



SUNRISE FARM 'S GHARO

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Application for Booking of Plots / Farmhouse

Dear Sir,

I / We the undersigned request you to please register My / Our name(s) for bookings a Plot / Farmhouse.

My/ Our particulars are as under which are true to the best of my / our knowledge and belief.

Name(s): _____

Father's / Husband's Name: _____

Address: i) Local:

ii) Overseas:- _____

Telephone No.Res: _____ Office: _____ Fax: _____

Occupation: _____ Mobile No: _____ Email: _____

C.N.I.C. #: _____ Plot / Farmhouse #: _____

Signature of Applicant

Terms & Conditions

1. Plots and Farmhouse are offered on ownership basis.
2. All payment of installments shall be made before 10th of every month as per the payment schedule. However, if the payment is not received within the prescribed period a "Reminder Notice" will be sent at the registered address, informing the buyer to make payment within 7 days. However, if the payment is not received within the specified period the allotment / allocation of the plot may be cancelled without any further notice and the allottee shall not be entitled to claim. The plot can be allotted to prospective buyer at the sole discretion of the company.
3. If the allottee wishes to surrender his/her plot or it stand cancelled on the basis of clause 2, the amount will be refunded after the resale of plot after deduction of 20% of the total plot price extra charges, being service and establishment charges.
4. The allottee will be responsible for the payment of the utility bills i.e. water, gas, electricity and the property tax etc. after completion of the development and issuance of letter for taking over possession by the company. In this connection company shall not be responsible for any consequences for the non payments of bills.
5. The allottee should be a member of the Association / Society to be formed to look after the common and general amenities and will regularly pay the maintenance etc.
6. The buyer / Purchaser have to make a wall within 6 months of the purchase or else the developer will make the wall and charges will be borne by the purchaser / buyer.
7. There is a mandatory requirement for the approval from the management company before embarking on any construction of any sort on the land.
8. Any difference in the size of land will be charged extra or vice versa at the time of lease.
9. The boundary walls will not be exceeding the height of 5 feet from ground level or organic additions such as views or any kind of plants are exempted.
10. There will be fixed monthly charges for estate maintenance and security which has to be paid by the owners of all plots.
11. Management reserves the right to suspend amenities if money is not paid on time.
12. 25% services area has been included in the area of plots.
13. The plots are strictly for construction of farmhouse only and not for any other purpose of commercial use.
14. The resale of any property will require NOC from management.
15. All serial numbers and / or other identification numbers and markings given in lay out plans bookings and / or allocation letters pertaining to plots are on adhoc, temporary and tentative basis and the company reserves the rights to amend / change or renumber the same if found necessary.
16. There would be a list of general rules and regulations on the amenities, which will be enforced on the estate after its completion.
17. The possession shall remain with the company / developer until full payment of plots as well as charges as per clause 4 of these terms and conditions are made by the buyer/ allottee.
18. The price of the plot does not include lease. Documentation Charges. Registration Stamp duty. Legal and Ancillary charges. Electricity, Sui Gas, water connection, meter charges and deposits. Such expenses based on actual estimates shall be payable immediately on demand.
19. The allottee/applicant will get the electricity connection through his/her own resources.
20. If the water is not available in watercourse, the water will be purchased and the allottee will share the same.
21. The allottee is bound to pay the maintenance charges of his portion/ plot to the Association after taking over possession.
22. Before the completion of transaction or transfer if allottee sells out his plot of farm house, will pay 10% to the company.
23. The allottee will pay the registration fee/ documentation approximately between Rs. 2 to 3 lacs extra.
24. The allottee is bound to abide the rules and regulation imposed by the local government, provincial government or any other department from time to time.
25. The allottee is allowed to construct single story farm house between 1500 to 2000 square feet with the height of 15 feet maximum including the overhead tank.
26. I / we confirm that I / We have fully read and understood the above terms & conditions and do hereby agree to abide by the same.

Read, Understood and Accepted.

Date : _____

Signature of applicant

For Office Use Only

Cost:	: Rs. _____	Total Extras	: Rs: _____
Two Side Road 5%	: Rs. _____	Cheque / Cash	: Rs. _____
Lake Facing 20%	: Rs. _____	Booked By	: _____
Corner 10%:	: Rs. _____	Receipt No.	: _____
Main Road Facing 15%:	Rs. _____	Date	: _____

Authorized Signature

Signature Applicant