



A P P L I C A T I O N F O R M

JLPL Galaxy HEIGHTS



World Class 2 BHK Apartments - Sector 66A, Mohali

r e d e f i n i n g l u x u r y

Application Form No.....

To

Managing Director,
Janta Land Promoters Pvt. Ltd.,
SCO: 39-42, Sector-82,
S.A.S. Nagar (Mohali), Punjab.

Self-Attested
Photograph of
Applicant

Self-Attested
Photograph of
Co-Applicant

Sub:- Application for booking of 2 BHK Residential Apartment measuring _____sq.ft. in Sector 66A, Mohali.

Dear Sir,

I / We wish to apply for booking of 2BHK Apartment in Galaxy Heights, Sector 66A, Mohali. I am/we are enclosing a Cheque / Demand Draft / Pay Order No. _____ dated _____ for Rs. _____ (Rupees _____) (Bank & Branch) as a booking amount for this apartment in favour of Janta Land Promoters Pvt. Ltd. payable at Mohali.

MY / OUR PARTICULARS ARE AS UNDER:-

- (a) Name : _____
- (b) Father's/Husband's name: _____
- (c) Age / Date of birth : _____
- (d) Occupation : _____
- (e) Residential Status : Resident _____ Non-Resident Indian _____
- (f) Permanent address: (attach residence proof) _____

- (g) Correspondence address : _____

- (h) Phone No. / Mobile No. : _____
- (I) E-mail ID : _____
- (j) Permanent Account No. _____

Signature of Applicant

CO-APPLICANT (1) (IF ANY)

- (a) Name of Applicant _____
- (b) Father/Husband/Guardian's Name _____
- (c) Age / Date of Birth: _____
- (d) Residential Status : Resident _____ Non-Resident Indian _____
- (e) Permanent Account Number _____

Signature of Co-Applicant(1)

CO-APPLICANT (2) (IF ANY)

- (a) Name of Applicant _____
- (b) Father/Husband/Guardian's Name _____
- (c) Age / Date of Birth: _____
- (d) Residential Status : Resident _____ Non-Resident Indian _____
- (e) Permanent Account Number _____

Signature of Co-Applicant(2)

APPLICATION IN CASE OF PARTNERSHIP FIRM

- (a) M/s _____ a partnership firm, duly registered under the Indian Partnership Act, through its Partner _____, duly authorized by the remaining partners vide _____.
- (b) Permanent Office Address _____
- (c) Telephone : Residence _____ Office _____ Mobile _____
- (d) Fax _____
- (e) Email _____
- (f) Income Tax Permanent Account No. _____ (photocopy enclosed)
- (g) Ward / Circle / Special range and place where assessed to Income Tax _____
- (h) Nature of Business _____

Signature of Partner(s) / Authorized Person

APPLICATION IN CASE OF COMPANY

- (a) M/s _____ a Company duly incorporated under the Companies Act, 2013, through its Director _____, duly authorized vide Board Resolution dated _____
- (b) Registered Office Address _____
- (c) Telephone : Residence _____ Office _____ Mobile _____
- (d) Fax _____ Email _____
- (e) Income Tax Permanent Account No. _____ (photocopy enclosed)
- (f) Ward / Circle / Special range and place where assessed to Income Tax _____
- (g) Nature of Business _____

Signature of M.D/Director(s) / Authorized Person

SCHEME OF APARTMENT

A Housing Scheme has been planned for developing Residential High Rising Apartments under the name & style of Galaxy Heights in Sector 66A, Mohali consisting of 2 BHK with area ranging from 1045 Sq.Ft. to 1100 Sq.Ft.(approx.) which may vary during the course of construction.

PREFERENCE

Facing Green Park Area Floor
6% Extra

Signature of Applicant

Signature of Co-Applicant (1)

Signature of Co-Applicant (2)

PRICE OF APARTMENT

Construction Linked Plan

BSP _____

Area _____

PLC 1st, 2nd, 3rd, 15th & 16th floor as applicable _____

Green Facing PLC _____

IFMS Charges _____

Club Membership Charges _____

Power Backup (Installation) _____

Total Value _____

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to the best of my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above mentioned terms & conditions and agree to abide by the same.

Thanking you,

Yours faithfully,

Signature of Applicant

Signature of Co-Applicant (1) (if any)

Date:

Place:

Signature of Co-Applicant (2) (if any)

Documents required at the time of Booking :

- a. Booking amount cheque/draft.
- b. PAN No. & Copy of PAN Card.
- c. **For Companies:** Copy of Memorandum of Articles of Association and certified copy of Board Resolution.
- d. **For Partnership Firm:** Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
- e. **For Foreign Nationals of Indian Origin:** Passport photocopy and funds from their own NRE/FCNR A/c.
- f. **For NRI:** Copy of passport and payment through their Own NRE/NRO A/c / FCNR A/c.
- g. Two latest passport size coloured photographs of each Applicant.
- h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence etc.
- i. Specimen signatures duly verified by bankers (in original).
- j. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished

All copies of documents wherever required, should be self-attested

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)
2. Documents: Complete/Incomplete. (To be completed by _____
_____)

(Member - Sales Team)

(Head - Sales & Marketing)

Terms and Conditions for the Allotment of Apartment in Galaxy Heights, Sector 66A, Mohali

Residential Apartments of 2 BHK in Galaxy Heights on a land measuring 4.12 Acres in Sector 66A Mohali, Punjab are being planned and constructed with each Individual Unit measuring 1045 Sq. Ft. to 1100 Sq. Ft. (approx.) which may vary during the course of construction.

1. Booking of the apartment will be done after receipt of Rs. 5 Lacs. 25% of the BSP including the Booking amount of Rs. 5 Lacs along with Service Tax Applicable is to be paid within 60 days from the date of booking. Further 10 % of the BSP along with Service Tax Applicable is to be paid at the time of commencement of construction. Balance 60 % of BSP + other charges along with Service Tax applicable is to be paid in 9 construction linked instalments. Balance 5% of BSP + IFMS + Other Applicable Charges along with service tax applicable will be recovered on offer of possession of the Apartment.
2. Car Parking will be allotted free of cost.
3. Possession will be delivered within 36 months from the date of issue of allotment letter, which will be issued after obtaining the Booking Amount or updated payment after obtaining all requisite statutory clearances from concerned authorities.
4. Applicant will get the sale deed executed in his / her favor within 90 days from the date of making full payment in the format prescribed by the Sub-Registrar. Mohali.
5. Applicant (s) have clearly understood that submission of this signed Application Form and payment by applicant of the Booking Amount shall not constitute any right to allotment of the aforesaid Apartment in Sector 66A, Mohali and nor shall it create or result in any obligation on the Company towards applicant. Applicant (s) understand that the Company may at any time and at its sole discretion reject application without assigning any reasons whatsoever thereof.
6. Applicant have also understood that in addition to the Sale Consideration, applicant will also be liable to pay third party charges determined by the Company and also agree to make the payment of Stamp Duty and Registration Fee as determined by the Sub-Registrar of the Circle. Applicant further agree that applicant will pay all applicable statutory taxes including service tax, VAT, GST or any other taxes, fees, charges, etc., as may be applicable unless specifically exempted by the Government of Punjab.
7. Applicant declares that he/she /they is/ are competent to make and submit the present Application for booking of the aforesaid Apartment in Galaxy Heights, Sector 66A, Mohali and there is no legal or contractual impediment or restriction on me/us making this Application or the payment tendered hereunder.
8. Applicant also acknowledges and declares that the Company has readily provided him/them with all the information/clarifications as required by him/them and he /she / they 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 the Application and I/we have relied solely on my/our own judgment in deciding to make the present Application for the prospective purchase of the aforesaid "Apartment".
9. Applicant declares that he /she / they have fully satisfied himself/ herself about the Various Permissions, CLU and Exemption granted by the Competent Authority under Section 44(2) of the Property Regulation Act, 1995 and the competency of the Company to develop and sell the aforesaid "Apartment" in Sector 66A, Mohali. Applicant (s) have understood all the limitations and obligations of the Company with respect to the same.
10. In case you refuse to accept this allotment within 30 days of the issue of allotment letter, 5% of the consideration price of the apartment (consideration price means total price of the apartment) along with brokerage and service tax, if paid, shall be forfeited in favor of the company. However, if refused within 90 days of the issue of allotment letter 7 ½ % of the consideration price of the apartment along with brokerage and service tax, if paid, shall be forfeited in favor of the company and if refusal is given after the expiry of 90 days of the issue of allotment letter, 10% of the consideration price of the apartment along with brokerage and service tax, if paid, shall be forfeited in favor of the company and nothing else shall be entitled to the allottee except as stated above.
11. Applicant confirms that all correspondence to him/ her should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Company to the above address shall be valid intimation to him / her regarding the contents therein.
12. In case the Application for Booking of the said "Apartment" is accepted and the Company makes an allotment, then applicant hereby undertakes to present all documents as per the Company's requirement and agrees to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/ or as demanded by the Company in due course.
13. Applicant has sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful consideration to all the facts, terms and conditions, applicant has signed this Application Form and paid the advance booking amount for allotment.

NOTE:

1. 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 Mohali in favor of "Janta Land Promoters Pvt. Ltd.". 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.
2. 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).
3. Applications not accompanied by photographs and the particulars mentioned herein above of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.

Signature of 1st Applicant

Signature of Co-Applicant (1), if any

Signature of Co-Applicant (2), if any



Working Towards A Golden Tomorrow

JANTA LAND PROMOTERS PVT. LTD.

Infrastructure Development | Integrated Township | Industrial Parks

SALES & MARKETING OFFICE

Sector 66 A (Opposite JLPL Corporate Office), Mohali

Phone: +91 172 2294000 Mobile: 08284922442, 08284922443

Email: online@jantahousing.com

CORPORATE OFFICE

SCO 39-42, Sector 82, Mohali. Phone: +91 172 6630082 (100Lines)

Email: janta@jantahousing.com



www.jantahousing.com

Find us on:   