



APPLICATION FORM

SCO – SHOP CUM OFFICE PLOT “DREAMCITY”

Application Form No:

ASR-SCO-P _____

Shop-cum-Office No.

(To be filled by AIPL Ambuja)

(UNIT - SCO – SHOP CUM OFFICE PLOT)

Please deposit /send the Application Form at:

AIPL AMBUJA HOUSING & URBAN INFRASTRUCTURE LIMITED
CORPORATE OFFICE : 232-B, OKHLA INDUSTRIAL ESTATE – III, NEW DELHI – 110 020
TEL. NOS. +91-11-4100 0530 FAX: +91-11-3082 3856
SITE OFFICE: G.T.Road, Amritsar – 143 115, Tel. No. 0183-3071002

DREAMCITY

SCO PLOTS, AMRITSAR

Registration Application Form for allotment of SCO Plot in Dreamcity, G.T. Road, Amritsar

Date.....

AIPL AMBUJA HOUSING & URBAN INFRASTRUCTURE LIMITED
232-B, OKHLA INDUSTRIAL ESTATE – III,
NEW DELHI – 110 020

Dear Sirs,

I / We wish to register myself / ourselves for the allotment of a SCO Plot in your Township on G.T. Road, Amritsar, Punjab under the down payment plan / time linked payment plan (tick one).

I/ We hereby submit the application form duly filled in and signed with all enclosures and remittance as indicated in the payment schedule for the purpose of this registration.

I/ We understand the layout plan as shown is tentative in nature and is subject to change and alter by the competent authority. I/we further understand that AIPL Ambuja shall be under no obligation to seek my/our approval or consent for the such changes or variances.

I/ We agree and understand that this application does not constitute any definitive allotment or any agreement to sell and I/ we do not become entitled to the final allotment of SCO Plot notwithstanding the fact that AIPL Ambuja Housing & Urban Infrastructure Limited (AIPL Ambuja) may have issued a receipt (s) in acknowledgement of the money tendered by me/ us as registration with AIPL Ambuja.

I/ We understand that this form is merely for registration for SCO Plot in “SCO-Dreamcity” project of AIPL Ambuja and in no way, may be construed as an allotment. I/we agree that the registration of the SCO Plot in the upcoming project “Dreamcity” shall become definitive only after the due acceptance of the same by AIPL Ambuja in writing and shall be subject to the terms and conditions as stipulated by AIPL Ambuja.

In the event of AIPL Ambuja accepting my / our application to allot a SCO Plot, I/we agree to pay all further installment (s) of the sale price and all other dues as stipulated in the payment plan alongwith this Application and to execute the Buyers’ Agreement, as explained to me/us by AIPL Ambuja and fully understood by me/us.

I/ We agree to execute all the documents in the standard format provided by AIPL Ambuja as and when necessary, for the registration and subsequent allocation of the SCO Plot in the upcoming project “Dreamcity”, G.T. Road, Amritsar and shall strictly adhere to the terms and conditions by AIPL Ambuja from time to time.

The said SCO Plot shall be deemed to be allocated to me/ us only after I/ we execute the buyers’ agreement on the standard format provided by AIPL Ambuja after carefully understanding, agreeing and undertaking to abide by the general terms and conditions annexed hereto and execution of buyers’ agreement.

I/ We agree that the registration and subsequent allocation of SCO Plot is at the sole discretion of AIPL Ambuja and in case the SCO Plot is not allocated to me / us for any reason whatsoever, I/ we shall not raise any objection or claim damages or challenge the same in a Court of Law and the amount deposited herein shall be refundable to me/ us without any interest.

I/ we agree that the allocation shall become final and binding upon AIPL Ambuja only after the acceptance of the signed buyer’s agreement.

I/ We have gone through the above terms and conditions and have understood them and I/ we hereby record my/ our acceptance thereof.

Signature of Sole/ First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Signature of Fourth Applicant (if any)

AIPL AMBUJA HOUSING & URBAN INFRASTRUTURE LIMITED
 Corporate Office: 232B, Okhla Industrial Estate, Phase - III, New Delhi - 110 020
 Tel: + 91-11-4100 0530 Fax: +91-11-3082 3856
 SITE OFFICE: G.T.Road, Amritsar – 143 115, Tel. No. 0183-3071002

Individual/Joint Application Form

SOLE/FIRST APPLICANT

Please paste
passport size
colour
photograph

SECOND APPLICANT

Please paste
passport size
colour
photograph

THIRD APPLICANT

Please paste
passport size
colour
photograph

FOURTH APPLICANT

Please paste
passport size
colour
photograph

Please fill in block letters:

1. Full Name _____
 Mr/Ms/Dr

Mr/Ms/Dr

Mr/Ms/Dr

Mr/Ms/Dr

2. Father/Husband's name _____

(Natural Guardian (in case of minor))

(Natural Guardian (in case of minor))

3. Relation to the First Applicant (for Joint Applicant)

4. Date of Birth / /

 / /

 / /

 / /

5. Marital Status _____

6. Occupation Employed Self-Employed
 Housewife Student Others
 Employed Self-Employed
 Housewife Student Others

Employed Self-Employed
 Housewife Student Others
 Employed Self-Employed
 Housewife Student Others

7. No. of Children -----

8. Profession/Nature of business _____

9. Name of Employer _____

10. Residential Status Resident Indian Non-resident Indian Resident Indian Non-resident Indian
 Foreign Citizen of Indian Origin Foreign Citizen of Indian origin

 Resident Indian Non-resident Indian Resident Indian Non-resident Indian
 Foreign Citizen of Indian Origin Foreign Citizen of Indian origin

11. IT PAN/Ward No. _____

12. Permanent Address _____
_____ City _____

State _____ Pin _____ State _____ Pin _____

Phone (Residential) _____ (Office) _____ Phone (Residential) _____ (Office) _____

Mobile _____ Fax _____ Mobile _____ Fax _____

Email _____ Email _____

Permanent Address _____
_____ City _____

State _____ Pin _____ State _____ Pin _____

Phone (Residential) _____ (Office) _____ Phone (Residential) _____ (Office) _____

Mobile _____ Fax _____ Mobile _____ Fax _____

Email _____ Email _____

13. Correspondence Address _____
(For Sole/ First Applicant)
City _____ State _____ Country _____ Pin/Zip _____

I/We confirm having read and understood the declaration hereinafter

Signature of Sole / First Applicant
(Please sign within space provided)

Signature of Second Applicant
(Please sign within space provided)

Signature of Third Applicant
(Please sign within space provided)

Signature of Fourth Applicant
(Please sign within space provided)

Place:
Date:

Place:
Date :

'Additional Information
(Non- Resident Indian / Foreign Citizen of Indian Origin Applicants only)

Please fill in block letters

1. Nationality (PIO)

Sole/First Applicant

Second Applicant

Third Applicant

Fourth Applicant

2. Native Place in India

3. Passport

Indian Foreign

Indian Foreign

Indian Foreign

Indian Foreign

4. Place and Date of Issue

5. Contact person in India (Full Name) _____

6. Correspondence Address

City _____ State _____ City _____ State _____

Country _____ Pin/Zip _____ Country _____ Pin/Zip _____

Phone _____ Mobile _____ Phone _____ Mobile _____

Fax _____ Email _____ Fax _____ Email _____

City _____ State _____ City _____ State _____

Country _____ Pin/Zip _____ Country _____ Pin/Zip _____

Phone _____ Mobile _____ Phone _____ Mobile _____

Fax _____ Email _____ Fax _____ Email _____

7 (a) NRE Account No. _____

(b) Name of bank & branch _____

I/ We confirm having read and understood the declaration hereinafter

Signature of Sole/First Applicant
(Please sign within the space provided)

Signature of the Second Applicant
(Please sign within the space provided)

Signature of Third Applicant
(Please sign within the space provided)

Signature of the Fourth Applicant
(Please sign within the space provided)

Place :

Date:

Place:

Date

Other Entity Application Form

Please fill in block letters

1. Name of the organization _____

2. Status Proprietorship Firm Partnership Firm Company
 AOP/BOI Others _____

3. Date and place of incorporation _____

4. Registered/ head Office Address _____

City _____ State _____ Country _____ Pin/Zip _____

Phone _____ Mobile _____ Fax _____ Email _____

5. Name of authorized signatory with designation _____

6. IT PAN / Ward No: _____

I/ We confirm having read and understood the declaration hereinafter

Signature of Authorized Signatory with Stamp
(Please sign within the space provided)

Place :

Date:

Nomination

I/ We.....,
..... and, applicant/ Joint Applicants of SCO Plot
No....., admeasuring..... sq. yds. in your Dream City on G.T.Road, Amritsar, Punjab under down
payment plan...../ time linked payment plan..... (tick one) wish to make a nomination and do hereby
nominate the following person (s) to whom all rights of transfer and/ or amount payable in respect of allotment of
SCO Plot No....., allotted/ to be allotted to me/ us shall vest in the event of my/ our death.

Name and Address of Nominee(s)

Name.....

Address:.....

.....

Date of Birth..... (in case of nominee is minor (*))

Signature of Nominee.....

(*) The nominee is minor whose guardian is.....

Address of guardian.....

.....

Signature of guardian.....

Allottee of the SCO Plot

1. Signature of the 1st holder

Name.....

Address.....

.....

Date.....

2. Signature of the 2nd holder

Name.....

Address.....

.....

Date.....

3. Signature of the 3rd holder

Name.....

Address.....

.....

Date.....

4. Signature of the 4th holder

Name.....

Address.....

.....

Date.....

Signature of Two Witnesses

Name and Address

Name.....

Address.....

.....

Date.....

Name.....

Address.....

.....

Date.....

Application No:

ASR-SCO-P-

SCO Plot Preference

Please read Annexure A of general terms & conditions before filling up

Please specify (tick) the SCO Plot you are applying for

SCO Plot Size –

60 Sq. yds. 120 Sq. yds. 150 Sq. Yds.

Preferential Locations –

Category Plot	Description	PLC Charges (in %)
'A'	<ul style="list-style-type: none">• 2 side open or• 25 meter wide road or• Located opposite/ adjacent to the green	5 %
'B'	<ul style="list-style-type: none">• Any two of the above (Category A)	7.5 %
'C'	<ul style="list-style-type: none">• All three of the above (Category A)	10 %
'D'	<ul style="list-style-type: none">• General	

Application No

ASR-SCO-P-

PAYMENT PLAN OPTED

(Kindly refer to Payment Schedule in GTC)

Down Payment Plan

Time linked Plan

Declaration

1. I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct therefrom. Any allotment against this application is subject to the terms and conditions attached to this application form and that of General Terms & Conditions. The said terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors. I/We undertake to inform the company of any change in my/our address or in any other particular/information, given above, till the booked property is registered in my/our name(s) failing which the particular 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.
2. I/We declare to have understood the terms and conditions of sale for which I/ we am/ are applying for allotment of SCO Plot. I/ We also have full knowledge of all laws / notifications and rules enforced to the project area. I/ We am/ are fully satisfied about the interest and title of AIPL Ambuja in the project land on which development of Commercial space is taking place.
3. I /We further agree to sign and execute the necessary documents as deemed necessary, as and when required by AIPL AMBUJA HOUSING & URBAN INFRASTRUCTURE LIMITED.
4. I/ We declare & confirm that the plot (s), as being applied, shall be used for commercial purpose only.

I/ We confirm having read the stipulations under general terms and conditions as enforced, amended from time to time and agree to abide by such rules/conditions.

First Applicant

Second Applicant

Third Applicant

Fourth Applicant

Signature of authorized signatory with stamp (if any) (Please sign within the box provided)

Note / Enclosures:

1. All payments to be made through Cheque payable at par / Demand Draft/Pay Order to be made in favour of **“AIPL AMBUJA HOUSING & URBAN INFRASTRUCTURE LIMITED”**, payable at **NEW DELHI/ AMRITSAR**.
2. The form to be sent / deposited at AIPL AMBUJA office at New Delhi/Amritsar
3. Please enclose a self attested photocopy of PAN Card / NRI or Foreign Citizen of Indian origin certificate.
4. A total of three coloured passport size photographs for each applicant will be required. Out of these one photograph is to be affixed on the space provided on application form.
5. Photocopy of residential proof (any one from the following):
 - (a) Driving licence
 - (b) Passport
 - (c) Voter ID

Application No:

ASR-SCO-P-

For Official Use Only
(To be filled by AIPL AMBUJA)

APPLICANT'S DETAILS

Particulars	Name	Category
		(Individual/Joint/NRI or Other Entity)
First Applicant		
Second Applicant		
Third Applicant		
Fourth Applicant		

PAYMENT DETAILS

Payment Plan (please refer to Payment Schedule in GTC)

Down Payment Plan

Time linked installment Plan

Sl. No.	Instrument	No. & Date	Bank & Branch	Amount (in Rs.)
Total				

Booking Details

Basic Sale Price (in Rs. per sq. yd)		Payment plan DP / TLP	
SCO Plot Size (in Sq. yds)		ASA/ Direct	
SCO Plot No.		ASA Detail	
PLC Category (A/B/C)			
IFMC			

Signature
(Receiving officer)

Signature
(Customer care)

ASA Seal

GENERAL TERMS AND CONDITIONS

1. **“SCO PLOT- DREAMCITY” AT AMRITSAR :**

“SCO PLOT- DREAMCITY” at Amritsar is a Commercial Area which is being promoted by AIPL AMBUJA Housing & Urban Infrastructure Limited (**referred hereinafter as the “Company”**) consists of SCO Plots.

The company hereby offers the “Shop-cum-Office (SCO PLOT)” of various sizes as per the plans, designs, specifications mentioned in brochure, annexed hereto.

2. **WHO CAN APPLY**

- (a) An individual, i.e. a person of the age of maturity or a minor through legal or natural guardian, whether an Indian citizen or Non-Resident Indian Citizen or a Foreign Citizen of Indian origin, residing in India or abroad (in case of minor, age proof and name of natural guardian is required).
- (b) Joint application of maximum four persons is permitted subject to the condition either they are in blood relation or in accordance with subsequent clause C.
- (c) Other Entities, i.e. a Body Corporate incorporated in India or Partnership firm or HUF or any other Association of Persons (AOP) recognized as a legal entity under any law in India (copy of Certificate of Incorporation or copy of Registration Certificate required).
- (d) Non-Resident Indians / Foreign Citizens of Indian origin are also eligible to apply. However, they shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA) and The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000, and/or all other necessary provisions as laid down and notified by the Government or concerned Statutory Authorities from time to time, including those pertaining to remittance of payment(s) for acquisitions of immovable property in India. The applicant / allottee shall also furnish the required declaration to the Company on the prescribed format, if necessary. All refunds to Non-Resident Indians (NRI) and foreign citizens of Indian Origin, shall, however, be made in Indian Rupees directly to NRE Account as per the RBI/ concerned authority guidelines.

3. **APPLICATION AND ALLOTMENT PROCEDURE:**

- (a) The brochure & application form may be obtained from any of the Company’s offices located in New Delhi / Amritsar or can be downloaded from the Website (www.aiplambuja.com).
- (b) Applicants are required to fill-up the application form mentioning all the relevant information. However, utmost care should be taken in filling-up the form. The allotment thereof shall be done on “first-come-first basis”, subject to availability.
- (c) The application duly filled in, along with the application money, will have to be deposited at any of the offices listed below:

Registered Office : 232-B, Okhla Industrial Estate, Phase – III
New Delhi – 110 020

Site Office : Dreamcity, G.T. Road, Amritsar – 143 115, Punjab
Or at any other place notified by the company.

- (d) Indian Resident applicants should attach a copy of their PAN Card. Non-Resident Indian / Foreign Citizens of Indian Origin should attach a copy of the document showing their NRI / PIO status with the filled application form.
- (e) During the scrutiny of the application forms, in case any deficiency is found, and / or not having accompanied by requisite remittance and / or relevant documentary evidence or the information is found

to be incorrect, the same shall be intimated to the applicant. In such cases, the applicant shall be given an opportunity to remove the deficiencies / defects in the application form within 15 days from the date of intimation, failing which the application shall be considered as cancelled.

- (f) The applicant(s) would be given intimation of allotment of SCO PLOT. within reasonable time of the receipt of application and amount required to be paid with the application as per plan.
- (g) The applicant would sign the Buyers agreement, at the time of allotment of SCO PLOT. After the execution of Buyer's Agreement, the applicant shall be deemed to be termed as "allottee". The requisite expenses for stamp paper shall be borne by the applicant / allottee only.

4. WITHDRAWAL OF APPLICATION:

- (a) The applicant of the SCO PLOT.(s) may request the company for withdrawal of their application within 45 days of filing the application. The management shall refund the amount after deduction of 10% of Basic Sale Price as administrative charges within 60 days from the acceptance of withdrawal application.
- (b) It is clarified and understood that in the case of such withdrawal, no claims whatsoever for damages shall be entertained.
- (c) In case of withdrawal by NRI(s) / Foreign Citizen(s) of Indian Origin, refund of money will be made only in Indian Rupee in the manner as prescribed under relevant laws.

5. PRICE & PAYMENT SCHEDULE:

- (a) Payment Plans

- (i) **Down Payment Plan**

Basic Sale Price as indicated in the Payment Schedule under Payment Plan (**Annexure-'A'**). This plan requires 95% payment of Sale Price along with all other charges as indicated in price schedule within 45 days of the date of allotment. The balance 5% payment shall be payable at the time of possession of SCO PLOT(s). The 95% payment shall be paid as under:

On Booking	:	25%
Within 45 days of application	:	70%

- (ii) **Time Linked Installment Payment Plan**

Basic Sale Price as indicated in the Payment Schedule under Time Linked Installment Payment Plan (**Annexure-'A'**). This plan requires payment of allotment money and respective installments as indicated in the payment schedule.

- b) The Basic Sale Price charged is based on the size of the SCO PLOT. The preferential location charges (PLC), wherever applicable, shall be charged in addition to the Basic Sale Price and are mentioned in the **Annexure 'A'** hereto (Payment Schedule). The applicable service tax, if any, shall also be separately charged and payable by the allottee(s).
- (c) The Basic sale price in the above plans (**Annexure 'A'**) is inclusive of EDC but specifically exclusive of Maintenance Charges, Electricity and other applicable charges, taxes and duties which may be leviable by appropriate authorities / Government(s)/ Company. Any upward revision of any of the mentioned charges for the allotted SCO PLOT., both present and future, as applicable, shall be separately charged and payable by the allottee(s). In addition to the above, the applicable service tax, if any, shall also be separately charged and payable by the allottee(s).
- (d) All payments are to be made to the Company, through Cheque or demand draft / pay order payable at New Delhi / Amritsar in favour of "**AIPL Ambuja Housing & Urban Infrastructure Limited**".

6. TIME OF PAYMENT OF ALLOTMENT MONEY / INSTALLMENTS AND OTHER DUES.

- a) It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the SCO PLOT. and any other sums payable as per the payment schedule. The timely payment shall be the essence of the allotment/each transaction.

- b) In case the applicant (s) does not communicate the choice of the payment plan to the company in writing, it will be deemed that the applicant (s) has opted for installment payment scheme by default. In case an allottee wants to shift from one payment plan to another, the company at its sole and absolute discretion, may accept or reject such shift in payment plan.
- c) The payment of installments and all other dues in full shall have to be made within due dates as mentioned in the payment schedule or in the letter (s) of the Company issued from time to time requesting for such payments, whichever is earlier. If no letter is issued by the company, the applicant shall adhere to the payment schedule for making timely payments to the company, Full payment within the stipulated time would be deemed to be the essence of the terms of the allotment. Acceptance of part payment after the due date will be at the sole discretion of the company. The applicant(s) / allottee(s) would be liable to pay interest on the amount overdue @ 24% p.a. from the date on which the amount falls due, to the actual date of payment, both days inclusive. The actual date of payment shall mean the day in which company receive the credit of the amount in its bank account.
- d) In case of delay in payment beyond two months from the due date(s) as indicated in the payment schedule, the allotment shall be liable to be cancelled and no prior notice or intimation would be required to be served upon the allottee(s) in this regard. In case of such cancellation, the company shall deduct 10% of the BSP of the SCO PLOT. as administrative charges and interest as due and payable up to the date of cancellation. All amounts paid by the applicant(s)/ allottee(s) on various accounts will be refunded after deduction of the said administrative charges and interest within 60 days of the date of cancellation. It is clearly understood that upon such cancellation, the applicant(s) / allottee(s) shall have no right, title, lien, charge, claims or demands against the Company and / or the allotted SCO PLOT.
- e) All payments received will be first applied towards applicable interest and other dues, if any, and thereafter towards the installments. After due date the applicant will make the payment along with applicable interest.
- f) The company shall have the first lien and charge on the said SCO PLOT. for all its dues and other sums payable by the applicant to the company.
- g) Loans from financial institutions to finance the said SCO PLOT. may be availed by the applicant. However, if a particular institution/ bank refuse to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/ dues.

7. POSSESSION :

- a) The company shall, (subject to force majeure), to give possession of the SCO PLOT. to the allottee(s) within 12 months from the date of allotment, subject to timely payment by the allottee(s) of all dues including stamp duty and registration charges as applicable under the law. The physical Possession of the SCO PLOT. shall be withheld if all dues are not cleared by the allottee (s).
- b) The company shall give intimation to the allottee(s) of the date on which the Company will be handing over possession of the SCO PLOT. The allottee(s) shall be required to take possession in person or through agent or attorney within 30 (Thirty) days from the date of issuance of intimation of possession. In the event the allottee(s) fails or neglect to accept or refuses to take over possession of the SCO PLOT. within the time as specified, the delivery of the SCO PLOT. shall be deemed to have been taken by the allottee(s) on the date indicated in the intimation letter for possession irrespective of the date when the allottee(s) actually takes physical possession of the SCO PLOT., provided that up to date payments have been made by the allottee(s).
- c) After taking physical possession or from the deemed date of taking Possession of the SCO PLOT., whichever is earlier, the allottee(s) shall not be entitled to put forward any claim against the company.
- d) 'Force majeure' shall, inter-alia, mean and include non-availability or delayed availability or irregular availability of essential inputs, water supply, sewerage disposal connection, electric power etc. from concerned authority(s) or slow down or strike by contractor/ construction agencies employed / to be employed, litigation, incidence of war or riot, acts of terrorism, acts of God or statutory authorities, delay in certain decision / clearance from statutory bodies or any notice, order, rules or notification of the

government and / or Authority, acts of any statutory agency or government or any court order and such other reasons which are beyond the control of the company as may be so decided by the company at its sole discretion.

8. COMPENSATION FOR DELAY IN POSSESSION :

- a) The company shall endeavor to give possession of the SCO PLOT. to the allottee(s) on or before 12 months (subject to force majeure) with an additional grace period of three months. Thereafter, the company shall pay compensation @ Rs.30/- per sq. yd. per month till the handing over of possession of the SCO PLOT., in case it fails to deliver possession of the SCO PLOT. within the stipulated time as stated herein above, subject, to force majeure and timely payments. However, in case the allottee(s) fail to make all the payments on or before the due date(s), the company, at its sole discretion, shall either charge applicable interest on the due amount for delay in payment(s), or extend the time of possession proportionate to the number of days the allottee(s) had delayed the payment.
- b) In case the allottee(s) fails or neglects to take possession of their SCO PLOT. as and when called upon by the company or where physical delivery has been withheld by the company due to non-payment of dues, the allottee(s) shall be liable to pay “**HANDLING CHARGES**” @ Rs.30/- per sq. yds. per month from the deemed date of possession to the actual date when the physical possession is taken by the allottee(s). In addition, each allottee shall be required to pay for proportionate share of common areas maintenance charges of the Commercial Space from the deemed date of possession. (Service tax where applicable will be paid extra)

9. TRANSFER AND TRANSFER FEE :

- a) After the allotment, the applicant(s)/ allottee(s) may transfer his/ their right of allotment, subject to the following conditions:-
- (i) The profile of the intended transferee is vetted and accepted by the company;
 - (ii) Only first transfer is free to the applicant.
 - (iii) The transferor / transferee has to pay to the company, a transfer fee of Rs.200/- per sq. yard or such fee as may be fixed by the company from time to time.
 - (iv) The allottee has paid all amounts due under the allotment upto the date of transfer.
 - (v) The transfer documents shall be vetted and approved by the company.
 - (v) The applicant and the transferee (new applicant) agree to comply with all formalities in this regard and the transferee agrees to abide by all the terms of allotment and shall execute a deed of adherence and such other documents as may be required by the company from time to time.
- b) Change of Joint allottee will be treated as transfer under this clause.
- c) Upon execution of sale deed in favour of allottee, the cases of subsequent sale or transfer of the said SCO PLOT. by any mode, would be deemed to be transferred and transfer fee shall be payable on every such transfer.
- d) The transfer fees mentioned above is in addition to the applicable stamp duty and other registration charges payable at the time of execution and registration of sale deed.

10. MAINTENANCE CHARGES OF THE COMMERCIAL SPACE :

- (a) The company shall, by itself or through its nominee, maintain the common areas and facilities after handing over the possession of SCO PLOT. to the allottee(s) for a period of 12 months or for such extended period as may be required till alternative arrangement is in place.
- (b) In this regard, a separate “Maintenance Agreement” for providing the maintenance of common areas and common facilities shall be entered into with the applicant(s) at the time of handing over the possession elaborating the rates and other related terms.

- (c) On or before taking possession of the SCO PLOT., the applicant(s) shall be required to pay in advance to the company, the maintenance charges (calculated @ Rs.5/- per sq. ft. per month of the SCO PLOT. area for the first one year (12 Months). After the completion of the said one year, the company shall charge the maintenance charges as per the requirement for the upkeep and maintenance of the area and decision of the company will be final.
- (d) The allottee(s) who had paid the entire sum of consideration in respect of allotted SCO PLOT. but fails to take physical possession, due to any reason, shall be liable to pay the maintenance charges on and from the deemed date of Possession, as referred in clause 7.

11. GENERAL UPKEEP AND MAINTENANCE OF THE COMMERCIAL SPACE :

The general upkeep and maintenance of the individual SCO PLOT.(s), as allotted, shall be the responsibility of the allottee(s). However, in case of any negligence / non-maintenance, the company shall undertake suitable cleaning and upkeep thereof at the cost of the allottee(s) and recover the same from the allottee(s).

12. CONSTRUCTION OF SHOP CUM OFFICE:

- (a) It is mandatory for the allottee(s) to commence construction of shop cum office on the allotted plot within a period of 12 months from the date of possession. However, in exceptional cases the company may, at its own discretion, extend the above-said completion of the construction period to a further period of 12 months.
- (b) In case of delay in completion of construction of shop cum office beyond 24 months from the date of possession / deemed possession, the allottee would be liable to pay “penalty charges” @ Rs.1000/- per sq. yds. of the plot area on each interval of six months till the end of 36 months. However, if the construction is not completed within such extended period then the allottee shall be liable to pay the penalty charges @ Rs.1250/- per sq. yds, upto the expiry of 42nd month. However, if the construction is not completed within the period of 42 months from the date of possession / deemed possession, the allottee would be liable to pay penalty charges as to be determined by the company or nominated Agency or RWA, if formed. It is to be understood that the allottee/ buyer has to submit a certified copy of completion certificate / occupancy certificate to the full satisfaction of the company. It is further agreed and understood by the allottee/buyer that the construction shall be strictly in accordance with the applicable bye-laws and would adhere to the building covenants of the company.

13. ELECTRICITY:

The company shall make provision to obtain the electricity connection from the State Electricity Board / Electricity Supply Company for all the allottee(s) for which they are required to pay the requisite charges as and when demanded by the company.

14. INTEREST FREE CORPUS FUND FOR CONTINGENCIES :

The allottee(s) will be required to contribute a sum of Rs.750/- per sq.yds. of the area of the SCO PLOT. as secured sinking fund, which shall be interest free, to be paid at the time of the possession to meet out the contingencies/ replacement of common facilities, equipments and infrastructure of the Commercial Space. However, the expenses in cases of such contingencies shall proportionately be borne and paid on reasonable basis as per the mechanism, decided by the company and/ or its nominated agency or the body, authority responsible for all such facilities. The sinking fund shall be treated as “Reserve Fund” at all the time with the company or maintenance agency as and when the same is formed.

15. DOCUMENTATION :

- a) The sale / conveyance/ transfer deed of the SCO PLOT. shall be executed and registered in favour of allottee after the receipt of the sale consideration and all other dues, deposits etc. as per the payment plan opted.

- b) The allottee(s) will be required to pay the company's documentation charges @ 1% of the total sale price plus applicable service tax. The documentation charges are exclusive of applicable stamp duty and registration fee etc. The sale/ conveyance/ transfer deed will be drafted by the solicitors/ advocates of the company and shall be in such form and contain such particulars as may be approved by the company. No request for any changes, whatsoever, in the transfer deed will be entertained.
- c) The right, title and interest of the allottee in the SCO PLOT. as also the execution and registration of the Sale / conveyance/ transfer deed(s) will be governed by the permissions, guidelines and rules of the concerned authorities issued from time to time.

16. CANCELLATION OF ALLOTMENT:

In case any allottee fails to perform or observe any of the conditions and stipulations contained herein, the company shall have the right to cancel the allotment. In the event of such cancellation the application money, allotment money, installments, security deposits and any other amount received by the company, shall be returned to the allottee after deduction of interest and administrative charges, as defined earlier in Clause No. 6(d) and as applicable.

17. BINDING EFFECT :

- (a) Application in the prescribed form is subject to the General Terms and Conditions stated herein.
- (b) In case there is more than one applicant, all the correspondence will be made with the first applicant only and at the address for correspondence on the company's record initially indicated in the application form, unless changed. Any change of address will have to be notified in writing to the company at its registered office and acknowledgement be obtained for such change.
- (c) The applicants must quote the application number as printed in the application form and upon allotment of SCO PLOT., the SCO PLOT. number should be referred, in all future correspondence.
- (d) The allottee(s) of SCO PLOT.(s) agrees to sign and execute all documents, agreements and deeds of transfer in the standard format as shall be provided by the company.
- (e) The company will formulate a set of commercial space rules which would be handed over to the allottee(s) at the time of possession and which will be mandatory to be followed by all the allottee(s) of the commercial space.

18. GENERAL :

- a) The applicant(s) is satisfied about the title and interest of the company in the commercial space, to be developed and constructed, as per the prevailing byelaws/ guidelines of Punjab Urban Development Authority (PUDA) and/ or any other authority. The applicant is understood to have full knowledge of all the laws/ notifications and rules enforced in the area in which the commercial space is situated.
- b) The applicant undertakes to abide by/ comply with all the laws, rules and regulations, terms and conditions applicable/ made applicable to the said commercial space.
- c) The applicant shall use / cause to be used the SCO PLOT. for commercial purpose only as per the zoning defined by the company and not for any other purpose. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the commercial plot and the applicant will have to compensate the company for all other losses resulting therefrom.
- d) The expression 'allotment' wherever used herein shall always mean 'provisional allotment' and will remain so till such time a formal transfer deed is executed and registered by the company in favour of the allottee(s) for their allotted SCO PLOT.(s).
- e) The facade of proposed construction shall be as per design controls formulated by the company. The design shall not be changed/ altered/ modified by the allottee(s) under any circumstances.

- f) Sub-Division and Amalgamation of the allotted SCO PLOT. will not be allowed without prior written consent of the company.
- g) The company shall have the right to effect suitable necessary alteration in the layout plan of the project if and when required necessary. The alteration may involve all or any of the changes namely change in position, number of SCO PLOTs, dimension or area of the SCO PLOTs at the sole discretion as deem appropriate and or as may be directed by any Competent Authority. In such an event, the company would execute the Supplementary Agreement, if deemed necessary. If there is an increase or decrease in the area, the rate per sq. ft. and other charges will be applicable to the changed area on pro-rata basis (i.e. at the same rate at which the SCO PLOT. was booked) and as a consequences of such reduction or increase of area, the company shall be liable to refund to/ charge from the applicant without interest, only to the differential price and other charges.
- h) The applicant has specifically agreed that if due to any change in the layout, the said commercial space / SCO PLOT. ceases to be preferentially located, the company shall refund/ adjust the amount of preferential location charges paid by the applicant in the last installment as shown in the payment plan. If due to any change in the layout, the said commercial space/SCO PLOT. become preferentially located, then the applicant shall be liable and agrees to pay the preferential location charges as and when demanded by the company as per the rates notified by the company at that time.
- i) The allottee(s) will be required to execute, a “Buyer’s Agreement”, “Maintenance Agreement”, or any other Agreement as deemed appropriate by the Company, either at the time of allotment or possession of SCO PLOT. or anytime thereafter.
- j) The allottee(s) shall not be entitled to get the name of his / her / its nominee(s) substituted in his/ her/ its place without obtaining prior written consent of the company and payment of applicable transfer charges.
- k) After possession of the SCO PLOT. as stated hereinabove, the allottee shall be liable to pay to the company or any other appropriate authorities, on demand, all present and future imposition of rates, taxes, levies and deposits including security deposit or assessments pertaining to their respective SCO PLOT., more precisely indicated in the “Buyer’s Agreement”.
- l) The ownership of the allotted SCO PLOT. shall be transferred to the allottee upon execution of sale deed after receipt of entire consideration and all other applicable dues.
- m) The company shall be entitled to create mortgage, encumbrances in order to raise finance for development of the commercial space and prospective purchaser will have no concern whatsoever. However, at the time of sale of SCO PLOT. to the prospective buyer, the mortgage, encumbrances on the respective SCO PLOT. would be cleared by the company.
- n) The common area and facilities such as park, parking etc. shall remain the property of the company. The prospective buyer of the SCO PLOT. has no right, title and interest of any nature except ingress and egress of common area. Parking of vehicle shall be subject to payment as decided by the company or maintenance agency.
- o) The applicant shall pay, from time to time, and at all times, the amounts which the allottee(s) is liable to pay, as agreed and applicable taxes, service tax, duties, levies etc. The applicant is also liable to observe and perform all the covenants and conditions of the application for sale and to keep the company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages what the company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the allottee (s).
- p) If any misrepresentation / concealment / suppression of material facts are found to be made by the applicant(s), the booking/ allotment will be cancelled and all dues will be refunded after deduction of applicable administrative charges, as mentioned hereinabove, also the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.

- q) If for any reasons, whatsoever, the company is not in a position to offer the SCO PLOT. allotted, the company shall offer the allottee(s) an alternative SCO PLOT. or refund the amount in full with simple interest @ 18% p.a. without any further liability to pay any damage or compensation.
- r) It is hereby clarified that the service tax (or any other applicable tax) collected till the date of refund and / or adjusted by the company shall not be refunded back to the applicant.
- s) The company, however, may, at its sole discretion may change, add, delete, alter or relax any of the conditions stated herein.

19. ARBITRATION :

- a) All disputes or differences arising out of, in connection with or in relation to this transaction, shall be mutually discussed and settled by the company and the allottee(s).
- b) All the disputes or differences arising out of, or in connection with or in relation to this transaction, if not settled amicably, shall be referred to sole arbitrator, appointed by the Company in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The decision of the Arbitrator shall be final and binding upon the parties.
- c) The venue of arbitration shall be New Delhi only and the language for the Arbitration proceedings shall be in English only.

20. JURISDICTION:

The dispute(s), if any, shall be subject to the jurisdiction of competent courts at New Delhi only and the courts at any other place shall not have jurisdiction to entertain any such dispute.

Accepted the terms and conditions

DREAMCITY - SCO PLOTS
AMRITSAR

Payment Schedule for SCO Plot (s)
Annexure A

PRICE COMPONENTS

Basic Sale Price (BSP)
Preferential Location Charges (PLC)	As Applicable

(A) Down Payment Plan (with 5% discount on Basic Sale Price)
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At the time of Application	:	25% of Basic Sale Price
Within 45 days of allotment/ Signing of Agreement	:	70% of Basic Price PLC (if applicable)
:	:	
At the time of Possession	:	5% of Basic Sale Price + Other Charges

(B) Time Linked Installment Payment Plan

At the time of Application	:	25% of basic sale price
15 days before the allotment	:	20% of basic sale price
At the time of allotment	:	5% of basic sale price + 50% PLC (if applicable)
2 months from the date of allotment	:	15% of basic sale price
4 months from the date of allotment	:	15% of basic sale price + 50% PLC (if applicable)
6 months from the date of allotment	:	15% of basic sale price
At the time of possession	:	5% of basic sale price + other charges

Notes :

- The BSP for Down Payment Plan shall be calculated taking a discount @ 5% on the Basic Sale Price
- For components relating to other charges refer the GTC and/or Price List.
- Prices are tentative and are subject to change.

Preferential Location Defined (Unit – SCO Plot)

Category Plot	Description	PLC Charge (in %)
“A”	<ul style="list-style-type: none"> • 2 side open or • 25 meter wide road or • Located opposite / adjacent in the green area 	5 %
“B”	<ul style="list-style-type: none"> • Any two of the above (Category (A)) 	7.5 %
“C”	<ul style="list-style-type: none"> • All three of the above (Category (A)) 	10 %
“D”	<ul style="list-style-type: none"> • General 	

Applicant’s signature

SCO PLOT – PRICE LIST

Main Charges	Rate (in Rs.)
Basic Sale Price	
Preferential Location Charges (PLC)	As Applicable

Services & Facilities Charges	Rate (in Rs.)
Interest Free Corpus Fund	Rs.750/- per sq.yds.
Maintenance Charges	@ Re.5/- per sq.ft. per month for one year
Electricity Power Back up per unit charge	To be determined on utilization

Registration Charges	Rate (in Rs.)
Stamp Duty & Registration charges	As applicable
Documentation / Legal charges	1% of the total sale value

Variable Charges/ Penalties	Rate (in Rs.)
Administrative charges for cancellation/ withdrawal	10% of Total Sale Value
Interest on delay in payment	24% p.a. calculated from the payment overdue
Compensation charges (in case of delay in possession by the company)	@ Rs.30/- per sq. yd. per month till handing over the possession.
Holding Charges (in case of delay in taking over possession)	@ Rs.30/- per sq. yd. per day till handing over the possession.
Electricity charges – PSEB/ PSPCL metering charges	As applicable
Transfer Fee/ Charges	First transfer is free and thereafter Rs.200/- per sq. yards has to pay for each transfer.

Notes:-

- Prices mentioned are tentative and subject to change.
- The allottee(s) will be required to contribute to the corpus fund as may be decided by the company from time to time.

DISCLAIMER

- Terms & conditions stated herein are merely indicative with a view to acquaint the applicant with the terms and conditions as shall be comprehensively set out in the Buyer's Agreement which shall supersede all the terms and conditions of this application.
- All sizes are indicative and subject to change as decided by the company or competent authority.