

ROYCE SENTOSA PARC

Ghaziabad (U.P)

APPLICATION FORM

M/s Royce Promoters and Developers Private limited

Khasra No. 990, Noor Nagar,
Raj Nagar Extension, Ghaziabad,
Uttar Pradesh-201017

Dear Sir,

I/We hereby apply for allotment of the residential apartments in your Group Housing Project named as "ROYCE SENTOSA PARC" to be developed and constructed by M/s ROYCE PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Herein after referred to as the "Company") on a plot of land situated at Khasra no. 990, Noor Nagar, Raj Nagar Extension, Ghaziabad (UP).

I/We agree to abide by the basic terms and conditions attached to this Application Form and also agree to sign and execute as and when desired by the company the Allotment Letter on the Company's standard format, contents whereof have been read understood by me/us and I/We agree to abide by them.

I/We remit herewith a sum of Rs (Rupees) Vide Bank Draft/P.O./Cheque No.....Dated drawn on being booking money for allotment of residential apartment.

I/We further agree to pay the installment and additional charges as per the Payment Plan (opted by me/us) as shown in the Price List and/or as stipulated/ demanded by the Company, failing which the allotment will be cancelled and the earnest money along with interest, if any due shall be forfeited by the Company. My/Our particulars are given below:

1. First Applicant Mr./Mrs./Ms.

Son/Wife/Daughter of

Date of Birth Profession Designation

Nationality

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Permanent Address

Correspondence Address

Telephone: Res. Office Mobile

Fax No. E-Mail

Marital Status No. of Children

Income Tax Permanent Account No. /Ward No.

2. Second Applicant Mr. /Mrs./Ms.

Son/Wife/Daughter of

Date of Birth Profession Designation

Nationality

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Permanent Address

Correspondence Address

Telephone: Res. Office Mobile

Fax No. E-Mail

Marital Status No. of Children

Income Tax Permanent Account No. /Ward No.

3.Details of Residential Apartments:

(i)Type (ii) Tower (iii) Apartment No (iv) Floor (v)Block.....
 (vi)Carpet Area.....Sq. ft.(.....Sq.Mtrs.) (vii)Super Area.....Sq. ft.(.....Sq. Mtrs.)

PARTICULARS	DETAILS	AMOUNT (IN INR)
A. Basic Sales Price (BSP)	@ RsPer Sq. Ft.	
B. Preferential Location Charges (PLC) if any		
(i) Floor Wise PLC	@ RsPer Sq. Ft.	
(ii) Location wise PLC	@ RsPer Sq. Ft.	
C. Additional Charges		
(i) Development Charges	@ RsPer Sq. Ft.	
(ii) Power Back-up Installation Charges	@ RsPer Sq. Ft.	
(iii) Interest Free Maintenance Security(IFMS)	@ RsPer Sq. Ft.	
(iv) Club Membership Fee	@ Rs	
(v) FFC (Fire Fighting Charges)	@ RsPer Sq. Ft.	
(vi) EEC (External Electrification Charges)	@ RsPer Sq. Ft.	
(vii) Other Charges	@ RsPer Sq. Ft.	
(viii) Car Parking	@ Rs	
TOTAL (A+B+C)		
TOTAL SALE PRICE	@ Rs.....Per Sq. Ft.	

Stamp Duty Registration Fees payable by the applicant/allottee

Payment Plan Option	*Self Down Payment Plan ☐	Construction Link Plan ☐	*Self Flexi Payment Plan ☐
Mode of Booking	Direct ☐	Dealer ☐	
If through Dealer			
	Name	Signature with Stamp	

I/We the above applicant (s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Any Allotment against this application is subject to the terms and conditions attached to this legal heir (s), successor (s) and nominee (s).

I/We undertake to inform the Company of any changes in my/our address or in any other particular information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the company shall be deemed to have been received by me/us.

*Self Down Payment Plan and Self Flexi Payment Plan options are purely on Self payment basis and is not dependent on Bank finance from any financial institution.

.....
 Name of the Applicant (s)

.....
 Signature of Applicant (s)

BASIC TERMS AND CONDITIONS

1. The applicant has applied for allotment of Residential Apartment to be developed and constructed in housing project named as ROYCE SENTOSA PARC (said Project) by *M/s* ROYCE PROMOTERS AND DEVELOPERS PRIVATE LIMITED on a plot of land situated at Khasra No. 990, Noor Nagar, Raj Nagar Extension, Ghaziabad (UP).
2. The allotment of the Residential Apartment is entirely at the discretion of the Company. The allotment Apartment shall be provisional and shall be confirmed on the execution and signing of Allotment letter on the Company's standard format which has been read and understood by the applicant.
3. The applicant has fully satisfied himself about the nature of rights title, interest of the Company in the said project which is to be developed/Constructed by the Company as per prevailing bylaws/guidelines of the Ghaziabad Development Authority (GOA) and/or any other Authority and has further understood all limitations and obligations in respect thereof. The applicant further agrees to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by GOA and/or other authorities in this regard to the Company.
4. The applicant has examined the tentative plans, designs, and specifications of the Residential Apartment and has agreed that the Company may affect such variation and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be done by any competent authority. The necessary change/alterations in the Residential Apartment may involve change in position/location including change in dimensions or areas no. etc of the Residential Apartment.
5. The applicant agrees that the amount paid with the application and in installments, as the case may be, to the extent of 15% of sale consideration of the Residential Apartment shall collectively constitute the earnest money.
6. Timely payment of installments of basic sale price and allied charges pertaining to the Residential Apartment is the essence of the terms of the booking/allotment. However in the event of breach of any of the terms and conditions of the allotment by the applicant, the allotment will be cancelled at the discretion of the Company and the earnest money together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited. The balance amount shall be refundable to the applicant without any interest, after the said residential apartment is allotted to some other intending applicant and after compliance of certain formalities by the applicant. The Company however in its absolute discretion may condone the delay by charging penal interest @ 8% p.a. on the amount outstanding for the first 15 days thereafter @ 15% p.a. for the next 3 months and thereafter @ 24% p.a. on all outstanding dues from their respective due dates.
7. The applicant has specifically agreed that if due to any change in the layout, the said Residential Apartment ceases to be preferentially located the Company shall refund/adjust the amount of preferential location charges paid by the applicant in the last installment as shown in the payment plan. If due to any changes in the layout/building plan, the said Residential Apartment becomes preferentially located then the applicant shall be liable and agrees to pay the preferential location charges as and when demanded by the company as per the prevailing rates.
8. All payments by the applicant shall be made to the Company through demand draft/cheques drawn upon scheduled banks in favor of "ROYCE PROMOTERS AND DEVELOPERS PVT. LTD." Payable at New Delhi/Noida/ Ghaziabad only.
9. Assignments of allotment of the residential apartment by the applicant shall be permissible at the discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided however, that the assignor and the assignee agree such to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment.
10. All Statutory charges taxes, cess, value added tax service tax and other levies including any incidence of enhancement therein, demanded or imposed by the Govt./concerned Authorities shall be payable proportionately by the applicant(s) from the date of booking as per demand raised by the Company.
11. The Maintenance, upkeep, repairs, security, landscaping and common services etc of the Project shall be managed by the Company or its nominated Maintenance Agency. The applicant of the residential apartment shall pay as and when demanded, the maintenance charges including interest free security deposit for maintaining and up-keeping the said project and the various services therein as may be determined by the Company or the maintenance agency appointed for this purpose. Non-Payment of any of the charges within the specified shall also disentitle the applicant from the enjoyment of the common areas and services.
12. Applicant (s), having NRI/PIO status or be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act. 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any statutory Authority the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant(s) agrees that the Company will not be liable in any manner on such account.

13. The Company shall have the first lien and charge on the said Residential Apartment for all its dues and other sums payable by the applicant to the Company.
14. Loans from financial institutions to finance the said Residential Apartment may be availed by the applicant. However, if a particular institution/Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non payment of further installments/dues.
15. The applicant undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/made applicable to the said residential apartment/project.
16. In case the Company is forced to abandon the said project due to force majeure circumstances or for reasons beyond its control, the Company shall refund the amount paid by the applicant without any interest within 60 days of abandoning the Project, after that the developer shall be liable to refund the amount with simple interest at the rate of 6% p.a. from the date of abandoning the Project.
17. The Company shall Endeavour to give possession of the residential apartment to the applicant as early as possible, subject to force majeure circumstance and reasons beyond the control of the Company with a reasonable extension of time and possession.
18. The applicant shall, before taking the possession of the residential apartment must clear all dues towards the residential apartment and have the Titled Deed for the said residential apartment executed in his favor by the Company after paying stamp duty, registration fee and other charges/expenses.
19. The applicant shall use/cause to be used the said residential apartment for residential purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the residential apartment for forfeiture of the earnest money and other dues as stated in Clause 6 herein above and the applicant will have to compensate the Company for all other losses resulting there from.
20. The applicant shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any Bank/Financial institution. However, such charge, if created shall be got vacated before handing over possession for the residential apartment for the applicant.
21. Detailed terms and conditions shall form part of the allotment letter which the applicant shall execute as and when required by the Company.
22. To settle any doubt regarding any matter herein or anything being not covered/clarified herein, it is agreed by the applicant that reference shall be made to the detailed terms of the Allotment Letter, the terms whereof have been seen, read and understood/ accepted by the applicant.
23. The applicant shall get his complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by A.D letter about all subsequent changes in his address, failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he/she shall be responsible for any default in making payment and other consequences that might occur there from.
24. In case of First Transfer/Selling of the said apartment by the applicant, can only be done after 40% of the payment is done and cleared by all.
25. In case there are joint applicants, all communications shall be sent by the Company to the applicant whose name appears first at the address given by him, for mailing and which shall for all purposes be considered as served on all the applicants and no separate communications shall be necessary to other named applicants.
26. If any misrepresentation/ concealment/ suppression of material facts are found to be made by the applicant, the allotment will be cancelled and the earnest money as mentioned in Clause 5 herein above shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
27. The Courts at Delhi shall have jurisdiction in case of any dispute.
28. Singular shall mean and include plural and masculine gender shall mean and include feminine gender wherever applicable.
29. Self Down Payment Plan and Self Flexi Payment Plan options are purely on self payment basis and is not dependent on finance from any Bank or financial institution.
30. The company has the absolute right to change the payment plan without prior intimation or approval of the client in the event of default of payment for more than 30 days as per clause 6.