



Dear Sir (s),

I/We request that I/We may please be allotted a **Residential Dwelling Unit** your projects **SIIS Land/ Flat/Duplex**.

I/We agree to abide by the

terms and conditions of allotment as contained in this application from as well as brochure and any further amendments/additions that

may be made by the company from time to time. I/We agree to make registration of a sub-plot as determined and arranged by the said

builder as per the B.D.A approved plan and specified details of the builder for the unit. I/We agree to sign and execute, as and when

desired by the company the agreement for construction of the dwelling unit or the flat Buyer's Agreement as the case may be on the

Company's standard format which I/We have read thoroughly and understood and I/We agree to abide by terms and conditions

contained therein. I/We enclose herewith Cash/ Cheque / Bank Draft No _____ Dt . _____ for A

(Rupees _____ onl y) in i.e. in

favour of "SMART INDIA INFRA SOLUTION" payable at Bhubaneswar, Orissa , towards my, our booking/earnest money.

01. Name of the Applicant (in block letters) _____

02. Father's/Husband's Name _____

03. Permanent

Address _____

04. Mailing

Address _____

05. Age _____ **06. Cast** _____ **Occupation** _____ **07. Pan Card**

No _____

08. Phone No's (OFF) _____ **(Res)** _____

(Mob) _____

09. Residential Status: Resident/Non Resident _____

10. Choice of Unit: Unit No. Land Area (Approx) Type of Unit Plinth/built-up Area(Approx)

1st Choice

2nd choice

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 of my, our part to furnish any particulars desired by

your company, it should be within the discretion of the Company to reject my/our application.

I/We further understand that time 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 condition of allotment in detail annexed hereby agree to abide fully by those.

DATE:

PLACE:

SIGNATURE OF THE APPLICANTS(S)



TMS & CONDITIONS FOR ALLOTMENT OF A UNIT IN THE PROPOSED -----BHUBANESWAR.

01. The intending allottee(s) has applied for the allotment of individual unit with full knowledge and subject to all laws, byelaws, notification and rules applicable to this area, which has been well explained by the company & understood by him/her.
02. The intending allottee(s) has fully satisfied himself/herself about the rights & interest of the company in the said land and the project and it's limitations and obligations in respect of the same.
03. The intending allottee(s) has fully verified and satisfied himself/herself about the genuineness of the title deed of the said land over which the project _____ will be built. And there will not be any objection or investigations by the intending allottees in this respect in future.
04. (a) The builder will construct the dwelling unit in accordance with the approved plan of Bhubaneswar Development Authority, as well as the specifications of construction given in the broucher.
(b) However the Company shall have the right to effect suitable and necessary alterations in the building plan, if necessary, and if there is any increase/decrease in the areas, the revised price will be applicable at the original rate at which the flat was booked. If for any reason the Company is not in a position to allot the unit applied for, the company shall be responsible only to consider for any alternative property or to refund the amount deposited with simple interest of 6% P.A. with a period of 90 days from the date of receipt of the application from. The area shown in the brochure is the pro-posed built-up area.
(c) The builder is in absolute discretion and may make such charges/variations as any be required by the authorities concerned or otherwise deemed necessary or advisable by the builder itself but without substantially altering the dimensions of the said flat/floor area car parking space to be built for the allot tee.
05. (a) The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the company, who may in it's sole discretion permit the same on such terms as it may deemed fit.
06. All expenses, regarding the execution of sale Deed of the land as well as the superstructure on it, if any, shall also be borne by the intending allottee(s).
07. Each intending allot tee is bound to be a member of the Society/Association paying the membership fees to be fixed by the builder initially and the allottee has also to pay an advance against the maintenance charges calculated per Sq.Ft. per month basis for a minimum period of six months, before handing over of the flat, irrespective of the fact that the physical possession has been taken or not. The builder shall handover all the services to the local or society or association formed with all the co-owner of the multi-storied building.
08. Any financial disputes among the parties herein shall be referred to arbitration or one arbitrator chosen by mutual agreement, as per the Law or Arbitration which may be in force and applicable and such arbitration proceeding shall be held at Bhubaneswar, Orissa and the award thereof shall be binding on both parties.
- 09 The price of the house agreed for, will be final and the builder is not empowered to lay escalation in future.
10. The intending allotte (s) shall het his/her complete address registered with the company at the time of booking and it shall be his/her address, falling which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at time when these should ordinarily reach such address and the intending alottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
11. The allotment of unit entirely at the discretion of the Company has the right to reject any offer without assigning any reason thereof.
12. Bhubaneswar court alone shall have jurisdiction in all matters arising out of and/or concerning this transaction.

DATE:

PLACE:

SIGNATURE OF THE APPLICANTS