions, height, size area layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior approval of the company, who may, in its sole discretion, permit the same on such terms as it may deem fit.
6. The intending allottee(s) agree to make all payments through demand drafts/cheques drawn upon and payable at Bikaner only. An amount of Rs. 2000/- shall be debited/charged to allottee(s) account incase any cheque of installment is not honoured by his/her/their bank.
7. The company as the intending allottee(s) hereby agree that the amount paid with the application and in installments as the case may be, to the extent of 20% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those of allotment letter/agreement as also in the event of failure by the intending allottee(s) to sign the allotment letter/agreement as also in the event of failure by the intending allottee(s) to sign the allotment letter/agreement within the time allowed by the company.
8. 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 @ 18% per annum on the delayed payments and the company 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 company.
9. The completion of the project will be done as per the completion date subject to receiving the entire price and other payments as per the terms of allotment. However, the allottee opts to pay in advance of payment plan, suitable discount may be allowed but the completion schedule shall remain unaffected.
10. All taxes or changes, fresh or revised, future, on land levied by any authority, from the date of booking shall be borne and paid by the allottee.
11. The company shall be responsible for providing internal services within the complex which include laying of roads, water lines, sewer lines, electric lines and horticulture. However, external services like water supply network, sewer, roads, electricity outside the complex to be connected to the internal services are to be provided by U.I.T Bikaner.
12. In case allottee wants to avail of a loan facility from his employer or financial institutions/banks to facilitate the purchase of the unit applied for, the company shall facilitate the process subject to the following -
 - (i) The terms of the financing agency shall exclusively be binding and applicable upon the allottee only.
 - (ii) The responsibility of getting the loan sanctioned and disbursed as per the company's payment plan will rest exclusively on the allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the company, as per payment plan , shall be ensured by the allottee, failing which, the allottee shall be governed by the provision contained in clause 7-8 as above.

13. In case a particular unit is omitted due to change in the plan or the company is unable to hand over the same to the allottee for any reason beyond its control, the company shall offer an alternate unit of the same type and in the event non-acceptability by the allottee or non-availability of alternate unit, the company shall be responsible to refund only the actual amount received from the allottee till then and will not be liable to pay any damages or interest to the allottee whatsoever. In case any preferentially located unit ceases to be so located, the company shall be liable to refund extra charges paid by the allottee for such preferential location without any damages or compensation. Further to that the layout shown in the sale literature is tentative and is subject to change without any objection from the allottee.
14. All charges payable to various departments for obtaining service connections to the unit like electricity, telephone, water etc. including security deposits for sanction and release of such connections, as well as informal charges pertaining thereto, will be payable by the allottee.
15. In addition to the basic price, the allottee shall also pay the preferential location charges (if applicable), maintenance security, stamp duty and registration charges as per the payment plan 5% for the corner & park facing, 10% extra for the corner and 80' road.
16. The company shall endeavour to give the possession of the unit to the intending allottee(s) 1 year (For house/flat) and 6 months (for plot) from the sate of commencement of development and/ or construction subject to force major circumstances and on receipt of complete payment of the basic sale price and other charges due and payable up to the date of possession according to the payment plan applicable to him/her/them. The company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 15 days thereof remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she/they shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
17. Bikaner court alone shall have jurisdiction in all nature of disputes.



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

Date

Place

Signature of the applicant (s) =

PAYMENT PLAN

At the time of boeing	25%
After 60 days of booking date	25%
After 120 days of booking date	25%
After 180 days of booking date	25%
(with all balance dues/charges)	

Please note -

Prices are subject to revision any time at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.

Loan facility from financial institutions is available as per the norms.