



SUN  
TWILIGHT  
— *vanity villas* —

Double up your wealth,  
**HAPPINESS AND ABUNDANCE**  
A Resort Living Experience

**VILLA BOOKING FORM**







**APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF  
VILLA AT SUN TWILIGHT, GREATER NOIDA**

To \_\_\_\_\_  
S.No. \_\_\_\_\_

**M/s. Sunrise Structures and Developers Private Limited,**

Plot No. Rep. 2A, Sector-27,  
Opp. Alpha-2, Metro Station,  
Greater Noida -201308 (U.P)

Dear Sir,

I/We (“the Applicant”) wish to apply for the Provisional Allotment of a Built Up Villa (“the said Unit”) at Sun Twilight, Greater Noida, Uttar Pradesh.

I/We remit herewith a sum of Rs. \_\_\_\_\_  
(Rupees) \_\_\_\_\_  
\_\_\_\_\_ only) as application money towards Provisional Allotment of the  
said unit at SUN TWILIGHT, Greater Noida.

I/We submit herewith my/our General Particulars as required by the Developer. I/We accept and agree to abide by the Standard Terms and Conditions of Provisional Allotment attached herewith.

Yours faithfully

**Signature (s) of Applicant (s)**

**Date** \_\_\_\_\_

**Place** \_\_\_\_\_

Application No : .....

Date : .....

**I.D. No. : .....**

**PERSONAL DETAILS FORM**

Sole/First Applicant : .....

S/W/D of : .....

Permanent Address : .....

Correspondence Address : .....

Telephone : ..... Mobile : .....

Email : ..... Date of Birth : .....

Residential Status : Resident ☐ Non-Resident ☐ PIO ☐

Nationality : ..... Permanent Account No. (PAN) : .....

Occupation : Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Others People Please Specify : .....

Co-Applicant : .....

S/W/D of : .....

Permanent Address : .....

Correspondence Address : .....

Telephone : ..... Mobile : ..... Fax : .....

Email : ..... Date of Birth : .....

Residential Status : Resident ☐ Non-Resident ☐ PIO ☐

Nationality : ..... Permanent Account No. (PAN) : .....

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Office Name : .....

Designation : .....

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

Please affix  
passport size  
photograph of  
The Applicant

Please affix  
passport size  
photograph of  
The Applicant

**TO BE FILLED IN CASE OF COMPANY/FIRM PURCHASE**

M/s : .....

Registered Office : .....

Director/Authorised Representative : .....

Name of Authorised Person : .....

Son/Wife/Daughter of : .....

Mothers Name : .....

Designation : ..... / Nationality: India [ ] Other [ ]

Date of Birth : ..... / Marital Status : Married [ ] Single [ ]

Authorised by Auth. Letter / Board Resolution copy

Registered Office Address : .....

Company's Name & Postal Address : .....

Tel. Residence : ..... Office : .....

Mobile : ..... Email : .....

Fax No. .... PAN No. of Co. ....

Please affix  
passport size  
photograph of  
The Applicant

Company Stamp

**DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION**

Unit No : ..... Tower / Building / Block No.: ....., Floor .....

Floor Super Area of Unit : .....

I/We hereby remit sum of Rs.: .....  
(Rupees .....only)

Vide RTGS/Cheque/Draft No. (s)..... Dated : ..... Drawn on : .....

In favour of '**SUNTWILIGHT RECREATIONAL PHASE-I, COLLECTION-SUNRISE STRUCTURES & DEVELOPERS PVT.' LTD**  
towards earnest money / part of earnest money.

**'SUNTWILIGHT RECREATIONAL PHASE-II, COLLECTION-SUNRISE STRUCTURES & DEVELOPERS PVT.' LTD.**

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Authorised Signatory**

**Note:** Self attested copy of Pan Card and address proof of all applicants to be attached.

## DETAILS OF PRICING (Villa) :

Type of Villa - ..... BHK , Super Area ..... Sq. ft.

Payment Plan : Down Payment / Flexi / CLP / Subvention .....

i) Basic Sale Price (BSP) @Rs.....per sq.ft. x.....sqft=Rs.....  
(GST as applicable)

ii) Preferential Location, if any (on extra charges):

Corner PLC @Rs.....per sq.ft. x.....sqft=Rs.....

(GST as applicable)

Total=Rs.....

iii) Car Parking Charges :

Exclusive 3 Car Parkings provided in side the villa in basement in 3 & 4 BHK Villas at no additional cost

Exclusive 4 Car Parkings provided in side the villa in basement in 5 & 6 BHK Villas at no additional cost

### Other Charges (One time non-refundable):

i) Lease Rent @Rs.....per sq.ft. x.....sqft=Rs.....

ii) Park Development/ Landscaping Charges @Rs.....per sq.ft. x.....sqft=Rs.....

iii) Club Membership Charges (per Unit) @Rs.....per = Rs.....

iv) Dual Meter Charges @Rs..... = Rs.....

v) Interest Free Maintenance Security @Rs.....per sq.ft. x.....sqft=Rs.....

vi) Power Back-up Charges

(5KVA included in BSP in all Villas. For additional power backup Rs 25,000/- per KVA chargeable)

vii) Additional Power backup if any: @Rs.....per KVA x..... KVA = Rs.....

(GST as applicable)

**Grand Total=Rs.....**

I/we, the applicant(s), do hereby declare that my/our application for allotment of a unit to the seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and if any misrepresentation/concealment/ suppression of material facts is found to be made by the applicant(s), the allotment will be cancelled and the amount deposited by the applicant(s) shall be forfeited and the applicant(s) shall be liable for such misrepresentation/concealment/suppression of material facts.

Date .....

Place.....

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Authorised Signatory**

Notes:

1. Above amounts shall be payable as per payment plan.
2. GST on above amounts, as applicable shall be payable extra by the applicant.
3. Stamp Duty, Registration Charges, Documentation Charges and Expenses involved in registration of sale deed of said unit shall be payable extra by applicant.
4. Any increase in existing government/GNIDA fees/charges or levy of any new fee/charge by government/GNIDA shall be borne proportionately by applicant.

### Tentative Construction Linked Payment Plan

Particulars	Amount
Amount due on Booking	5 lac(3BHK),7.5 lac(4BHK),10 lac(5,6 BHK)
Amount due within 45 days of booking	10% of BSP (Less booking amount)
Amount due within 90 days of booking	10% of BSP
Amount due on start of excavation	10% of BSP
Amount Due on completion of Plinth	10% of BSP + 50% of lease rent
Amount due on start of First Floor Slab	10% of BSP + 50% of lease rent
Amount due on start of Second Floor Slab	10% of BSP
Amount due on completion of super Structure	10% of BSP + 50% of Club membership
Amount due on start of internal plaster	10% of BSP + 50% of Club membership
Amount due on start of flooring	7.5% of BSP + 50% of Park development charges + 50% of corner PLC (if chargeable)
Amount due on start of external painting	7.5% of BSP
Amount due on offer of possession	5% of BSP + 50% of Park development charges + 50% of corner PLC (if chargeable) + Additional charges (IFMS + Meter charges + additional power back up above 5 KVA if any)

**Mode of Booking:**    a. Direct      b. Dealer      c. Employee Referral      Employee Name :  
Employee Code :

**Dealer Information :**

Dealer Name : ..... Dealer Code : .....  
 Dealer Address : .....  
 Dealer Contact No. : ..... Dealer Signature:  
 With Seal:

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Authorised Signatory**

**FOR OFFICE USE ONLY**

1. ACCEPTED/REJECTED \_\_\_\_\_  
 2. Booking ID No. \_\_\_\_\_  
 3. Booking Login date \_\_\_\_\_  
 4. Remarks \_\_\_\_\_  
 Officer's Name \_\_\_\_\_ Signature \_\_\_\_\_



## INDICATIVE TERMS AND CONDITIONS FOR PROVISIONAL ALLOTMENT OF VILLA AT SUN TWILIGHT, GREATER NOIDA

Applicable for Built Up Villa bearing Unit No. \_\_\_\_\_ (i.e., said Unit)

Name of Applicant / Intending Allottee \_\_\_\_\_

Booking ID No. \_\_\_\_\_ The terms and conditions given below are of indicative nature with a view to acquaint the Applicant / Intending Allottee with the terms and conditions comprehensively set out in the Villa / Villa Buyer's Agreement which upon execution shall form part of this application containing the terms and conditions set out herein below:

The application merely represents the Applicant / Intending Allottee's intention to acquire the said unit and shall not construe any acceptance of the application by the Developer.

### 1. DEFINITIONS AND INTERPRETATIONS

#### 1.1 Definitions

**"Allottee"** means the Applicant / Intending Allottee /s, who has/have applied for Provisional Allotment of a unit and have agreed to abide by these Indicative Terms & Conditions and has been provisionally allotted the Said Unit by the Developer at Sun Twilight. The term "Allottee" shall, unless it be repugnant to the context or meaning thereof, be construed to mean and include his/their representatives, successors, executors and permitted assigns;

**"Applicant / Intending Allottee"** means a Person who has applied for Provisional Allotment of a unit in **Sun Twilight**;

**"Application Form"** shall mean the application form for Provisional Allotment of a unit in said complex and signed at appropriate places by the Applicant / Intending Allottee /s;

**"Areas of said complex"** means commercial roads, play area parks, guard room, water tank, pump house, etc. within said complex to be used for common purposes.

**"Consideration"** shall be the overall sale consideration of the Said Unit and shall include the Basic Sale Price (BSP), Preferential Location Charges (PLC) and other charges as described and revised in the Provisional Allotment Letter;

**"Developer"** means M/s Sun Rise Structures & Developers Private Limited (Relevant Member) having registered office at flat no-251 B, First Floor, DDA LIG flat, Jasola pocket-12 New Delhi-110025 and corporate office at 7th floor, MSX tower-II Alpha-I, Commercial Belt, Greater Noida - 201308(U.P.) and shall, unless repugnant to or inconsistent with the context, be construed to mean and include their successor-in-interest and assigns (herein after called SRSDPL);

**"Earnest Money"** means the application money paid by Applicant / Intending Allottee at the time of submitting the application form.

**"Law"** means any statute, notification, circular, bye laws, rules and regulations, directive, ordinance, order or instruction having the force of law enacted or issued by any Governmental Authority, semi-government, local authority whether in effect as of the date of this Application or thereafter;

**"Parties"** shall mean the Developer and the Applicant / Intending Allottee and "Party" shall refer to anyone of them;

**"Person"** includes any individual, sole proprietorship, partnership, unincorporated Association, unincorporated syndicate, unincorporated organization, Trust, HUF, body corporate, society and a natural person in his capacity as trustee, executor, administrator, or other legal representative of the above said, duly authorised;

**"Provisional Allotment Letter"** a Provisional Allotment letter which may be issued by the Developer to the Applicant / Intending Allottee in furtherance of application form submitted by Applicant / Intending Allottee;

**"Provisional Allotment"** shall mean the provisional allotment of the Said Unit to the Applicant / Intending Allottee, pursuant to his application to the Developer and agreeing to abide by the Indicative Terms & Conditions;

**"Representatives"** shall include the directors, officers, employees, agents, consultants, advisors, or other representatives, including legal counsel, accountants and financial advisors of such Person and also includes the Representatives of the Representatives of any Person;

**"Said complex"** means Sun Twilight.

**"Said Unit"** means Built Up Villa at Sun Twilight, Greater Noida as provisionally allotted by the Developer.

**"Indicative Terms & Conditions"** shall mean these Indicative terms & conditions of Provisional Allotment of the Said Unit;

**"Sun Twilight"** shall mean recreational entertainment park being developed by developer on plot of land measuring about 1,01,743 Sq. mt. bearing Plot No. REP-2A, Sec-27, Greater Noida, Uttar Pradesh (UP), India allotted by Greater Noida Industrial Development Authority to developer vide allotment letter bearing No. PROP/commercial/2014/2912 dated 17.07.2014; and vide lease deed dated 05-12-2014 bearing No.17270 volume no. 36031 for land measuring 1,01,350 (One lakh one thousand three hundred fifty) Sq. mtr. from Greater Noida Industrial Development Authority and supplementary lease deed of 393 sq. mt. on dated 14-7-2015 total area measuring 1,01,743 sq. mtr. (one lakh one thousand seven hundred forty three only).

**"Villa"** means a built up house with complete ownership of its plot of the size mentioned in provisional allotment letter.

[illegible]

[illegible]





# SUNRISE STRUCTURES & DEVELOPERS PVT. LTD.

Corporate & Site Office

Plot No. Rep. 2A, Sector-27, Opp. Alpha-2 Metro Station, Greater Noida -201308 (U.P)

Mobile: 7835000887/888/896

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