



APPLICATION FORM

I/We as mentioned below am/are interested in Applying for a unit in your project "SPLS Awasiya Yojna (Griha Awas)" our Particulars are as under.

SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms.

S/W/D of

Nationality: D.O.B. Profession:

Resident Status: Resident/ Non- Resident/ Foreign National of Indian Origin.

Income Tax Permanent Account No. (PAN NO.).

Occupation: Department (if any):

Annual Income: Email:

Mobile: Phone:

Present/ Communication Address:

City: State: Pin:

Permanent Address:

City: State: Pin:

Office Address:

City: State: Pin:

JOINT OR SECOND APPLICANT (S) Mr./Mrs./Ms.

S/W/D of

Nationality: D.O.B. Profession:

Resident Status: Resident/ Non- Resident/ Foreign National of Indian Origin.

Income Tax Permanent Account No. (PAN NO.).

Occupation: Department (if any):

Annual Income: Email:

Mobile: Phone:

Present/ Communication Address:

City: State: Pin:

Permanent Address:

City: State: Pin:

Office Address:

City: State: Pin:

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sign 1st Applicant

Sign 2nd Applicant



1.) Applicants Details: Sole/ First Applicant- Mr/ Mrs/ Ms.
 Joint/ Second Applicant- Mr/ Mrs/ Ms.
 2.) Detail of Unit Applied For: Project Name Unit Type Carpet Area
 3.) Payment Plan: CLP ☐ Any Other ☐ (Specify)

4.) Amount Payable *

Basic Sale Price: Rs. (IN Words)
 Internal Development Charges Rs. NIL
 External Electrification Charges Rs. NIL
 Fire Fighting Charges Rs. NIL
 Power Backup 1 KVA Rs. NIL
 Club Membership Charges Rs. NIL
 Power Back-Up: ☐ KVA @ Rs. 20,000 Per KVA Rs.

5.) Charges Payable at the Time of Possession: *

Extra Covered Car Parking (No's 1, 2) Rs. 2,00,000 Yes ☐ No ☐

*Taxes as Applicable

6.) Total Flat Cost (4+5) Rs. (Exclusive of all Taxes)

PAYMENT OF APPLICATION AMOUNT

I/ We remit herewith a sum of Rs. Rupees

by Cash/ Bank Cheque/ Draft No. Dated Drawn on

bank payable at Ghaziabad as application Money.

I/We hereby agree to pay further installment of sale price as stipulated/ called for by the company.

In Case of Refund: A/C No. IFSC Code:

Bank Name: Branch:

7.) Important Information:

Is This Your 1st Property Yes ☐ No ☐

Home Loan Required Yes ☐ No ☐

How Much Loan is Required Rs.

Monthly Gross Income Rs.

Any Previous Loan Yes ☐ No ☐

(If Yes then EMI)

Remaining Loan Amount

If Home Loan Required, Following Document are Required of Applicant(s)

Salaried	Self-Employed
• Copy of PAN Card ☐	• Copy of PAN Card ☐
• Copy of Aadhar Card ☐	• Copy of Aadhar Card ☐
• 3 Months Salary Slip ☐	• 3 Years ITR ☐
• Form 16 ☐	• 3 Years Balance Sheet ☐
• 6 Months Bank Statement ☐	• 6 Months Bank Statement ☐

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FROM:

1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: 1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein. 2. The booking amount is non-refundable in case the applicant wants to cancel after allotment.

DECLARATION

I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/Information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE:

PLACE:

Yours Faithfully

Sign 1st Applicant

ASA

MARKETING EXECUTIVE

Sign 2nd Applicant

AUTHORISED SIGNATORY



TERMS AND CONDITIONS

1. Instruction for Booking.

- Applicant must be citizen of India and must be 18 years of age or older at the time of registration.
- For self-contained flats there is no income limit.
- Obtain registration form and follow instructions to fill up.
- Submit registration form before due date and deposit required amount.

2. Registration & Other Charges

- Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.
- Other Statutory Charges and taxes as applicable, Levied or Increased from time to time shall be extra and are to be borne by the purchaser.

3. Mode of Payment

- All payments from outstation locations are to be paid through Drafts/ Cheques/ RTGS/ NEFT/ local cheques are to be made payable to The "SPLS AAWASIYA YOJANA" (A/c No-50200026715663, Bank- HDFC Bank) purchaser must insist on a duly signed receipt from authorized personnel.
- That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
- That in exceptional circumstances, the Builder may, in its sole discretion condense the delay in payment by charging interest @ 12% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottees(s).

4. Delayed Payments

- Interest at the rate of 1 % per month shall be charged on all delayed payments of installments.

5. Cancellation Charges

- The Cancellation Charge Will be 10% of Total Amount of the Flat.

6. Additions & Alterations

- Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the purchaser shall be charged extra.
- If number of applicants is more than available units then draw system will be adopted by lottery. Unsuccessful applicants will receive refund of deposit without interest in case of draw is there with in 6 Months of clearing of payment of the applicant and if it is more than 6 months then interest of those months will be given @ 12% P.A. to unsuccessful applicant.
- Name of applicant cannot be changed in registration form or processes thereafter if allotment is made.

7. Possession

- Since it is large project having number of buildings, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.
- That the developer shall complete the development / construction of the Flat as per the date mentioned in Allotment Agreement with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable of delay of Developer, the Developer would pay a sum at the rate of Rs. 5/- per sq. ft. on the built up area per month for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.
- That in case the intending Allottee(s) fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned herein after.
- That in case the intending Allottee(s) fail to take possession of Apartment within given 'Fit-out-period', Rs 5/-per sq. ft. Per month will be charged as watch and ward charges and will be increased automatically by 10% every year from 1st April. in case the possession is not taken till three months from the due date, allotment can be cancelled and action can be taken as per clauses and the balance amount would be refunded without interest.
- The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

8. Changes in Drawings/ Designs

- Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s.

Sign 1st Applicant

Sign 2nd Applicant



DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: This registration form will be governed / superseded by a buyer agreement & the terms contained therein

b) That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

9. Other Terms and Conditions

a) Other terms and conditions mentioned in Allotment Agreement shall apply.

b) In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, not withstanding the installments and due dates mentioned herein.

c) In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available. Also the down payment rebates or any other discount will be taken off.

10. Open Car Parking in case of Type T3 units and Open Scooter Parking in case of Type T1 & T2 Units shall be given as per the availability on first come first serve basis. These parking space does not transfers right of ownership of the space and it is not part of any sale amount, however applicant of T1, T2 & T3 units who can not get the parking, they can apply for covered parking on additional cost.

11. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project Apartment or any other ground whatsoever.

a) That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s) / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.

b) All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.

Note : Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, school, parks, parking spaces (except what has been allotted by an agreement to intending Allottee(s) or ten-lots, space for public amenities, shopping centres or any other space will remain the property of the Builder.

12. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

13. That the Apartment shall be used for activities as are permissible under the Law.

14. This is clear that this project is an effort of SHREYA DWELLERS PRIVATE LIMITED (CONSORTIUM).

15. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER'. The intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Ghaziabad, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The Allahabad High Court and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

16. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).

17. That in case, the intending allottee makes any payment to any other person/company, except "SPLS AAWASIYA YOJNA", against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment. Signature of First Applicant
Signature of Second Applicant.

a) If applicant does not disclose full details or gives false information his registration may be cancelled and he will not be eligible for refund of deposit.

b) For income calculation, total income of family including that of spouse and children is considered.

18. If applicants after draw refuse to accept the unit or after accepting doesn't pay 1st installment within 15 days, in this case the units will be canceled and applicant's Application Money will be forfeited.

19. Benefits under Pradhan Mantri Awasaya Yojna & affordable housing policy of U.P. govt. are given by govt. only and they are not offered by developer and developer is not liable in case the customer will not get these benefits due to any change, revision or withdrawal of the policy and ineligibility of the customer.

Sign 1st Applicant

Sign 2nd Applicant



(एसबीएलएस आवासीय योजना)

ACKNOWLEDGMENT SLIP

1. अभ्यर्थक का नाम/ Name of Applicant

Amount Cheque/ DD/ RTGS/ NEFT Date

Bank

अभ्यर्थक के हस्ताक्षर/ Signature of Applicant

This is not the formal receipt. The formal receipt will be forwarded to you after clearance of your payment.

कार्यालयिकारी के हस्ताक्षर/ Signature of Executive



(एसबीएलएस आवासीय योजना)

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