

S N G DEVELOPERS LTD.

Regd. Off. 112, Indraprastha, 21, Barakhamba Road, New Delhi - 110 001
Tel. +91-11-41519400, 01, 02 Fax : +91-11-23359270

APPLICATION FORM

Name of the project

Sir(s),

I/We. Request that I/We may be provisionally allotted a Residential Apartment /Villa in your proposed group housing scheme under the Down Payment/ Installment Payment Plan.

I/We remit herewith a sum of Rs. Rupees

.....Only by Bank Draft/ Cheque No Dated

drawn on In favour of SNG DEVELOPERS LTD as booking amount.

In the event of M/s SNG DEVELOPERS LTD. (Hereinafter the Company) agreeing to provisionally allot an Apartment /Villa. I/We agree to pay further installments of sale price and all other dues as stipulated in this application and the Flat Buyers Agreement and the Payment Plan as explained to me / us by the company and understood by me/ us.

I/We have clearly understood that this application does not constitute an Agreement to sell and I/ We do not become entitled to the provisional and/ or final allotment of an Apartment/ Villa notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/We sign and execute the Apartment /Villa Buyer agreement on the company(s) standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the company. If , however, I/We fail to execute and return the Apartment /Villa Buyers agreement within 30 days from the date of dispatch by the company then this application shall be treated as cancelled only at the sole discretion of the company and the earnest money paid by me /us stands forfeited. I/We are making this application with the full knowledge that the building plans for the building in which the Apartment /Villa applied for is located are not yet sanctioned by the competent authority.

I/We agree to abide by the terms and conditions of this application including those related to payment of sale price and other charges, forfeiture of the earnest money as laid down herein and the execution of the Apartment /Villa Buyer's Agreement.

My/Our particulars are given below for the reference and record:

1. Sole or First Applicant Mr /Ms.

S/W/D of

Nationality..... Age..... Years.....

Profession.....

Residential status: ☐ Residential ☐ Non- Residential ☐ Foreign National of Indian Origin

Income Tax Permanent Account No

Ward /Circle/ Special Range and Place where assessed to Income Tax.....

Permanent Address.....

.....Pin Code

Tel.No.....Fax. No.....

E-mail ID.....☐..Mobile No.....

Please affix your
photograph here

2. Second Applicant Mr/ Ms
 S/W/D of
 Nationality.....Age.....Years.....
 Profession.....
 Residential Status: ☐ Residential ☐ Non Residential ☐ Foreign National of Indian Origin
 Income Tax Permanent Account No.....
 Ward/ Circle/ Special Range and Place where accessed to Income Tax.....
 Permanent Address.....
 PIN Code
 Tel No..... Fax No.....
 E-Mail ID..... Mobile No.....
 Address for Correspondence.....

 Your Contact Details : Residence..... Office.....
 Mobile.....E-mail ID.....

Please affix your
photograph here

3 [A] DETAILS OF APARTMENT/VILLA

Type	Tower No/ Tower Name	Unit No	Floor	Super area (Sq. Mtr/ Sq.ft)	Rate/ Sq.ft BSP	Discount if any	PLC	Net BSP per sq.ft

Car Parking Space..... Covered.....No.....Open.....No.....

[B] Financials of the Apartment/ Villa

	Rate per sq.ft	Total amount (Rs)
Basic Sales Price	Rs	
External Development Charges/ Internal Development Charges	Rs	
Preferential Location Charges	Rs	
Car Parking Space [Open/ Covered]	Rs	
Club membership	Rs	
Registration Charges	Rs	
Interest Free Maintenance Security	Rs	
Other Charges If Any	Rs	
Total Payable	Rs	

4. PAYMENT PLAN ☐ DOWN PAYMENT ☐ INSTALLMENT PLAN ☐ Construction Link Plan ☐ Time link Plan

Whether availing home loan ☐ Yes ☐ No

5. DECLARATION:

I/WE the applicant/s(s) do hereby declare that my /our application for allotment by the company is irrevocable and the particulars /information given by me/us are true and correct and nothing has been concealed therefrom.

Yours Faithfully

Date.....

Place.....

Signature of First Applicants(s)

Signature of Second Application (s)

FOR OFFICIAL USE ONLY

Application No

1. Application Status ☐ Accepted ☐ Rejected
2. Apartment / Villa No Bldg Block.....
- Floor Super Area..... sq.mtr/ sq.ft (approx)
- Parking Space..... Open / Covered.....

3. Basic Consideration rate

	Rate per sq.ft	Total amount (Rs)
Basic Sales Price	Rs	
External Development Charges/ Internal Development Charges	Rs	
Preferential Location Charges	Rs	
Car Parking Space [Open/ Covered]	Rs	
Club membership	Rs	
Registration Charges	Rs	
Interest Free Maintenance Security	Rs	
Other Charges If Any	Rs	
Total Payable	Rs	

4. PAYMENT PLAN ☐ DOWN PAYMENT ☐ INSTALLMENT PLAN ☐ Construction Link Plan ☐ Time link Plan
- Type of account ☐ SB ☐ CA ☐ NRE

5. Registration amount received vide receipt no..... dated..... for Rs.....(Rupees.....)
6. Mode of booking..... Direct..... Broker.....
Name and contact details of the broker if any.....
7. Any special remarks.....
8. Sales officer.....

Checklist for receiving officer:

- (a) Booking amount Cheque/ Drafts.
- (b) Customer's signature on all pages of application form.
- (c) PAN No. and copy of PAN/ Undertaking.
- (d) For Companies: Memorandum and Articles of Association and Certified copy of Board resolution
- (e) For foreign Nationals of Indian origin : Passport photocopy / funds from NRE/ FCNR A/c
- (f) For NRI: Copy of passport and payment through NRE/ NRO A/c.

Date.....

Place.....

Sales officer

Authorized Signatory)

TERMS AND CONDITIONS FOR BOOKING / ALLOTMENT

1. THAT the intending allottee(s) has applied for provisional allotment of the said flat / villa in with full knowledge of laws, notifications and rules applicable to this area.
2. THAT the intending allottee(s) shall fully satisfied itself about the interest and the title of the company in the land comprised in the flat / villa.
3. THAT the intending allottee(s) shall pay to the company the total consideration (Total Price payable) as per the payment plan annexed hereto.
4. THAT the intending allottee(s) shall pay in respect of the flat / villa, the basic sale price and other charges on the base of "Super Area" which shall mean and include the covered area, verandah and Balcony. inclusive of the area under periphery walls, area under the columns and walls, area utilized for staircases, walls, passages, mumty and utility areas.
5. THAT the time of payment of installments as per the payment plan shall be essence of this transaction. It shall be incumbent on the intending allottee(s) to comply with terms of payment and other terms & conditions of allotment & sale. Incase, the payment of any installment is delayed, the intending allottee(s) shall be liable to pay interest, calculated from the due date of outstanding amount @ 24% p.a. However, if the intending allottee(s) fails to pay any installment(s) with interest within 90 days, from due date, the Company shall have the right to forfeit the entire amount of Earnest/Registration money deposited by the intending allottee(s) and in such a case the allotment of the said flat / villa, shall stand cancelled and the intending allottee(s) shall be left with no right or lien on the said flat / villa. The amount paid, if any, over and above the Earnest/Registration money shall be refunded by refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s) if any, due from the intending allottee(s)
6. THAT basic sale price of the Flat /Villa is firm and escalation free.
7. THAT the total Price Payable is exclusive of the external development charges (EDC) and internal development work (IDC) charges fixed by the Uttar Pradesh (U.P.) Govt The External development Charges and Internal Development Work charges, shall be payable by the intending allottee(s) proportionately on the super area basis as and when demanded by the Company.
8. THAT all taxes and statutory Levies (exclusive of charges mentioned in clause 7) presently payable in relation to land comprised in the project have been included in the price of the Fiat / Villa. However, in case, any further tax/charges are imposed, by the Govt. or other Statutory Authorities, the same shall be payable by the allottee(s) proportionately on demand by the company.
9. THAT if for any reason the company is not in a position to allot the Flat / Villa applied for, the Company shall be responsible only to consider allotment of an alternative property or refund of the amount deposited with simple interest at the rate of 9% per annum. However, the Company shall not be liable for any compensation on this account.
10. THAT the Company shall have the right to effect suitable and necessary alterations in the layout plans, if and when found necessary. Such alterations shall be binding on the Purchaser(s). The alterations may include change in location, number, boundaries and area of the said premises. Further, if there is any increase or decrease in the built-up area of the said Premises, such change in area shall intern-alia entail proportionate increase or decrease in the sale consideration of the flat / villa. To implement any such change if considered necessary a supplementary agreement, may be executed with the allottee(s).
11. THAT the specifications of the Flat / Villa are subject to change as necessitated during construction. In such an event material of equally good quality shall be used.

12. THAT after completion of Flat / Villa, and receipt of full consideration, stamp duty, or other charges payable by the intending allottee(s), the conveyance deed shall be executed in favour of the intending allottee(s). Presence of the allottee(s) is required before the Registration Authorities and the intending allottee(s) shall make himself/herself/themselves for the purpose
13. THAT possession of the Flat / Villa shall be taken over by the allottee(s) after execution of the conveyance deed.
14. THAT the intending allottee(s) shall take possession of the House within 30 days from the date of final notice of possession, failing which the intending allottee(s) shall be deemed to have taken possession of the Flat / Villa. In such a case the company shall not be responsible for any loss or damage to the finishes fitting/fixtures in the flat / villa, occasioned due to failure of the allottee(s) to take possession within the stipulated time. Besides, holding charges @ Rs.5/- per sq. ft. per month and the maintenance charges, as determined by the Company/Maintenance Agency, shall also be payable by the deemed possession.
15. THAT the intending allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas and services and facilities & installations of the complex, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the Flat / Villa.
16. THAT the intending allottee(s) shall pay maintenance charges for maintenance of various common services and facilities (excluding internal maintenance of the House) in the complex/colony. as determined by the company or its nominated agency until those services are handed over to the Association of Residents. The Maintenance charges shall be payable in the manner as stipulated in the Maintenance Agreement.
17. Further, in addition to the payment of maintenance charges, the allottee(s) shall pay a Contingency Deposit and an Interest Free Maintenance Security (IFMS) for maintenance of common services and facilities. The IFMS shall be equivalent to 12 months of maintenance charges.
18. THAT the possession of the Flat / Villa shall only be transferred after the entire sale consideration and other charges including Stamp duty and/or related charges have been paid to the Company and the conveyance Deed has been executed in favour of Allottee(s).
19. THAT the Company shall have the first lien and a paramount charge on the entire Sale Consideration and other charges have been paid and all legal formalities are completed.
20. THAT the operation and maintenance of the Power Supply Systems and the Power Back Up Systems shall be the responsibility of the concerned maintenance agency and the Company shall not be liable for any default on their part to provide the same. The Liability of the Company in respect of Power Supply and Power Backup is limited to installation of requisite equipments.
21. THAT the intending allottee(s) is entitled to get the name of his/her nominee substituted in his/her place, with prior approval of the Company, after depositing administrative charges. The company may in its discretion permit the same on such conditions as it may deem fit and proper and the payment of admin as per the guide lines issued by the local Authorities, if any, in this regard.
22. THAT the intending allottee(s) shall get his/her complete address registered with the Company at the time of Registration and it shall be his/her responsibility to inform the company by registered AD letter about all subsequent charges, if any, in his/her address, failing which all demand notices and letters posted at the earlier registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address. Intending allottee(s) shall be responsible for any default payment and/or other consequences that might accrue there from.

23. THAT the intending allottee(s) undertakes to abide by all the laws, rules, regulations. Bye laws, guidelines & instructions issued by the Government or other authorities and made applicable to the said flat / villa / complex / colony.
24. That the intending allottee(s) shall solely be responsible for compliance with all applicable laws, notifications, guidelines etc. for purchase of immovable property in India.
25. THAT the allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Buyers Agreement and sign all requisite applications, forms, affidavits, undertaking etc. required for the purpose.
26. THAT the allotment of flat / villa is the discretion of the company and the company has a right to reject any offer/application.
27. THAT Delhi Courts alone shall have the jurisdiction in all matters arising out of and/or touching or concerning this transaction.

I/We, the above applicants do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed therein.

I/We also declare that the above terms and conditions have been read / understood and the same are acceptable to me/us.

Date :

Place :

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Signature of the intending Allottee(s)