

# Canvas Creation

## APPLICATION FORM

REFER BY:.....

TO

Canvasinfra Build Pvt. Ltd.

Unit 001, Omaxe ht. Chelsea Tower -7, Vibhutikhand, Gomti Nager, Lucknow

Dear Sir/Ma'am,

I/We Request to register my/our expression of interest ("EOI") provisional allotment of a residential plot ("Unit") as per details given below, in the housing project "CANVAS CREATION" BEING MARKETING BY YOU, Kursi-Dewa road, Ibrahim kalla, (U.P)

### Personal Details:

Sole/First Applicant:.....

S/W/D of.....

Co-Applicant:.....

Permanent Address.....

.....Pin.....

Correspondence Address.....

.....Pin.....

Telephone.....Mobile.....PAN NO.....

Date of Birth.....E-mail.....

Current photo of  
Applicant

Current photo of  
Co-Applicant

(Passport size)

### Nominee:

Name of Nominee: .....

S/W/D of .....

Telephone.....Mobile.....PAN NO.....

Date of Birth.....E-mail.....

Relation with Applicant: .....

Permanent Address.....

.....Pin.....

Current photo of  
Nominee

(Passport size)

Date.....

Place.....

Signature of the Sole/First Applicant

Signature of the Co-Applicant

# Canvas Creation

## : DETAILS OF THE UNITS:

Unit No.....Block No.....Area of Unit.....  
PAMENT MODE: CASH/CHEQUE/BANK TRANSFER/OTHER DETAIL.....

## Specify Payment Option:

- **OTP**- 60% at the time of booking & the remaining amount within 45 Days.
- **EP**- 60% at the time of booking & the remaining 40% will be paid within Twenty five (25 EMI) equal interest free monthly instalment, on every 5<sup>th</sup> of coming month . (as per payment schedule) **12 PDC Required** at the time booking.
- **Prime Location Chargers (PLC)** - At the time of booking)

## :CANVASINFRA BUILD PVT. LTD. BANK DETAIL:

**Bank Name** : ICICI Bank **Account No.:** 167105000158 **Bank A/C Name:** Canvasinfra Build Pvt. Ltd.  
**IFSC Code:** ICIC0001671 **Bank Branch Add.:** Vibhuti Khand, Gomti nagar, Lucknow- 226010

**DEVLOPMENT CHARGES @ RS. 35.00 PER SQFT (AT THE TIME OF REGISTRY)**

## :DETAIL OF PRICING:

**Basic Sales Price (BSP) : @Rs. .... Per Sq.Ft. (X) ..... Sq.Ft. = Rs.....**

**BOOKING AMOUNT : (60% WITH IN 1 MONTH) ₹..... (BALANCE 40% IN 25 MONTH) ₹..... TOTAL ₹ .....**

**PLC**

(Corner Plot)

**TOTAL ₹ .....**

(Park Facing Plot)

**TOTAL ₹ .....**

(Commercial Facing Plot)

**TOTAL ₹ .....**

**REMAINING AMOUNT :**

**TOTAL ₹ .....**

**GRAND TOTAL**

**TOTAL ₹ .....**

*I/We, the applicant (s) do hear by declare that my/our Application for allotment of a unit to the seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and if any misrepresentation/ concealment/suppression of material facts are found to be made by the applicant, the allotment will be cancelled and the amount deposited by the applicant shall be forfeited and the applicant shall be liable fo such misrepresentation/concealment/suppression of material facts in all respects.*

Date .....

Place .....

Signature of the Sole/First Applicant

Signature of the Co-Applicant



## PAYMENT DETAILS

[illegible]



**INDICATIVE TERMS & CONDITION FORMING PART OF THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF  
A UNIT IN "CANVASINFRA BUILD PVT. LTD " Unit-001, Omaxe ht., Chelsea tower-7, Vibhuthikhand, Gomti Nagar, Lucknow , Uttar Pradesh**

The terms and condition given below are tentative and indicative nature with a view to acquaint the Applicant as comprehensively set out in the Buyer's Agreement which, upon execution, shall supersede the terms and conditions set out in this application. That for all intents and purposes and for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. That the Applicant has applied for registration for provisional allotment of a residential Unit in the above scheme/project being developed by "Canvasinfra Build Pvt. Ltd"
2. That Application is to be accompanied with the registration amount payable as per payment plan, by A/c Payee cheque or draft favoring "Canvasinfra Build Pvt. Ltd" payable at Lucknow outstation cheques/drafts will be accepted. (subject to the clearance).
3. (a) The Applicant has seen and accepted the proposed land/layout plans. Specifications, location of the Unit and other terms and conditions of the Aforesaid project as shown in the sale brochures/documents which are subject to alterations and modifications by the Architect/Company or any competent authority before or during the course of development and the Applicant is making this application with full knowledge about the same and agree that the Company shall be entitled to do so without any objection or claim from the Applicant/ Allottee.  
(b) The Company shall have the right to effect suitable necessary alterations in the layout plans, if and when found necessary, which alterations may involve all or any of the following change, namely changes in the position of the Unit, change in the number of the Unit and/or change in its dimensions or area.  
(c) The Company shall be not responsible for providing external services it is clearly understood that external services such as sewer, drainage connections, external roads, electricity power connection and its feeder line and any other essential connectivity to municipal/ government facility are to be provided by the government/ concerned local authority .
4. The applicant agrees that he shall pay the price of the resident unit and other charges will be made in the price of the Unit based on original rate at which the Unit was allotted.
5. The Applicant/Allottee undertakes to abide by all laws, rules and regulations or any other law as may be made applicable to the said property i.e. land, other common areas, club house amenities and facilities. All taxed, levies, charges or assessments levied by State/Center Govt. or any other authority/local body on the land shall henceforth be payable by the Allottee.
6. In addition to the external electrification charges (EEC), as mentioned in the Price Lit, the Government of Uttar Pradesh or any other authority with a view to recover the cost of development with regard to State/National Highway, transport irrigation facilities, power facilities etc. may impose/levy additional levy (lies) fees, cesses, charges etc. by whatever name called on prescribed basis either existing or livable in future and in that event, the intending Allottee agrees to pay the same either directly to the concerned authorities or if paid by the Company, reimburse the same to the Company on pro-rata basis on demand being raised by Company on him in this regard. It is made clear that the said charges shall be levied on pro-rata basis pertaining to the said property in "CANVAS CREATION" premises and the same shall be assessable/applicable/ calculable from the date of this Application.
7. The Allottee shall take possession of the allotted Unit within 60 days of intimation sent by Regd. / Courier/ at his correspondence address after settlement of all accounts and dues accruing to the Company. Possession of the allotted Unit shall be given only after receipt of total payment and dues including stamp duty charges and registration costs and any other charges etc. due in terms of Buyer's Agreement of otherwise for the allotted Unit. In case of failure to settle the account and to take possession with 30 days of intimation, the allotted residential unit shall lie at the risk and cost of the Allottee and the Allottee shall also be liable to pay holding charges @ Rs. 10/- sq. ft. per month or as fixed by the Company for the delay period along with other charges etc (if any). and the company shall be responsible only for a maximum period of 6 (six) months from the date of offer letter for possession for any observed deficiency in fixtures and fittings beyond which, the company is not liable for any such deficiency or to rectify the same. In case of delay in possession of the unit to the allottees/ subject to force majeure and other circumstances, the Company shall pay to the allottee/s compensation @ Rs.5/- per sq. ft. of the area per Year for the period of delay.
8. The physical possession of the Unit will be given to the Allottee only after execution of the sale/transfer/conveyances deed. The Allottee shall get exclusive possession of his Unit shall have no right in the remaining part of the land/complex except the right of use and ingress and egress in the common areas, services and facilities within his unit/ complex. All the common area and/or land and common facilities and service including unsold/unallotted spaces shall remain the property of the Company. The sale/ conveyance deed of the allotted residential unit shall be executed and registered in favour of the Allottee at the time of possession of the residential unit after receipt of total payments and dues in respect of the said unit including stamp duty charges and registration costs, legal charges, other incidental expenses and any extra charges which may be due etc.
9. The Allottee shall comply with legal requirements for purchase of immovable property wherever applicable, after execution of the Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc. required from time to time for purchase of said residential Unit.
10. All charges, expenses, stamp duty, court fee, official fees etc. towards documentation, execution and registration of sale/ conveyance deed, including nominal documentation & services charges, lease Rent legal charges and other incidental expenses will be born and paid by the Allottee. If the Company incurs any expenditure towards the registration of the Unit, the same shall be reimbursed by the Allottee to the Company. In case the stamp duty or other charges payable by the Allottee to the authorities at the time of registration is discounted due to reason of prior payment of some/all charges by the Company. Such discount availed by the Allottee shall be reimbursed to the Company prior to registration.
11. In case the applicant is desirous for cancellation After Booking/allotment, 100% of the booking amount , constituting the earnest money, will be forfeited and balance if any, refunded without any interest after the resale of the unit.
12. The Allottee shall also be required to pay requisite as fixed by the Company for connections for water, sewer and electricity for the allotted residential land and also the Sinking Fund, Administration Charges and all other such charges as may be fixed by the Company.
13. The maintenance charges will depend upon the circumstances and prevailing rate at that point of time. It is however, clear that the Agency so appointed by the Company shall be an independent entity in itself and shall itself be solely responsible for its conduct. The Allottee shall pay Advance maintenance Charges (AMC) for 2 years at the time of possession of the said Unit. The Advance Maintenance Charges (AMC) shall be fixed on the rates prevailing at the time of offer of possession or as per actual cost basis during the maintenance period. The AMC shall be levied/ payable from the date of deemed possession. The AMC shall be utilized for meeting cost of providing complex maintenance & facilities management service viz-a viz campus security, common area housekeeping, garbage disposal, horticulture and other common area electro-mechanical equipments including their AMC's services of an electrician, plumber and Estate manager for the maintenance of the complex. The proportionate share of expenses on account of common area electricity consumption shall be charged extra on basis or a as per actual/units consumed. It is understood that the right to use of common facilities shall be subject to regular and timely payment of complex maintenance & facilities, management bills and other charges as fixed from time to time. The applicant/ Allottee also agrees to deposit with the Company an interest free maintenance security (IFMS) @ Rs.10/- sq. ft. at the time of possession/offer of possession, whichever is earlier.
14. Further, if there is any service tax, commercial tax and additional levies, rates, taxes, charges, government Cess and fees etc. As assessed unpaid and attributable to the Company as consequences of Government / Govt. Statutory or other local authority(s) order, the intending allottee shall pay the same in their proportionate share, if any.
15. In case the project is abandoned for any reason beyond the control of the company the amount will be refunded to the allottee without any interest within 1 year.
16. In case the Allottee desire to transfer of allotment/ownership of unit, before registration/possession, a transfer fee of 4.00% ( four percent only) of the total sale price as prevailing at the time of desired transfer shall be payable by the Allottee(s). Transfer of allotment/ownership however; be permitted only after one year from the date of booking provided only 50% payment of the total price of the unit is due at that point of time.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions and comprehensively set out in the Buyer's Agreement which shall supersede the terms and conditions set out in this applications

Date \_\_\_\_\_

Place \_\_\_\_\_

Signature of the Sole/First Applicant \_\_\_\_\_

Signature of the Co-Applicant \_\_\_\_\_