

THE DESTINATION

NH-1, GANAUR, SONEPAT



Application Form

For Office Use Only

No. _____

Cust. ID. _____

Dear Sir's,

I/We the undersigned request that a Shop/Office/Storage Space may be allotted to me/us as per the Company's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by your company.

I/We further agree to sign and execute any necessary agreement, as and when desired by the company on the company's standard format. I/We have, in the meantime signed the salient terms and conditions of sale attached to this application form.

I/We remit herewith a sum of ₹ (Rupees.....)

vide DD/Cheque No. Dated drawn on Bank payable at as part of registration amount in favour of "RAMAKRISHNABUILDWELL PVT. LTD."

I/We agree to pay further installments of sale price as stipulated/called for by the company and the other charges as and when called for.

My/Our particulars as mentioned below may be recorded for reference and communication.

Affix Recent Passport Size Photograph	PHOTO	PHOTO	PHOTO
	Sole/1 st Applicant	2 nd Applicant	3 rd Applicant
Name			
S/W/D/O			
Nationality			
Residence Address			
Pin Code			
Telephone No.			
E-mail ID			
PAN No.			

1. Residential Status : Resident Indian Non-Resident Indian

2. Payment Plan : Down Payment Installment

3. Details of unit to be purchased

(i) Name of the project : (ii) Type of Property :

(iii) Unit Number : (iv) Block :

(v) Floor : (vi) Required Area :

(vii) Basic Rate per sq.ft. :

4. Car parking space in basement : One Two Number
5. Storage space in basement : One Two Number
6. Booking through : Direct Dealer Agent
7. If through dealer / agent, give particulars :
 Name
 Address
 Pin Code Telephone No.
 Fax No. PAN No. E-mail ID
8. Documents required at the time booking :
 (a) Booking amount (b) Customer's signature on all pages of the application form at places market as "x" (c) PAN No. & Copy of Pan Card/ Form 60/ Form 49 A. (d) For Companies : Certified copies of memorandum & articles of association and board resolution in support of the authorized signatory under common seal of the Company. (e) For Foreign Nationals of Indian Origin : Foreign Inward Remittance from the account of Applicant(s)/NRE/FCNRA/c of the Applicant / Passport photocopy. (f) For NRI : Copy of Passport/Foreign Inward Remittance from the account of the Applicant(s) / NRE / NROA/c of the Applicant. (g) For Partnership Firm : Partnership deed and authorization to purchase.

DECLARATION :

I/We the undersigned do hereby declare that the above mentioned particular informations given by me / us are true and correct and nothing has been concealed therefrom.

Yours faithfully,

Signature of the applicant (s)

1. _____ 2. _____ 3. _____
 Sole/ 1st Applicant 2nd Applicant 3rd Applicant

Dealer's Stamp & Sign.

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<p>1. Application Accepted/rejected</p> <p>2. Details of unit allotted.</p> <p>Unit Number..... Type</p> <p>Block No. Floor</p> <p>Super Area sq.ft. Rate per sq. ft</p> <p>Basic Sale Price</p> <p>3. Car parking spaces : One / Two Number</p> <p>4. Cost of car parking space @.....</p> <p>5. Payment Plan : Down Payment Installment</p> <p>6. Cost of storage space : Price Number</p> <p>7. Amount received at the time of booking vide draft/cheque No. Dated</p> <p>₹ (Rupees) Drawn on Bank at</p> <p>and our Receipt No. Dated</p> <p>8. Booking : Through Dealer / Agent</p> <p>Name Brokerage Payable</p> <p>9. No. of Applicants</p> <p>Dated Place</p>	<p style="text-align: center; margin: 0;">AMOUNT RECEIVED AT THE TIME OF BOOKING</p> <p>Basic Sale Price</p> <p>Car Parking Space</p> <p>Storage Space</p> <p>Club Membership</p> <p>Other Charges</p> <p style="margin-left: 20px;">(i)</p> <p style="margin-left: 20px;">(ii)</p>
<p>Accounts Manager</p>	<p>Authorised Signatory</p>

TERMS AND CONDITIONS FOR ALLOTMENT

1. The intending allottee(s) has applied for allotment of a commercial unit with full knowledge and subject of all the laws / notification and rules applicable to this area in general which have been explained by the Company and understood by him / her.
2. The intending allottee(s) has fully satisfied himself / herself about the interest and the title of the Company in the said land on which the unit will be constructed and has understood all limitation and obligation in respect thereof. And there will be no more investigation or objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the company's office at 551, Tower-B, Aggarwal Cyber Plaza, Netaji Subhash Place, Pitampura, Delhi-34 and agrees that company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending allottee(s) hereby gives his/her consent to such variation/addition/alteration, deletion and modification.
4. The company shall have the right to effect suitable and necessary alteration in the Layout Plan, if and when necessary, which may involve all or any of the changes, namely change in the position of unit, changes in its number, dimension, height, size, area, layout or change of entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted his/her place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as it may deem fit.
6. The intending allottee(s) agrees that he/she shall pay the price of the unit on the basis of the super area and all other charges as and when demanded. He/She also agrees to make all payments through demand draft/cheques drawn upon and payable at Delhi only.
7. The payment of installments as per schedule is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of agreement, failing which the company reserves the right to cancel the Booking/Allotment made in favour of applicant(s) and forfeit the booking/earnest money, as the case may be, however, notwithstanding the foregoing, the company, may at its sole discretion, waive the cancellation of the booking/allotment and accepts the outstanding dues upon payment of interest @24% compounded monthly for the period of delay.
8. At present, the safety measures have been provided as per existing fire safety code / regulation.
9. The intending allottee(s) agree to reimburse to the Company and to pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land / or the building as the case may be, from the date of booking.
10. On receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the sale price and other charges due and payable up to the date of possession according to the payment plan applicable to him/her. The company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reasons whatsoever, he shall be deemed to have take possession of the allotment unit and shall bear all maintenance charges and may other levies on account of the allotted unit. The intending allottee has to take the possession of the unit as per the company instruction, delaying possession on intending allottee's end will be charged with 24% interest p.a.
11. The intending allottee(s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping the complex and providing the various services as determined by the company or its nominated agency.
12. The intending allottee(s) of the unit shall pay necessary IFMS charges @ ₹ 125 per sq ft. on covered area.
13. The intending allottee(s) of the unit shall pay Service tax as applicable, if applicable.
14. Maintenance charges on Super Area are payable by the intending allottee(s) as fixed by the company from time to time.
15. Water charges will be charged as applicable on actual usage.
16. Electricity load will be distributed through dual way and will be charged as per actual usage.
17. This is for the information of the intending allottee that actual size of the purchased unit can vary $\pm 5\%$ of the booking at the time of registration/possession, but the final amount is charged as per actual measurement on "SuperArea"
18. The Company will provide only first transfer free of cost, thereof next transfer will be charged @ ₹ 150 per sq.ft.
19. Registration charges of allotted unit or any other related charges will be borne by the intending allottee(s) as per government norms.
20. The intending allottee has to start commercial activity at his/her premises within 6 to 12 months of possession of unit otherwise an additional penalty will levy on him/her.
21. The sale deed shall be executed in favour of the intending allottee(s) within the reasonable time after the completion of construction work at the site and after receipt from his/her full price and other connected charges. Cost of stamp duty and registration/Mutation documentation charges etc. as applicable will be extra and will be borne by the Intending allottee(s). The intending allottee(s) shall pay, as and when demanded by the Company, stamp duty and Registration Charges/ Mutation charges and all other incidental and legal expenses for execution and registration of sale deed/mutation of the unit in favour of the intending allottee(s).
22. The intending allottee(s) shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered AD letter about all subsequent changes, if any, in his/her address failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such, address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communication the reference of booked unit no. must be mentioned clearly.
23. Unless a conveyance deed is executed and registered, the Company shall for intents and purposes continue to be the owner of the land and also the construction thereon and this agreement shall not give to the allottee any right or title or interest therein.
24. The allotment of the unit is entirely at the sole discretion of the Company.
25. The intending allottee(s) undertakes to abide by all the laws, rules and regulations or any law as applicable on the said property.
26. Delhi Courts alone shall have jurisdiction in all matters arising out of/ touching and/ or concerning this transaction.
27. The intending allottee(s) agrees to pay the total basic sale price and other charges of unit as per the payment plan (Down payment/ Installment Plan) opted by him/her.
28. The intending allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc. on the external facade of the Building or anywhere on the exterior of the Building or common areas. The intending allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc or carry out any change in exterior elevation or design.
29. The allottee shall not use the premises for any activity other than the use specified for.
30. In case there are joint intending allottee(s), all communication shall be sent by the company to the intending allottee(s) whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee(s). The intending allottee(s) has agreed to this condition of the Company.
31. The intending allottee(s) agrees that the possession of the unit is subject to force majeure clause which inter-alia include delay on account of non availability of steel/or cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision/clearances from statutory body, or if non-delivery of possession is as a result of any notice, order rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid event the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.

The company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme. The consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever. I/We have fully read and understood all the above-mentioned terms and conditions and agree to abide by the same.

Date:

Place:

Signature of Intending Allottee(s)