



Application for
5 Senses Residential Apartment

To,
M/s. HI-VIEW CONSTRUCTION PVT. LTD.
402, 4th Floor, Crown Heights, Hotel Crown Plaza,
Sector-10, Rohini, New Delhi - 110085



**Sub: APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT IN YOUR "KRISHNA VALLEY"
PROJECT AT VRINDAVAN, UP ("PROJECT")**

Dear Sir,

I/we (also referred to as the "Applicant") wish to apply for a residential apartment in your aforesaid Project as per the tentative super area, size and the tentative Payment Plan opted by me/us as per details mentioned in Annexure-A (hereinafter the said "Apartment"):

I/we am/ are enclosing herewith Cheque /Draft/Pay order No. _____ dated _____ for
Rs. _____ Rupees _____ only) drawn on
_____ (Bank & Branch) in
favour of _____ payable at New Delhi,
which may please be treated as the non-refundable Booking Amount for the said Apartment.

My/Our Particulars are as under *:

1. SOLE/FIRST APPLICANT

Mr./Ms./M/s. _____
s/w/d of _____
Date of Birth/Incorporation _____ Nationality _____

Occupation:

Service [] Professional [] Business []
Student [] Housewife [] Any other _____



Photo

Signature

Residential Status:

Resident [] Non-Resident []* Foreign National of Indian Origin []

Others (please specify)

*Current country of residence _____

*Principal Bank a/c no. held in the country of residence _____

Marital Status: Married [] Unmarried []

Permanent Account No. _____
(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Company Incorporation No. _____
Correspondence/Registered Address:

_____ City _____

State _____ Country _____ PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

* It is mandatory to fill in the requisite information in all the columns for all applicants.

Name of the Company: _____ Designation: _____

Address: _____

City _____ State _____ Country _____

PIN _____ Email _____ Tel. No. (with STD/ISD Code) _____

Mobile No. _____ Fax No _____

2. SECOND/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth/Incorporation _____ Nationality _____

Occupation:

Service [] Professional [] Business []

Student [] Housewife [] Any other _____



Signature

Residential Status:

Resident [] Non-Resident []* Foreign National of Indian Origin []

Others (please specify)

*Current country of residence _____

*Principal Bank a/c no. held in the country of residence _____

Marital Status: Married [] Unmarried []

Permanent Account No. _____
(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Company Incorporation No. _____
Correspondence/Registered Address:

_____ City _____

State _____ Country _____ PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Name of the Company: _____ Designation: _____

Address: _____

City _____ State _____ Country _____

PIN _____ Email _____ Tel. No. (with STD/ISD Code) _____

Mobile No. _____ Fax No _____

3. THIRD/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth/Incorporation _____ Nationality _____

Occupation:

Service [] Professional [] Business []
Student [] Housewife [] Any other _____



Signature

Residential Status:

Resident [] Non-Resident []* Foreign National of Indian Origin []

Others (please specify)

*Current country of residence _____

*Principal Bank a/c no. held in the country of residence _____

Marital Status: Married [] Unmarried []

Permanent Account No. _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Company Incorporation No. _____

Correspondence/Registered Address:

_____ City _____

State _____ Country _____ PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Name of the Company: _____ Designation: _____

Address: _____

_____ City _____ State _____ Country _____

PIN _____ Email _____ Tel. No. (with STD/ISD Code) _____

Mobile No. _____ Fax No _____

TERMS & CONDITIONS FOR ALLOTMENT



1. The intending applicant has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the Apartment will be constructed /developed and has understood all limitations and obligations of the Company in respect thereof. There will be no more investigation or objection by the intending applicant in this respect.
2. The drawings/plans displayed in the office of the Company showing the proposed Project (hereinafter referred to as 'the Project') are provisional and tentative. The Company can carry out such additions, alterations and deletions in the layout plan, building plans, floor plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the intending applicant.
3. The intending applicant for a built-up apartment shall pay the price of the apartment on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
4. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending applicant as and when demanded by the Company or as per the Price List/Payment Plan given.
5. The amount paid to the extent of 10% of the basic sale price of the apartment shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by the intending applicant to sign the Flat Buyer Agreement/Allotment Letter within 30 days of booking.
6. The timely payment of installments shall be of the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 24% per annum on the amounts in default.
7. The intending applicant shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the apartment is assessed individually.
8. The Company on completion of the construction/development shall issue final call notice to the intending applicant, who shall within 30 days thereof, remit all dues and take possession of the apartment. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted apartment and shall bear all maintenance charges and any other levies on account of the allotted apartment.
9. The intending applicant shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending applicant agrees and consents to this arrangement. The intending applicant shall sign a separate maintenance agreement with the Company/Maintenance Agency; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/Maintenance Agency.
10. (a) The conveyance deed shall be executed in favour of the intending applicant on receipt of all payments as due. The intending applicant shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending applicant.
(b) Till the conveyance deed is executed the Company shall continue to be the owner of the project land and also the apartment agreed to be allotted.
11. The intending applicant 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 A/D letter about all subsequent changes, if any, in his/her address.

12. In all communications with the Company the reference of apartment booked must be mentioned clearly.
13. The intending applicant shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment of administrative charges as prescribed by the Company.
14. The intending applicant shall abide by all the laws, rules and regulations applicable to the said apartment and/or the project.
15. The intending applicant shall pay the basic sale price and other charges of apartment as per the payment plan opted for by him/her out of the options prescribed by the Company. All payments shall be made by cheque/bank draft payable at New Delhi.
16. The applicant shall not use the premises for any activity other than the use specified for.
17. In case there are joint intending applicants, all communications shall be sent by the Company to the intending applicant 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 applicant and no separate communication shall be necessary to the other named intending applicant.
18. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force

majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the apartment to the intending applicant the Company shall be liable only to refund the amounts received from him/her with interest as mentioned in the Flat Buyer Agreement/Allotment Letter.

19. The company and the Apartment Allottee hereby agrees that the amounts paid to the former by the latter with the application and in installments as the case may be, to the extent of 20% of the basic sale price of the Apartment, will collectively constitute the earnest money. This earnest money shall stand forfeited in case of delay in payment of installments and cancellation of Allotment as well as non-fulfillment of the terms & conditions of this Agreement.
20. The Company shall be entitled to raise finance/loan from any Financial Institution/Bank by way of mortgage / charge / securitization of receivables and creating charge on the project land. In case of the intending applicants who have taken loan from any Financial Institution/Bank, the conveyance of the apartment in favour of the intending applicant shall be executed only upon the Company receiving 'No Objection Certificate' from such Financial Institution/Bank and the conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the apartment.
21. It is specifically understood by the intending applicant that the Company may incorporate additional terms and conditions in the Flat Buyer Agreement/Allotment Letter over and above the terms and conditions of allotment as set out in this application.

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by me/us there from. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Channel Partner, (If any), Name:
(Sign and put rubber stamp)

Telephone / Mobile Number: _____

Permanent Account No. _____ Service Tax No. _____

Thanking you,
Yours faithfully,

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**
Date:
Place:

NOTE:

- 1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque/ordinary cheque payable at par at New Delhi in favour of **"HI VIEW CONSTRUCTIONS PVT. LTD."** All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
- 3) Applications not accompanied by photographs and the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- 4) Documents required at the time of Booking:
 - a. Booking amount cheque/draft.
 - b. PAN No. & Copy of PAN Card/Undertaking.
 - c. For Companies: Copy of Memorandum of Articles of Association and certified copy of Board Resolution.
 - d. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
 - e. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE/FCNR A/c.
 - f. For NRI: Copy of passport and payment through their own NRE/NRO A/c/FCNR A/c.
 - g. One photograph of each Applicant.
 - h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence/ India Card/ Adhar Card etc.
 - i. Specimen signatures duly verified by bankers (in original).
 - j. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished.
(All copies of documents wherever required, should be self-attested)

ANNEXURE-A

PROVISIONAL DETAILS OF THE APARTMENT

(1) Apartment No. _____

(2) Floor _____

(3) Tower _____

(4) Type _____

(5) Super Area _____ sq.ft. (approx)

[_____ sq. mtr. (approx)]

(6) PLC (if applicable) _____ Attributes : _____

PAYMENT PLAN: (Please tick appropriate one)

Down Payment Plan []

Construction Linked Plan []

Time Linked Plan []

AMOUNT PAYABLE

- i. Basic Sale Price (BSP) : Rs. _____ per sq. ft. of Super Area
- ii. Preferential Location Charges (PLC) : Rs. _____ per sq. ft. of Super Area
- iii. External Development Charges (EDC) : Rs. _____ per sq. ft. of Super Area
- iv. Infrastructure Development Charges (IDC) : Rs. _____ per sq. ft. of Super Area
- v. Car Park Spaces (No's _____) : Rs. _____ Aggregate
- vi. Club Membership Charges (CMC) : Rs. _____ per Apartment
- vii. Replacement Fund-cum-Maintenance Security (RFMS) : Rs. _____ per sq. ft. of Super Area
- viii. Maintenance Charges (advance one year) : Rs. _____ per sq. ft. of Super Area
- ix. Other Charges, if any, : Rs. _____

Note:

All other amounts towards third party/statutory taxes, fees, charges including Service Tax, VAT, GST, stamp duty, registration charges, revised EDC/IDC etc., as applicable or as indicated in the Apartment Buyer's Agreement shall be extra and payable by the Applicant(s) as and when demanded by the Company for the said Apartment.

Signatures of:

Sole/First Applicant

Second Applicant

Third Applicant

FOR OFFICE USE ONLY

Booking done by :

Direct

Through Agent

Full Booking Amount Received Yes _____ No. _____

Name and Signature of Manager who has made entry in the system : _____

Dated : _____ Authorised signatory

Approved by _____