



# AAKRITI SHANTINIKETAN

GH- 01B, Sec-143 B, Noida Expressway

## APPLICATION FORM

Luxury with features,  
elements and design.....

[www.akritishantiniketan.com](http://www.akritishantiniketan.com)

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Application No. \_\_\_\_\_

To  
M/s Rani Promoter Private Limited  
G-89/SECTOR-63, NOIDA

Sir

I/We request that I/we may be registered for provisional allotment of a Residential Flat of description specified below, in the Group Housing Scheme in the name and style of 'Aakriti Shantiniketan' being developed and promoted by your company M/s Rani Promoter Private Limited (hereinafter referred to as 'the company') at Plot No. GH-01B, Sector-143/B, Noida (UP).

I/We also agree to sign and execute, as and when desired by the company, the Allotment Letter of the company's standard format, contains whereof have been read and understood by me/us in my/our vernacular language and I/we agree to abide by the terms and conditions thereof.

I/We understand that plot/land on which proposed group housing is being developed and promoted has been leased out to the company by Noida Development Authority on 90 years lease on the terms and conditions mentioned in the Lease Deed.

I/We shall comply with the various Terms and Conditions of the said lease deed executed between New Okhla Industrial Development Authority (hereinafter referred to as 'NOIDA') and the company in so far as those pertain to rights and obligations of the Allottee(s)/sub-lessee(s).

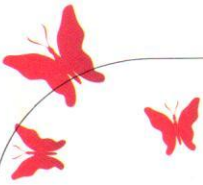
I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_  
Only) by Demand Draft/Cheque no. \_\_\_\_\_ Dated \_\_\_\_\_ Drawn on \_\_\_\_\_  
being the booking amount/earnest money for the allotment of the flat.

I/We further agree to pay the installments or basic cost and allied charges as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment will be cancelled and the booking amount shall be forfeited by the Company. My/Our particulars are overleaf.

Signature of Applicant

Signature of Co-Applicant





**1. FOR INDIVIDUAL**

**A. PARTICULARS OF APPLICANT**

Mr./Mrs./Ms. \_\_\_\_\_

Son/Wife/Daughter of Mr./Mrs. \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marital Status \_\_\_\_\_

Residential Status : Indian [ ] Non Residential Indian [ ]

Foreign National of India Origin [ ] Nationality \_\_\_\_\_

Residential Address \_\_\_\_\_

Profession \_\_\_\_\_ E-mail \_\_\_\_\_

Designation, Company Name and Address \_\_\_\_\_

Tel. Residence \_\_\_\_\_ Office \_\_\_\_\_ Mobile \_\_\_\_\_

Fax No. \_\_\_\_\_ PAN No./Ward No. \_\_\_\_\_ Passport No. \_\_\_\_\_

Household Income per annum \_\_\_\_\_

**B. PARTICULARS OF CO-APPLICANT**

Mr./Mrs./Ms. \_\_\_\_\_

Son/Wife/Daughter of Mr./Mrs. \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marital Status \_\_\_\_\_

Residential Status : Indian [ ] Non Residential Indian [ ]

Foreign National of India Origin [ ] Nationality \_\_\_\_\_

Residential Address \_\_\_\_\_

Profession \_\_\_\_\_ E-mail \_\_\_\_\_

Designation, Company Name and Address \_\_\_\_\_

Tel. Residence \_\_\_\_\_ Office \_\_\_\_\_ Mobile \_\_\_\_\_

Fax No. \_\_\_\_\_ PAN No./Ward No. \_\_\_\_\_ Passport No. \_\_\_\_\_

Household Income per annum \_\_\_\_\_

Signature of Applicant

Signature of Co-Applicant



**2. For Company**

M/s \_\_\_\_\_ a Company/partnership/proprietorship

firm having its office at \_\_\_\_\_

through its authorized director/partner/sole proprietor Mr/Mrs/Ms \_\_\_\_\_

3. Date of Booking 

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4. Tower Name 

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5. Super Area (Sq. Ft.) Approx 

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6. Floor 

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7. Flat No. 

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8. Basic Sale Price (BSP) per sq. ft. super area Rs. \_\_\_\_\_

In words \_\_\_\_\_ Rupees

S.No.	INDEX	RATE	AMOUNT
1.	Basic Sale Price Per Sq. Ft.		
2.	Preferred Location Charges Expressway / FNG / Park Facing Per Sq. Ft.		
3.	Covered Parking		
4.	Lease Rent Per Sq. Ft.		
5.	Club Membership		
6.	External Electrification Charges Per Sq. Ft.		
7.	Fire Fighting Charges Per Sq. Ft.		
8.	Power Backup Charges Per KVA		
9.	Interest Free Maintenance Security Per Sq. Ft.		
10.	Other Charges ( if any )		
11.	Total		

In words \_\_\_\_\_ Rupees

Signature of Applicant

Signature of Co-Applicant





### Plan A - Down Payment Plan

Booking Amount	10%
Within 30 Days of Booking	5%
Within 60 Days of Booking / Excavation	80% + Parking + PLC
On Offer of Possession	5% + LR + CM + EEC + FFC + PB + IFMS

### Plan B - Flexi Payment Plan

Booking Amount	10%
Within 30 Days of Booking	5%
On Start of Excavation	25%
On Start of Basement Slab Casting	10%
On Start of 2nd Floor Slab Casting	10%
On Start of 5th Floor Slab Casting	10%
On Start of 8th Floor Slab Casting	10%
On Start of 11th Floor Slab Casting	5% + Parking
On Start of 14th Floor Slab Casting	5% + PLC
On Start of Top Floor Slab Casting	5% + LR + CM
On Offer of Possession	5% + EEC + FFC + PB + IFMS

### Plan C - Construction Link Payment Plan

Booking Amount	10%
Within 30 Days of Booking	5%
On Start of Excavation	10%
On Start of Raft Casting	10%
On Start of Ground Floor Slab Casting	10%
On Start of 3rd Floor Slab Casting	10%
On Start of 6th Floor Slab Casting	10%
On Start of 9th Floor Slab Casting	10%
On Start of 12th Floor Slab Casting	5% + Parking
On Start of 15th Floor Slab Casting	5% + PLC
On Start of Top Floor Slab Casting	5% + LR + CM
On Start of External Plaster	5% + EEC + FFC
On Offer of Possession	5%+ PB + IFMS

Note : (L.R) = Lease Rent, (C.M) = Club Membership, (P.B) = Power Backup, (PLC) = Preferential Location Charges  
(EEC) = External Electrification Charges, (FFC) = Fire Fighting Charges, (IFMS) = Interest Free Maintenance Security

Signature of Applicant

Signature of Co-Applicant



## TERMS AND CONDITIONS

**A.** The Applicant(s) has applied for allotment of residential Apartment/Flat to be developed and constructed in the Group Housing Project named as AAKRITI SHANTINIKETAN by M/s Rani Promoter Pvt. Ltd. (hereinafter referred to as the Company) over the land situated at Plot No. GH-01B, Sec-143 B, Noida Expressway.

**B. NATURE OF BOOKING**

The allotment of Residential apartment/flat is entirely at the discretion of the Company. The allotment of the said residential apartment/flat shall be confirmed only upon the issuance of letter of allotment by the Company and the due execution/acceptance of the same by the Applicant(s).

**C. REGISTRATION AND OTHER CHARGES**

Registration charges, stamp duty and incidental expenses there to, as applicable at the time of registration, shall be extra and shall be borne by the applicant(s). Other statutory taxes and charges for additional facilities as applicable from time to time shall be extra and are to be borne by the Applicant(s).

**D. MODE OF PAYMENTS**

All payments from outstation locations are to be paid through DEMAND DRAFTS ONLY. Demand drafts/Local cheques are to be made payable to M/s Rani Promoter Pvt. Ltd., payable at NOIDA. After each payment the Applicant(s) must insist on a duly signed receipt from the duly authorised personnel of the company.

**E. DELAYED PAYMENTS**

Interest at the rate of 24% P.A. shall be charged on all delayed payments including the payment of the installments and other charges as per the payment plan accepted by the Applicant(s).

**F. HOUSING LOANS**

Loans from financial institutions to finance the said residential apartment may be availed by the applicant(s) at their own. Though the cases of loan/financial facility are to be applied for and pursued by the individual applicant(s) on their own, however the company, at its sole discretion, may designate its executive(s)/officer(s) to provide support to the applicant(s) towards the availing of the loan/financial facilities from the banks/financial institutions but any such provision shall be without any obligation of any nature upon the company. In case the company designates such executive(s)/officer(s) then it shall not be open to the applicant(s) to shift the burden of delay in the approval of the loan/financial facility or the refusal to grant the same by any financial institution/bank upon the company and the company shall not assume any liability in this regard. Further, if a particular institution/bank refuse to extend financial assistance on any ground whatsoever, the applicant(s) shall not make such refusal as cause for non-payment of further installments/dues.

**G. CANCELLATION CHARGES**

That the Flat Allottee(s) hereby agree/s that out of the amount(s) paid/payable by him/her/them toward the tentative booking of the residential flat. 10% of the total consideration of the flat shall be treated as the EARNEST MONEY to insure fulfilment of all terms and conditions by the applicant(s). Any default on the part of the applicant(s) towards the strict compliance of the terms and conditions of the present application (or the allotment agreement) shall entitle the company to forfeit the earnest money. It is further agreed by the applicant(s) that :-

1. No amount paid by the applicant(s) towards the tentative booking prior to the execution of the allotment agreement shall be refunded under any circumstance.
2. Upon the execution of the allotment agreement, if, for any reason whatsoever, the applicant(s) applies for the cancellation of the allotment in his/her/their favour or if the allotment of applicant(s) is terminated by the company for the reason of any default(s) by the applicant(s) towards the compliance of the terms and conditions of such allotment (including any default in making the timely payments as per the opted payment plan), then in such conditions the amount equal to earnest money and cancellation charges alongwith other incidental expenses incurred by the company towards such allotment shall stand forfeited by the company and the balance amount, if any, shall be refunded to the applicant(s) without any interest.
3. Upon cancellation/termination of the allotment, the refund of the balance payment, if any, shall be made to the applicant(s) within 90 days from the date of receipt of such request/termination or upon the re-allotment of the cancelled flat, whichever is later. However, before claiming such refund the applicant(s) shall be required to fulfil such other and additional conditions as may be required by the company in this regard.

**H. POSSESSION**

The company shall deliver the possession of the completed flat to applicant(s) only on payment of all dues to the company and fulfilment of other terms and conditions.

**I. CHANGES IN DRAWING/DESIGNS**

Due to any unforeseen requirement of the authority/government/company, the company has every right to change the design/s and specification of an individual flat(s), tower(s) or the project as the whole.

**J. OTHER TERMS AND CONDITIONS**

The applicant(s) undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/made applicable to said residential apartment/project. Other terms and conditions in allotment agreement/lease agreement shall also apply.

In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installment and due dates mentioned herein.

In case of down payment plan, if the applicant(s) fail to pay the installments in the promised frame, the payment plan will be automatically considered to be the time linked/construction linked plan whichever is available. Also the down payment rebates or any discounts will be taken off.

The court at DELHI shall alone have the jurisdiction in case of any dispute.

\_\_\_\_\_/I/We hereby declare that I/we have gone through and understood the terms and conditions mentioned above and shall abide by the same.

Signature of Applicant

Signature of Co-Applicant

**FOR OFFICE USE ONLY**

**CHECK LIST :**

1. PAN CARD :
2. ADDRESS PROOF :
3. IDENTITY PROOF :
4. PASSPORT :

**DETAIL OF BOOKING PERSON :**

1. NAME :
2. ADDRESS :
3. CONTACT NO. :
4. COMPANY NAME :

BOOKED BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

APPROVED BY \_\_\_\_\_

For **Rani Promoter Pvt. Ltd.**

Autorised Signatory



**Rani Promoter Pvt. Ltd.**

Site Off. : GH-01B, Sec-143/B, NOIDA Expressway

Tel. : +91-8527099900, 0120-4284798

Regd. Off. : B-9, Shekhar Apartment, Mayur Vihar, Ph-I, Extn., Delhi-91

Delhi Off. : A-269, Surajmal Vihar, Delhi-91

Noida Off. : G-89, Sector-63, Noida

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