

Self Attested
Photographs
First
Applicant

Self Attested
Photographs
Second
Applicant

Dear Sir/Madam,

I/we (also referred as the "Application") wish to apply for a Plot/Shop/Villa in
Project as per the tentative site plan, Unit size and the Payment Plan opted by me/us as per details mentioned below
(herein after referred to as the said "Plot/Shop/Villa").

PROVISIONAL DETAILS OF THE UNIT

(1) Unit No. (2) Unit Area Sq.Yd* / Sq. (approx)

PAYMENT PLAN:

I. Basic Sale Price (BSP): Rs..... per sq. yd./sq.

II. Preferential Location Charges (PLC): Rs. per sq.yd.

III. Internal Development Charges (IDC) : Rs. per sq.yd.

Total Cost (BSP + PLC + IDC) :Rs..... (in words)

Booking Amt Rs.

Balance Amount Rs.

No. of Equal Installments Rs.

I/we am/are enclosing here with Cheque/Draft/payorder No. Dated for Rs.
/ {Rupees only) drawn on

Bank & Branch) in favour of "PAL REAL CON BUILDERS / PAL CITY HOMES" payable at Jaipur, which may please be treated
as the booking amount for the Said Plot/Shop/Villa. My/Our particulars are as under:

1. SOLE/FIRST APPLICANT

Mr./Ms./M/s. (In English)

(In Hindi)

S/W/D of (In English)

(In Hindi)

DOB Nominee Relation PAN

Correspondence Address:

(In English)

(In Hindi)

Email..... Ph. No..... Sex.....

1. SECOND / JOINT APPLICANT (if applicable)

Mr./Ms./M/s. (In English)

(In Hindi)

S/W/D of (In English)

(In Hindi)

DOB Nominee Relation PAN

Correspondence Address:

(In English)

(In Hindi)

Email..... Ph. No..... Sex.....

Date:

Place :

Signature of Sole/First Applicant

Signature of Second Applicant

TERMS AND CONDITIONS

1. The Applicant has applied for a Land of Plot/Shop/Villa with full knowledge of all the terms & Conditions here of as well as the laws / notifications and rules applicable to the area in general and all the queries have been answered by the Company Representative to the complete satisfaction including the key indicative terms and conditions of the Land of Plot/Shop/Villa Buyer's Agreement that may be executed with the Company in due course. The Applicant further understands and agrees that the actual terms and conditions contained in the Land of Plot/Shop/Villa Buyer's Agreement would be more elaborate and comprehensive.
2. The Applicant acknowledges and declares that the Company has readily provided all the information / clarifications as required by me/us. The Applicant have not relied upon and nor been influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, or any other information except what is stated specifically in this Application and The Applicant have relied solely on his/her own judgment in deciding to make the present Application for the prospective purchase of the aforesaid Land of Plait/Shop/Villa.
3. The Applicant has satisfied himself / herself about the right, title and interest of the Company to sell and market the said Land of Plot/Shop/Villa and the right and title of the land. The Applicant has understood all limitations and obligations in respect there of. Having carried out its independent investigations, the Applicant agrees that after signing of this application, it shall not raise any disputes nor raise any objections in this respect.
4. All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque /ordinary cheque payable at par at Jaipur in favour of "PAL REAL CON BUILDERS / PAL CITY HOMES". All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
5. In case the cheque comprising Booking Amount/Registration Amount is dishonored due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
6. In case the Application for Booking of the said Land of Plot/Shop/Villa is accepted and the Company makes an allotment, then the Applicant undertake to execute all documents/agreements as per the Company's format and agree to accept and abide by all the terms and conditions there in and pay all charges as applicable therein and/or as demanded by the Company in due course.
7. The Applicant shall make all payments of the agreed Total Cost of the said Land of Plot/Shop/Villa as per the Payment Plan opted, along with the applicable charges as mentioned or stipulated therein vis-a-vis BSP, IDC, PLC and any other charges as may be applicable from time to time. It is agreed by the Applicant that which ever Land of Plot/Shop/Villa are designated by the Company as being preferentially located, which may include those Land of Plot/Shop/Villa as are adjacent to or facing a green belt or park or opening to a road of at least 33ft. Width or corner Land of Plot/Shop/Villa or are open from at least two or more sides and the like, shall all be treated as preferentially located Land of Plot/Shop/Villa for the purpose of payment of PLC. The Applicant shall further make payment of statutory and other third party charges including without limitation, registration charges, stamp duty and other incidental expenses as and when demanded by the Company.
8. The Applicant shall be liable to pay interest on every delayed payment at the rate of 24% per annum from the date that it is due for payment till the date of actual payment thereof . In case the Applicant defaults in making payment of the due installment (including partial default) beyond a period of 60 days from the due date, the Company shall be entitled to cancel the allotment at any time thereafter in accordance here with and throw allotment of the said land of Plot/Shop/Villa.
9. The Company shall adjust all the amounts received from the Applicant first towards interest on overdue installments and only thereafter towards the overdue installments or any other outstanding demand payable to the Company and finally the balance, if any, would be adjusted towards the current installment or current dues for which the payment is tendered.
10. The timely payment of the total cost under the Payment Plan agreed by the Applicant shall be of the essence of this Agreement. If the Applicant neglects, omits, ignores, or fails in the timely performance of its obligations agreed or stipulated herein for any reason whatsoever or to pay in time to the Company any of the installments or other amounts and charges due from the Applicant by respective due dates, the Company shall be entitled to cancel the allotment, terminate this Agreement and forfeit the Earnest Money.
11. In case of cancellation of registration/alotment, the reason behind the cancellation is very important, and if there is no valid reason than the applicant will not be able to get any refund from the amount deposited but if there is a valid reason than the deposited amount would be refunded (in form of P.D.C) after deducting 50% of the total cost of land of Plot/Shop/Villa after completion of the Project. Moreover if the booking is done through dealer than No Objection Certificate (NOC) is required.
12. In case of cheque bouncing Rs250/ (per bouncing) will be charged from the applicant. If the cheque get bounced after getting the registry of the land of Plot/Shop/Villa than the charges are Rs500/- (per bouncing).
13. Company will recommend not to pay the amount in cash and if for any reason the payment is made by cash the original receipt should be taken same time of payment otherwise company shall not be responsible for any discrepancy.

Date:

Place :

Signature of Sole/First Applicant

Signature of Second Applicant



14. For the removal of doubts, it is clarified that not with standing the fact that in case of not receiving the installment the booking will get cancelled without any confirmation and there fund cheque has been dispatched by the Company at the address of the applicant, if it has not been received by the Applicant or if received, such refund cheque remains unencashed by the Applicant, the mere dispatch of the Notice of Termination by the Company would be deemed to sufficiently and by itself constitute Termination of the plot and no further act on the part of the Company would be necessary for this purpose. It is further clarified that immediately on dispatch of the Notice of Termination, the Company shall be entitled to re-allot the said Land of Plot/Shop/Villa afresh to any other person and the Applicant agrees and undertakes that it shall not object there to nor seek any legal relief so as to prevent such re-allotment.
15. The Applicant understands, agrees and consents that upon such termination, the Company shall be under no obligation save and except to refund the amounts already paid by the Applicant to the Company, without any interest, and after forfeiting and deducting the Earnest Money and other amounts due and payable to it only after resale of the said Land of Plot/Shop/Villa Upon termination of this Agreement save for the right to refund, if any, to the extent agreed here in above, the Applicant shall have no further right or claim against the Company, which, if any, and shall be deemed to have been waived and the Applicant here by expressly consents there to. The Company shall thenceforth be free to deal with the said Land of Plot/Shop/Villa in any manner whatsoever, in its sole and absolute discretion and in the event that the Applicant has taken possession of the said Land of Plot/Shop/Villa, then the Company shall also be entitled to re-enter and resume possession of the said Land of Plot/Shop/Villa and everything whatsoever contained therein and in such event, the Applicant and/or any other person/occupant of the said Land of Plot/Shop/Villa shall immediately vacate the said Land of Plot/Shop/Villa. This is without prejudice to any other rights available to the Company against the Applicant.
16. The Company will take care of the said Land of Plot/Shop/Villa free of cost till the sale deed executed after that applicant has to take care of their said Land of Plot/Shop/Villa himself/herself.
17. The Applicant confirms that all the correspondence should be made in the name of the First Applicant only.
18. The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.
19. The Applicant understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the Land of Plot/Shop/Villa Buyer's agreement which shall supersede the terms and conditions set out in this Application.
20. Jaipur court alone shall have the jurisdiction in all matters arising out of/touching and/or/possession are not made with in the aforesaid specified period except due to reasons force majeure concerning this transaction.

Declaration:

The Applicant confirms and declares that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by me/us there from. The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

VERNACULAR DECLARATION

I,..... S/o/W/o
 R/o
 do here by state and declare on solemn affirmation a sunder:

1. That Mr. / Mrs. / Miss S/oW/o is my (relation) and know him/her for the last yrs/months and he/she signs in the vernacular. I have seen him signing during the normal course of business / transactions.
2. That I have readout and explained in vernacular the contents and nature of the plot buyer terms and Condition and all other documents signed by him/her from "Pal Real con Builders/Pal City Homes". He/she is acknowledging the same.
3. That he/she signing in the vernacular all the documents and the agreements after understanding the same. His/her signature is dully attested by me here in under:-Solemnly affirmed at..... on this day of, 2023

Date:	Signature of Applicant / Applicant	Signature of the Executant Attested	Signature of the Executant
----------------	---------------------------------------	--	-------------------------------



PAL REAL GROUP

Head Office :
 Unit No - 409, Element Mall,
 DCM Ajmer Road, Jaipur, (RAJ)
 Email : yash.palrealgroup@gmail.com
 Website : www.palrealgroup.com





APPLICATION FORM

Client Name:

Unit No.:.....

Unit Area:

Project:.....

_____ : Website : _____
www.palrealgroup.com

