

Ashiana  
The art of home



 Nandankanan Road, Bhubaneswar

**B O O K I N G F O R M**

FROM THE  
CREATORS OF

ROYAL  
LAGON

To,

**Uditi Dwellings Private Limited**

Sales & Site Office  
Ashiana Regal  
Raghunathpur Jali  
Main Nandan Kanan Road  
Bhubaneswar - 751 024

Delhi Office  
3H, Plaza M-6,  
District Centre Jasola  
New Delhi -110 025

Photograph  
First Applicant

Photograph  
Co-Applicant

Dear Sir,

I/We request for allotment of a residential Apartment as per details given below in the project "**Ashiana Regal**" having RERA Registration No. RP/19/2021/00551 being developed by you at **Raghunathpur Jali, Main Nandan Kanan Road, Bhubaneswar.**

My/Our particulars are as given below:

**SOLE OR FIRST APPLICANT**

Applicant's Name	Mr/Mrs/Ms .....
Father/Husband's Name	.....
Permanent Address	.....
	.....
	.....PIN..... Phone.....
Correspondence Address	.....
	.....
	.....PIN.....
Phone : Resi.....	Mobile :.....Office.....
Fax.....	Email :.....
Date of Birth .....	Marital Status : <input type="checkbox"/> Single <input type="checkbox"/> Married, Date of Anniversary .....
Residential Status	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service <input type="checkbox"/> Private Sector <input type="checkbox"/> Self Employed <input type="checkbox"/> Professional
Office Name & Address	.....
	.....
	.....
Designation :	.....

**CO - APPLICANT**

Applicant's Name	Mr/Mrs/Ms .....
Father/Husband's Name	.....
Permanent Address	.....
	.....
	.....PIN..... Phone.....
Correspondence Address	.....
	.....
	.....PIN.....
Phone : Resi.....	Mobile :.....Office.....
Fax.....	Email :.....
Date of Birth .....	Marital Status : <input type="checkbox"/> Single <input type="checkbox"/> Married, Date of Anniversary .....
Residential Status	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service <input type="checkbox"/> Private Sector <input type="checkbox"/> Self Employed <input type="checkbox"/> Professional

(if Applicant is a Company/Partnership /LLP / HUF)

\*\* Delete whichever is not applicable

**FOR COMPANIES / LLP**

<p>**M/s _____</p> <p>a Company registered under the Company Act, 1956 or 2013 / LLP registered under Limited Liability Partnership Act, 2008 having its registered office at _____</p> <p>_____ through its duly authorized signatory Shri/Smt. _____</p> <p>_____ Authorized by Board resolution dated _____</p> <p>(hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) ( Copy of Board Resolution along with a certified copy of Memorandum &amp; Articles of Association enclosed )</p>
---

**FOR PARTNERSHIP FIRMS / SOLE PROPRIETORSHIP**

<p>**M/s _____</p> <p>a sole proprietorship concern through its Proprietor / a Partnership Firm Act having its office at _____</p> <p>_____ through its Proprietor / Partner</p> <p>_____ S/W/D/o _____</p> <p>Authorized by Board resolution dated _____</p> <p>(Hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include his/ her legal representatives, administrators, executors and assigns all the partners of the partnership firm and theirs heirs, legal representatives, administrators executors, successors and assigns) (Copy of the resolution signed by all Partners enclosed)</p>
--

**DETAILS OF APARTMENT APPLIED FOR :**

Type of Apartment	RERA Carpet Area	Built-up Area *
GRANDE <input type="checkbox"/>	1199.97 Sq. Ft. (111.48 Sq. M)	1825 Sq. Ft. (169.54 Sq. M)
PREMIER <input type="checkbox"/>	1033.13 Sq. Ft. (95.98 Sq. M)	1600 Sq. Ft. (148.64 Sq. M)
BOUTIQUE <input type="checkbox"/>	800.41 Sq. Ft. (74.36 Sq. M)	1285 Sq. Ft. (119.38 Sq. M)

\* Built-up Area includes RERA Carpet Area, Area of external walls of the Apartment, balcony area, area of shafts & lofts and proportionate share of common areas.

Apartment No. _____
Floor _____ Tower No. _____

**APARTMENT PRICE DETAILS**

<b>Price of Apartment</b>	₹ _____
---------------------------	---------

**Additional Charges & Deposits (Payable at Offer of Possession) :**

• Electric Meter Connection Charges
• Advance Maintenance Charges (AMC) for 24 months
• Interest Free Maintenance Security Deposit (IFMSD) @ Rs. 20 per Sft.
• Contribution towards Capital Equipment Repair & Replacement Fund
• Advance Common Area Electricity Charges
• Legal Charges for Conveyance Deed
• Stamp Duty & Registration Charges for Conveyance Deed

**INCOME TAX DETAILS:**

<b>First Applicant</b>	PAN Details	
<b>Co - Applicant</b>	PAN Details	

.....  
Signature of First Applicant

.....  
Signature of Second Applicant

1. All payments must be made by Cheques/ Pay Order/ Demand Draft / RTGS only in favour of :  
**"Uditi Dwellings Private Limited – Ashiana Regal Collection A/c"** payable at Bhubaneswar only.  
 Outstation cheques shall not be accepted. Cash payment is not accepted.

RTGS / NEFT Details	A/c. No. : 921020023490109	Bank Name : Axis Bank
	IFSC Code : UTIB0000024	Branch : Satyanagar, Bhubaneshwar - 751 007

2. For Online Payment, kindly use <https://www.ashianahomes.com/payment-gateway/>
3. Registration Expenses, Stamp Duty, Court Fee, Legal Charges etc. shall be payable extra as applicable.
4. Legal charge is cost incurred towards lawyer fees, documentation charges and other incidental expenses for Registration of your Agreement for Sale and Conveyance Deed.
5. Any extra works executed in the flat shall be charged separately.
6. The Allottee(s) will have to apply to the Electricity Distribution Company individually for obtaining individual electric connection for supply of power and the meter for their respective units. The Allottee(s) shall also be required to pay the applicable security deposit, and other costs and charges for individual electric connection, for the same, which will be intimated later. In case Electricity Distribution Company approves only Single Point Connection for the Complex, then the allottee shall pay the Developer Charges for creation of Single Point Infrastructure, Meter, Metering system etc.
7. GST as applicable from time to time would be payable by customer as per the Invoice. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
8. The Complex Maintenance & Facilities Management services shall be organized by the Promoter vide any nominated agency.
9. 2 years Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House Keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pumps, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex.
- The Proportionate share of expenses on account of common area electricity consumption, Generator Power Back, Building Insurance (individual flat plus common areas) shall be charged extra or as per actuals per units consumed or on super area basis as decided by the Company. The Advance Maintenance Charges (AMC) shall be levied from the date of deemed possession as decided by the company.
10. Interest Free Maintenance Security Deposit (IFMSD) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event Company or its nominee maintenance agency/company cease to organize the services of facilities management & maintenance as per the terms of the Maintenance Agreement.
11. The Developer reserves the right to revise the price from time to time without giving any prior notice.
12. Price prevailing on the date of booking acceptance shall be applicable for respective Apartment.
13. Under section 194-IA of the Income Tax Act, in case of the transfer of any immovable property of Rs. 50 Lacs or more, TDS @ prevailing rate is required to be deducted by the transferee on amount payable to transferor.
14. The Developer shall execute an "Agreement for Sale" upon receipt of 10% of Price of Apartment. This Agreement must be registered as mandated under RERA within 30 days of Allotment Letter. Stamp Duty, Registration charges, Court Fees and Legal Charges for the same will have to be borne by Allottee.

## PAYMENT PLAN

### Constrction Linked Installment Payment Plan

Stage	Percentage (%)	Amount ₹
On Booking	10% of Price of Apartment	
Upon Completion of Foundation	30% of Price of Apartment	
On Casting of Ground Floor Roof	7.50% of Price of Apartment	
On Casting of 2nd Floor Roof	7.50% of Price of Apartment	
On Casting of 4th Floor Roof	5% of Price of Apartment	
On Casting of 6th Floor Roof	5% of Price of Apartment	
On Casting of 8th Floor Roof	5% of Price of Apartment	
On Casting of 10th Floor Roof	5% of Price of Apartment	
On Casting of 12th Floor Roof	5% of Price of Apartment	
On Casting of Top Floor Roof	5% of Price of Apartment	
On Completion of Brick Work	5% of Price of Apartment	
On Completion of Internal Plaster	5% of Price of Apartment	
On Offer of Possession	5% of Price of Apartment + Additional Charges & Deposits (Payable at Offer of Possession)	

Note : The above installments shall become due as and when the construction is achieved in the respective Apartment or the Tower as applicable irrespective in the order in which it appears above.

.....  
 Signature of First Applicant

.....  
 Signature of Second Applicant

I/We have read and understood the terms and conditions forming part of this application and agree to abide by the same.

I/We agree to sign and acknowledge acceptance of Agreement for Sale as and when required by the Company on the RERA Approved format. I confirm and accept that my allotment shall be confirmed only upon execution and acknowledgment of the Agreement for Sale by us and acceptance of the same by the Company.

I/We agree to pay further installments as stipulated/demanded by the Company in accordance with mode of payment agreed upon.

I/We remit herewith a sum of Rs. .... (Rupees .....  
 .....Only) by Cheque /Demand Draft / Bank Transfer / Online Payment No .....  
 dated ..... drawn on .....  
 ..... (Bank & Branch)

I/We, the above applicant(s), do hereby declare that the above mentioned particulars/information given by me/us are true and correct.

Place : .....  
 Date : ..... Signature of First Applicant Signature of Second Applicant

**It is mandatory to be filled by the Applicant**

I/We, declare and confirm that we have applied for allotment of the above said Apartment through

Directly  Authorised Selling Agent / Broker.

Name of the Broker (if any) : .....

..... Signature of First Applicant Signature of Second Applicant

**FOR OFFICE USE ONLY**

Receiving Officer		<p><b>Check List for Receiving Officer</b></p> <input type="checkbox"/> Booking Amount <input type="checkbox"/> Customer's Signature on all pages of the application form. <input type="checkbox"/> Signed copy of Draft Agreement for Sale is attached herewith. <input type="checkbox"/> Photocopy of PAN Card / Form 60 <input type="checkbox"/> For Companies: Memorandum & Articles of Association / Board Resolution <input type="checkbox"/> For Partnership Firm : Partnership Deed and authorization letter from all partners and Deed registration certificate. For proprietor affidavit attested by Bank. <input type="checkbox"/> For NRI : Passport Photocopy <input type="checkbox"/> For Foreign National : IPI - 7 / Passport Photocopy. NRE / NRD A/c. Remarks _____ _____ _____
Ch. /DD No.		
Date of Ch. / DD		
Amount of Ch./DD	₹	
Drawn on (Bank name & Branch)		
Booking	<input type="checkbox"/> DIRECT <input type="checkbox"/> Authorised Agent	
Agent's Name & Address, Stamp		

\_\_\_\_\_  
 (Receiving Sales Officer)

\_\_\_\_\_  
 (Sales Team Head)

\_\_\_\_\_  
 (Customer Care Officer - Site)

\_\_\_\_\_  
 (Customer Care Officer - HO)

\_\_\_\_\_  
 (Customer Care Head - HO)

\_\_\_\_\_  
 (Director)

**Ashiana**  
The art of home