

APPLICATION FORM



KAZARI INFRA TECH PVT. LTD.

KAZARI INFRA TECH PVT. LTD.

CIN: U45200BR2014PTC022206

Corp. Office: A-2/47, Rajouri Garden(Basement), New Delhi- 110027, India., Landline: 011 - 45701735 ,Fax : 011 - 45701735
Sales office: Damodar Nagar, Sec- A, Adalpur, Hajipur- 844101 ,Dist- Vaishali, Bihar. Phone: +91 9431817056/ +91 9311117056 ,
Web: www.kazariinfra.com | Email : admin@kazariinfra.com

Application No.

Date.....

PERSONAL DETAILS FORM
(TO BE FILLED IN CAPITAL LETTERS)

Applicant Name

Son/Daughter/Wife/Care of

Date of Birth/ Incorporation

Communication Address

City.....State.....

Country.....Pin.....

Permanent Address (Is same as above, Yes No)

Mobile (With Country code)

Landline (with STD Code)

Email

PAN No.

Aadhar Card No. (If available)

Passport No.

Spouse Name

Spouse Date of Birth

Anniversary Date

Occupation

Company Name

Designation

Household Income Upto 10 Lacs 10-25 Lacs 25 Lacs & Above

Residential Status RI NRI PIO Others

Nominee Name

Son/Daughter/Wife/Care of

Date of Birth/ Incorporation

Mailing Address

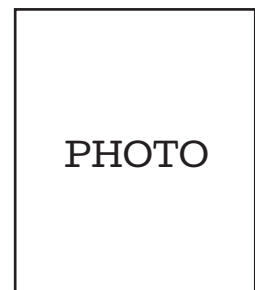
Mobile Number

Telephone Landline

PAN No.

Passport No.

Residential Status RI NRI PIO Others



Signature of Applicant

Signature of Nominee

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Second Applicant Name

Son/ Daughter/ Wife /Care of

Date of Birth/ Incorporation

Communication Address

City.....State.....

Country.....Pin.....

Permanent Address (Issameasabove, Yes No)



Mobile(With Country code)

Land line (withSTDCode)

Email

PANNo.

Aadhar Card No. (If available)

Passport No.

Spouse Name

Spouse Date of Birth

Anniversary Date

Occupation

Company Name

Designation

Household Income Upto 10Lacs 10-25Lacs 25Lacs & Above

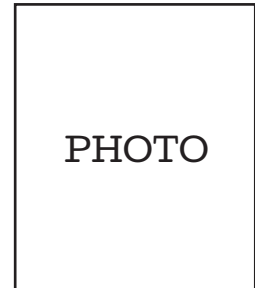
Residential Status RI NRI PIO Others

Nominee Name

Son/ Daughter/ Wife /Care of

Date of Birth/ Incorporation

Mailing Address



Mobile Number

Telephone Landline

PANNo.

Passport No.

Residential Status RI NRI PIO Others

Signature of Applicant

Signature of Nominee

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DETAILS OF PLOT REQUIRED FOR ALLOTMENT

Plot Type Area of Plot

PAYMENT PLAN OPTED

Down Payment Easy Payment Plan Installment Plan

PAYMENT DETAILS

Basic Sale Price(BSP) -	Rs/-
Front Preferential location Charge (FPLC)	Rs/-
Corner Preferential Location Charge (CPLC)	Rs/-
External Development Charge (EDC)	Rs/-
Other Charge, if any	Rs/-
Grand Total	Rs./-

(Rupeesonly)

DECLARATION

I/ We, the Applicant(s), do hereby declare that my/ our application for provisional allotment of a Plot to the Company is irrevocable and that the above particulars/ information/ details given by me/ us are true and correct and nothing has been concealed there form. In case of any false or misleading information provided by the Applicant(s), the Comany shall be entitled to forfeit the amount deposited by the Applicant(s).

Your faithfully

Signature of Applicant

Signature of 2nd Applicant

Date

Date

Place

Place

Note

1. Cheques / Demand Draft towards consideration of the Plot to be made in the favour of "KAZARI INFRA TECH PVT. LTD." Payable at Hajipur.
2. In case, the cheque(s) comprising booking amount is dishonored due to any reason, the Comany reserves the right to cancel the provisional allotment/ allotment without giving any notice to the Applicant(s).
3. All amount received from Applicant(s) other than Resident Indian Shall be from NRE/ NRO / Foreign Currency account only.
4. Provisional Allotment/ Allotment to Non Resident and Nationals of Indian Origin (PIO) shall be subject to laws of Republic of India and subject to exclusive jurisdiction of Courts at Hajipur (Bihar) only.
5. Applicant shall be considered as incomplete if not accompanied by photographs of the Applicant(s).

Signature of Applicant

Signature of Nominee

Documents to be submitted along with the Application Form

Resident of India

- Copy (Self attested) of PAN card, Address Proof, Photo Identity proof.

Partnership Firm

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partner signing the documents, an authority letter from the other partners authorizing the said person to act on behalf on the firm.

Private Limited & Limited Company.

- Copy of PAN card of the company.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the company secretary of the company.
- Board resolution authority the signatory of the Application form to buy property on behalf of the company and to sign the present Application Form.

Hindu Undivided Family (HUF)

- Copy of PAN card of HUF.
- Authority letter from all co-parcenars of HUF authorizing the Karta to act on behalf of HUF.

NRI / Foreign National of Indian Origin:

- Copy of individual's passport (self attested)
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/ NRO account of the Applicant.
- In case of a cheque, all payments should be made from the NRE/ NRO/ FCNR account of the Applicant only or Foreign Exchange remittance from aboard and not from the account of any third party.

Signature of Applicant

Signature of Nominee

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Application for Allotment of Plot

To,
M/SKazariInfra Tech Pvt. Ltd.
Keshav Plaza, Bagmali
Hajipur- 844103
Dist- Vaishali, Bihar

Sub: Allotment of Plot

Dear Sir,

With reference to the subject cited above, I/we may be considered for allotment of a Plot in your
..... Project being developed by the company at:

Site Location

Address (if any):.....

City.....State.....

I/we opt to pay Basic Sale price of the Plot as per Annexure - 'B' enclosed herewith.

I/we remit, herewith a sum of Rs.....

(Rupees.....) only by Cash/DD/Cheque

bearing No..... dated..... Drawn on.....

favouring KAZARI INFRA TECH PRIVATE LIMITED being the Earnest Money for the Plot.

In the event of Company agreeing to allot me/us the Plot, I we agree to pay future installment herein contained and as per the payment plan opted by me/us. I/We have read and understood the terms & conditions of the allotment and agree to abide by the same.

I/we also agree to execute the standard Plot Buyer's Agreement containing detailed terms & conditions of allotment and transfer, as and when called upon by the company, however, if, I/we fail to pay further installment as per the payment plan or execute the Plot Buyer's Agreement, as aforesaid, the Company shall be entitled to treat the Application Plot Buyer's Agreement as cancelled and forfeit the entire Booking/Earnest Money, for which I/We shall raise no objection of any kind.

I/We further agree that the acceptance of my/our Application do not entitle me/us any right in a Plot until the Plot Buyer's Agreement is executed and all payments towards Basic Sale Price and other charges, in full, have been paid by me/us on or before the due date.

I/We further agree that I/We shall abide by the terms and conditions of the Company that are in force or that may be brought into force from time to time, for allotment of the Plot.

Thanking You

Place

Date

Signature of Applicant

Signature of Applicant

Signature of Nominee

Terms and Conditions

KAZARI INFRA TECH PRIVATE LIMITED is a company duly registered under the companies act, 1956 having its Corporate office at A-2/47, Rajouri Garden, New Delhi – 110027 and sales office at Keshav Plaza, Bagmali, Hajipur – 844 101, Vaishali. Hereinafter referred to as the 'Company'.

And the Applicant(s) herein after jointly/severally refer to as 'Intending Allottee(s)'.

The Intending Allottee will be allotted the Plot on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Plot Buyer's Agreement (hereinafter referred to as the "Agreement").

The expressions 'Company' and 'Intending Allottee(s)' shall unless be repugnant to the context or meaning thereof, be deemed to include there respective heirs, executors, administrators, legal representatives, successors and assigns.

Wherein the following terms and conditions are indicative in nature, and shall always remain binding on the company and Intending Allottee (s).

1. The Intending Allottee confirms that he/she has been provided by the Company with all the relevant information, documents, plans, site map and such other credentials with respect to the title, ownership, competency, facilities, and basic infrastructure to be provided in the Project being developed by the Company. The Intending Allottee has confirmed that he/she/they have examined the said documents, plans, site map etc., and are fully satisfied in all respects with regard to the rights, title and interest of the owners / Company in the land on which the Project is being developed, and has understood all limitations and obligations of the Company in relation thereto and has relied solely on his/her/its/their own judgment and investigation while deciding to apply for allotment.

2. The Intending Allottee shall be liable to pay a total consideration of Rs. _____/- (Rupees _____) only towards the Basic Sale Price (BSP) for the purchase of the Plot and other charges as per the payment plan opted by him. The Company has calculated the total price payable by the Intending Allottee for the Plot on the basis of actual area of the Plot together with the proportionate cost of providing the common facilities in the Township where the Plot is to be situated. The Plot area given in the application is tentative and the same shall be determined at the time of completion of the Project / handing over possession of the Plot.

3. For the purpose of calculating the Basic Sale Price (BSP) of the Plot, the Plot Area shall be the covered area inclusive of the area under the periphery boundary.

4. It shall be an essential condition of allotment that the Plot shall not be used for any purposes other than for residential purposes.

5. The Intending Allottee hereby agrees to pay additionally, the preferential location charges in a manner and within the time as stated in the payment plan. However, the Intending Allottee has specifically agreed that if due to any change in the Township or Plot layout plan, the Plot ceases to be in a preferential location, the Company shall be liable to refund only the amount of preferential location charges paid by the Intending Allottee and such refund shall be adjusted in the last installment as stated in the payment plan. If due to any change in the layout plan, the Plot becomes preferentially located, then the Intending Allottee shall be liable and agrees to pay additional preferential location charge as may be demanded by the Company.

6. The earnest money for the purpose of this application and Plot Buyer's Agreement shall always be 10% of the basic sale price that may be applicable from time to time. The earnest money shall be liable to be forfeited in the event of withdrawal of allotment by the Intending Allottee and/or cancellation of allotment on account of default/breach of the terms and conditions of allotment/transfer including non-payment of basic sale price / other charges herein provided or as set out in the Plot Buyer's Agreement. In the eventuality of withdrawal / cancellation, the earnest money deposited will stand forfeited and the balance amount paid, if any, will be refunded to the Intending Allottee, without any interest and such refund shall be made only once the Plot is re-allotted / sold to any other person(s).

7. The payment on or before due date of the basic sale price and other charges / amounts payable by the Intending Allottee as per the payment plan opted by the Intending Allottee or as demanded by the Company from time to time is the essence of the allotment. In case, the Intending Allottee (s) fails to make the payments, as aforesaid, the Intending Allottee shall be liable to pay interest thereon @ 18% per annum from the due date of the installment / payment till the date of actual payment. However, in case the Intending Allottee fails to make the payment with interest as aforesaid within a period of three months from the said due date, the Company shall have the right to cancel the allotment and forfeit the Earnest Money and the Intending Allottee shall be left with no right on the Plot. In such a case, the earnest money deposit will stand forfeited and the balance amount paid, if any, will be refunded, without any

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interest, and such refund shall be made only once the Plot is re-allotted / sold to any other person(s). However, in exceptional and genuine circumstances, the Company may, at its sole discretion, condone the delay in payment of installments by charging interest @ 18% per annum and restore the allotment of either the cancelled Plot or any other alternate Plot, at the Company's sole discretion, and on such terms and conditions as it may deem fit.

8. In-case the Intending Allottee wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the plot applied for, the Company shall facilitate the process subject to the following:

a) The terms of the financing agency shall exclusively be binding and applicable upon the Intending Allottee only.

b) The responsibility of getting the loan sanctioned and disbursed as per the Company's payment schedule will rest exclusively on the Intending Allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, the payment to the Company, as per schedule, shall be ensured by the Intending Allottee, failing which, the Intending Allottee shall be governed by time provision contained in clause 7 as above.

c) In case of default in repayment of dues of the financial institution/agency by the Intending Allottee, the Intending Allottee authorize the Company to cancel the allotment of the Plot and repay the amount received by the Company till that date after deduction of earnest money, directly to financing/institution agency on receipt of such request from financing agency without any reference to the Intending Allottee.

9. The Intending Allottee agrees that, if as a result of any legislation, order or rule or regulation made or issued by the Govt. or any other authority or if any matters, issues relating to any approvals, permissions, notice, notifications by the Competent Authority become subject matter of any litigation or due to any force majeure conditions, the Company after allotment, is unable to deliver the Plot to the Intending Allottee, the Intending Allottee agrees that the Company if it decides in its sole discretion to refund then it shall be liable only to refund the amount received from him/her without any interest or compensation whatsoever.

10. The Intending Allottee has seen and accepted the layout plans, building plans, designs and specifications, which are tentative and the Intending Allottee authorize the Company to effect suitable and necessary alterations/modifications in the same as the Company may deem fit or as directed by any Competent Authority(ies). However, in case of any alterations / modification resulting in change in the area of the Plot any time prior to and upon the grant of completion certificate, the Company shall intimate to the Intending Allottee in writing the change thereof and the resultant change, if any, in the price of the Plot shall be paid by the Intending Allottee or refunded as the case may be. The Company may on its own provide additional / better specifications and / or facilities other than those specifications provided in the brochure due to technical reasons or for reasons of over-all betterment of the Project and the proportionate cost of such changes will be borne by the Intending Allottee.

11. If the Company is unable to hand-over the possession of the said Plot for any reason whatsoever, the Company shall Endeavour to offer an alternate Plot of approximately the same type/specification and in the event of non-acceptability by the Allottee or non-availability of the alternate Plot, the Company shall refund only the actual amount received from the Allottee till then and shall not be liable to pay any damages/compensation or interest to the Allottee, whatsoever. The Allottee irrevocably agrees not to raise any demand/claim against the Company on account of it not being to construct and hand-over the said Plot or not providing any alternate Plot.

12. Any charges, levies, taxes or fee, in whatever the manner, which, may be charged, imposed or levied, either on the Plot / land or on the construction of the Project at any time, in future or retrospectively, by any statutory body, or by the Central/State Government, shall be paid by the Allottee only on pro-rata basis.

13. In case of any increase in the External or Infrastructure Development Charges, or if any additional charge for extra amenities/safety measures or any other charge, levy, tax, fee, CESS etc. of any nature, is levied or imposed by any authority, in future or retrospectively, with respect to the Project, the same shall be charged to the account of the Intending Allottee on pro-rate basis and be payable to the Company on demand.

14. The charges for providing electricity connection , external electrification, electric wiring in the Flat, equipment in the common areas as prescribed in the existing regulations and power backup, shall be payable by the Intending Allottee in addition to the basic sale price, as prescribed herein. If, however, due to any subsequent legislation / government order or directives or guidelines or if deemed necessary by the Company, additional electrification safety measures are undertaken or in case there is any increase in the external electrification, then the

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Signature of Nominee

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Intending Allottee shall be liable to pay proportionate charges, as may be determined by the Company in its absolute discretion.

15. The Company shall endeavor to handover possession of the Plot within a period of _____ months from the date of Registration, subject to timely payment by the Intending Allottee towards the basic sale price and other charges, as demanded in terms of the Agreement. The time frame for possession provided hereinabove is tentative and shall be subject to force majeure and timely and prompt payment of all installments and completion of formalities required. The Company shall be entitled to six (6) months additional period in the event there is a delay in handing over possession. However, in case of delay beyond a period of additional six (6) months and such delay is attributable to the Company, the Company shall be liable to pay compensation @ Rs. 5.00 per sq. ft. per month of the Area of the Plot for the period of further delay.

16. The Intending Allottee shall inform the Company in writing, in case the Intending Allottee wants to sale out/Transfer his/her Plot to any third party any time after the Plot is registered and muted in his/her name in order to sign a fresh agreement with the third party for use of Common Area, Facilities, Maintenance and other Charges whatsoever within the Township. However the Company agrees to buy back the Plot after 3 years from the date of registration and mutation, paying an additional amount @ 18% yearly on Basic Sale Price and Actual External Development charge paid to the company.

17. The Intending Allottee shall be liable to pay Facility Charges (FC) towards the maintenance and upkeep of the Township/Building / Project. The amount to be paid for FC will be as per the payment plan. The FC shall become payable within the time notified, whether or not the Intending Allottee(s) takes possession of the Plot. In case of delay in payment of (FC) within this period, interest @18% p.a. shall be charged for the period of delay.

18. Further, the monthly maintenance charges as intimated to the Intending Allottee by the Company, shall be payable by the Intending Allottee within a period of fifteen (15) days of demand. In case of delay in monthly maintenance charges within this period, interest @ 18% p.a. shall be charged for the period of delay. In case of failure of the Intending Allottee to pay the monthly maintenance charges on or before the due date, the Company/ Maintenance Agency will be entitled to effect disconnection of services to the Intending Allottee that may include disconnection of electricity/water/sewer/power back-up, and debarment from usage of any or all common facilities within the Township/Project. The Company may also, apart from other remedies open to restrict or object to the transfer of the Plot by the Intending Allottee.

19. The Intending Allottee agrees to pay to the Company or the maintenance agency, monthly maintenance charges as demanded by the Company / maintenance agency, from the date notified by the Company for taking over possession of the Said Plot. The Company / maintenance agency may at the time of making the offer of possession, demand advance maintenance charges for a period of 12 months forward, at the rates determined by the Company / maintenance agency, in which case the Intending Allottee(s) shall be liable to pay the same within the date notified, failing which interest @18% p.a. shall be charged for the period of delay. The maintenance charges shall be payable at the rates determined irrespective whether the Intending Allottee is in occupation of the Plot or not. It is agreed that the maintenance charges may be enhanced, from time to time, as may be determined by the Company or the maintenance agency. In addition, a sinking fund may be created and will be paid extra by the Intending Allottee. The maintenance charges may be also realized in a pre-paid format by integrating them into the pre-paid electricity system or otherwise.

20. All charges payable to various department for obtaining services/ connections to the Plot like electricity, telephone, water etc., including security deposits for sanction and release of such connection as well as informal charges pertaining thereto will be payable by the Intending Allottee. The Intending Allottee shall be liable to pay monthly electricity consumption charges and power back-up charges in respect of the Plot on actual through the pre-paid metering system. The Intending Allottee shall also be liable to pay the municipal / house / property tax, by whatever name called, and water tax etc. in respect of the Plot from the date of levy thereof.

21. The common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in the Project for organizing meetings and small functions, the same shall be used on payment basis after prior permission from the Company/ Maintenance Agency.

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22. The Intending Allottee shall be required to become a member of the club and shall be liable to pay to the Company or its nominated agency, which may manage and operate the club, such one-time membership fee, as per the payment plan and other charges as applicable. The membership of the club is compulsory by the Intending Allottee.
23. The Intending Allottee shall also be liable to pay to the Company cost of stamp duty, registration fee and legal charges for execution and registration of sale deed, at the rate which may be applicable then.
24. The Company may, at its sole discretion and subject to applicable laws and notifications or any government directions as may be in force, permit the Intending Allottee to get the name of his/her nominee substituted in his/her place subject to such terms and conditions and administrative charges as may be prescribed by the Company. The Intending Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination. In the event of any imposition of executive instructions at any time after the date of the application to restrict nomination/transfer/assignment of the Plot by any authority, the Company will have to comply with the same and the Intending Allottee has specifically noted the same.
25. The Intending Allottee, if resident outside India, shall solely be responsible for the compliance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the Intending Allottee.
26. The Intending Allottee shall inform the Company in writing any change in the mailing address mentioned in this application failing which all demands, notice etc, by the Company shall be mailed to the address given in this application and deemed to have been received by the Intending Allottee.
27. In case there are joint applicants, all communications shall be sent by the Company to the First Intending Allottee only at the mailing address given by him which shall be deemed as served on all Intending Allottee and no separate communications shall be sent to the Joint Intending Allottee. The address given in the application form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Intending Allottee and the Intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
28. All payments by the applicant / Intending Allottee shall be made to the Company through Demand Drafts/Cheques drawn upon scheduled banks in favor of Kazari Infra Tech Pvt. Ltd. payable at Hajipur (Bihar) only.
29. That any dispute arising out of any clause of the Application/ Agreement form shall be referred to the sole arbitration of an Arbitrator to be nominated by the company whose decision shall be final and binding on both the parties. All the arbitration proceedings shall be carried out in terms of the Arbitration and Conciliation Act, 1996 at Hajipur (Bihar).
30. That this Application/ Agreement form shall be interpreted and construed in accordance with laws of India and subject to the Arbitration clause, the court at Hajipur (Bihar) alone shall have the exclusive jurisdiction in all matter arising out of this Application form.

IN WITNESS WHEREOF THE INTENDING ALLOTTEE HERETO HAVE SIGNED THIS APPLICATION/ AGREEMENT FORM AT HAJIPUR (BIHAR) ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITEN AFTER FULLY UNDERSTANDING AND ADMITTING THE CONTENTS THEREOF, IN THEIR SOUND MIND, GOOD HEALTH, WITHOUT ANY FORCE, FRAUD, COERCION, PRESSURE AND OUT OF THEIR OWN FREE WILL.

WITNESS

1. Signature of Applicant

2. Signature of Authorised Signatory

Kazai Infra Tech Pvt. Ltd

Signature of Applicant

Signature of Nominee

ANNEXURE 'A'

That this has been further agreed between both the parties that the following Amenities shall be developed and provided to Intending Allotee by the Company on finalization of the project/Township:

- Township Secured with 8 feet High Boundary wall.
- Grant Entrance Gate
- 24 Hrs Security Guard on a gate
- Garden & Park with 3 feet wide walking track.
- Wide Landscape Road of 60 Feet, 40 Feet and 26 Feet.
- Drainage & Sewerage Plant
- Solid Waste Management Plant
- Solar Street Lightning
- Generator Power Breakup
- Water Supply System
- Banquet Hall with Large Open Space
- Temple
- Play & 10+2 School
- Club & Swimming Pool
- Marketing Complex
- Dispensary & Ambulance Service
- CCTV Security
- Under Ground Electricity Cable
- Free Calling Service within Township
- Optical Fibre Telephone Connection

Signature of Applicant

Signature of Nominee

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FOR OFFICE USE ONLY

Application

Accepted Rejected

Registration of Plot

Plot No.

Area of Plot

PLOT PRICE

Particulars	Details	Amount in (Rs.)
Basic Sale Price Les : Rebate, if any	@ Rs per sq. feet. (-) Rs per sq. feet. Rate @ per sq. feet.	
Front Preferential Location Charges Corner Preferential Location Charges	@ Rs @ Rs	
External Development Charges & Infrastructure Development Charges	@ Rs @ Rs	
Other charges, if any		
Total		

PAYMENT PLANDown Payment Plan Easy Payment Plan Installment Plan **CHANNEL PARTNER'S/ ASSOCIATE'S DETAILS**

Name.....

Id No

Special Instructions/ Remarks

Signature of Applicant

Signature of Nominee



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