



# APPLICATION FORM

Applicant's Name :\_\_\_\_\_

Customer I.D. :\_\_\_\_\_

Unit No. Area (sq.ft.)





# To, M/s Pavitra Conbuild Pvt. Ltd.

## The SAPPHIRE

Jaipuria Sunrise Township, Plot No. - GH-02 Opp. Columbia Asia Hospital, N.H.-24, Ghaziabad (U.P.)

Dear Sir.

I/We, having examined the tentative project and plan of the Group Housing Project known as "Secondary" to be developed and constructed by Ruchira Group's Flagship Company" Pavitra Conbuild Pvt. Ltd." (hereinafter referred to as the "Company") on a plot of land located at Jaipuria Sunrise Township, Plot No. - GH-02, Opposite Columbia Asia Hospital, NH-24, Ghaziabad (U.P.), the land was Purchased from SMV Jaipuria Sunrise Township.

I/We do hereby "The SAPPHIRE"" Linked/	apply for provisional allotn under your Down Payme payment plan.		
I/We remit herewi	4.4		
(vide Bank Draft /	Cheque No. / RTGS / Cash		
dated booking amount f	drawn on or provisional allotment of sai	d apartment.	as

in the event of the company agreeing to provisionally allot a flat, I/We agree to pay further installment of sale price and all other dues/ charges and taxes as stipulated in this application of which may be levied by the Government and execute the standard Flat Buyer's Agreement (as applicable). I/We also undertake to make all payment as per the payment Plan explained to me/us 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 apartment notwithstanding the fact that the company may have issued a receipt in acknowledgment of the money tendered with this application as a booking amount. It is only after I/We sign and execute the Allotment Letter/ Standard Flat Buyer's Agreement on the companies' 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 withdraw/ cancel this application or I/We fail to sign/ execute and return the Allotment Letter/ Buyer, Agreement within thirty (30) days from the date of its dispatch by the company then the company may at its sole discretion treat my/our application as cancelled and the earnest money paid by me/us in the form of booking amount shall stand forfeited. I/We understand and agree that no interest shall be payable on the amount paid as application money / booking amount.

I/We further agree to pay the installment and additional cost as per the payment plan (opted by me/us), as shown in the Price List and/ or as stipulated / demanded by the company inclusive of any additional payment / charges that my become payable due to change in government policies and demand, failing which the application / allotment will be cancelled and the booking / earnest shall be forfeited by the Company. The Company shall not entertain any claim of any nature in this regard. My / Our particulars are given below for your reference and record.

Sole / First Applicant Signature



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- 1		-	711					
_					100		100	

# APPLICANT DETAIL

SOLE / FIRST AF	PPLICANT			
Mr. /Mrs. /Ms. :				
S/o / D/o / W/o :				
	D MM YYYY			PASTE YOUR RECENT PHOTOGRAPH
Residential Statu	us: Resident	Non-Resident	National of Indian Origin	
If Others (Plz Speci	ify) :			
Occutation : E	mployed Self-Emp	oloyed Professional O	thers (Specify)	with the same of t
Profession :	AND THE PERSON OF THE PERSON O	The Principle of the Pr	BLA	7
Annual Income :				
Income Tax Permar	nent Account Number	/ GIR		
E-mail :		(10	Mobile :	
	unication Address :		2,	
	V A -			(R)
City:	State :	Pin :	Country :	
Phone No.:	E	-mail :	Mobile No. :	
Permanent Address :			111	
City:	State :	Pin :	Country :	
		nail :	Mobile No. :	
Office Address :				
City:	State :	Pin :	Country :	
Phone No. :		E-mail :	Mobile No. :	

Sole / First Applicant Signature



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# JOINT / CO-APPLICANT DETAIL

JOINT / CO-APP	LICANT			2
Mr. /Mrs. /Ms. :				
S/o / D/o / W/o :				
Date of Birth :	D MM YYYY	Nationality :		PASTE YOUR RECENT PHOTOGRAPH
Residential Statu	us: Resident Non	Resident	National of Indian Origin	
If Others (Plz Speci	ify) :			
Passport No. / PIO	Card No. :			
Occutation : E	mployed Self-Employed	d ☐ Professional ☐ Ot	hers (Specify)	411
Profession :				
Annual Income :				
Income Tax Permar	nent Account Number / GIR			
E-mail :		(10	Mobile :	
Present / Commu	unication Address :	In	2	
				(R)
City:	State :	Pin :	Country :	
Phone No. :	E-mail		Mobile No. :	
Permanent Address :				
City :	State :	Pin :	Country :	
Phone No. :	E-mail :		Mobile No. :	
Office Address :				
			Country :	
Phone No.:	F	-mail ·	Mobile No.:	

Sole / First Applicant Signature



# **DETAILS OF RESIDENTIAL APARTMENT**

(i)Type	(ii) Tower Name		(iii) Apartment No.	
(iv) Floor	(v) Block		_ (vi) Super Area	sq. f
Payment Pla	on: DP[ ] CLP[ ] FLEXI		SUBVENTION[ ]	TIME LINKED [ ]
a.) Amount	Payable :			
Basic Sal	e Price (BSP)	Rs	(per sq. ft.)	
b.) PLC (Pre	eferential Location Charges):			
(I) Floor		Rs	(per sq. ft.)	
(ii) Cente	r Green Facing (Park)	Rs	(per sq. ft.)	
(iii) Corne		Rs.	(per sq. ft.)	
c.) Additiona	al Cost :			
(I) Open	Car Parking ()	Rs.		
	ed Car Parking ()	Rs.		
(iii) Powe	r Back- Up Charges (1KVA)	Rs.		(R)
	Membership Charges	Rs.		
(v) Extern	nal Electrification Charges (EEC)	Rs.		
(vi) Fire F	Fighting Charges (FFC)	Rs.		
(vii) Exte	rnal Development Charges (EDC)	Rs.		
(viii) Dua	Meter Charges	Rs		
d.) Mainten	ance Security			
Interest F	ree Maintenance Security (IFMS)	Rs		
e.) Any Oth	er Government Charges	Rs		
f.) Other Ch	arges	Rs		
Total (a+b+c	e+d+e+f)	Rs		
(Rupees.				

Sole / First Applicant Signature



# DECLARATION

1276 BACK BACK BU 10100	e payable, as pe		utive and registration of es, by the applicants.	f Conveyance Dee	d (Service Taxes is
If through Dealer :	Dealer Coo		Name :		
been concealed then application form and whereof shall expos undertake to inform to property is registered the recorded address paid with the applical Apartment, shall coll contained herein and	e from. Any allots if that the Allots if to be applicable the company of a if in my / our name is by the Companition and in install ectively constituted subsequently	ment, against to nent Letter / But let to my / our an change in ma le(s) (failing which my shall be deen allments as the let the earnest of in the Allotmer	this application, is subjuilder-Buyer's Agreement legal heir(s), successing / our address of in artich the particulars shall med to have received to case may be, to the emoney to ensure my / our address of in artich the particulars shall med to have received to case may be, to the emoney to ensure my / our address of in articles.	ect to the terms and ent (as applicable) sor(s) and nomine by other particular, be deemed to be of by me / us. I/ We full extent of 15% of salour adherence of the greement, failing w	true correct and nothing has disconditions attached to this his, the terms and conditions e(s), agents and attorneys given above, till the booked correct and the letters sent at arther agree that the amount alle consideration of the said the terms and conditions, as which the company shall be four side.
			Yours Faithfully,		
Date :		Sig	gnature of Sole/First Ap	oplicant :	
Place :		Sig	gnature of Joint/Co-Ap	plicant/Nominee :	

# Note:

- (I) All Cheque / Drafts to be made in favor of "Pavitra Conbuild Pvt. Ltd.", payable Delhi / NCR only.
- (ii) Person(s) signing the Application Form on behalf of other person/firm/company shall file proper Authorization / Power of Attorney / Resolution.

Sole / First Applicant Signature



# FOR OFFICE USE

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35.1950 CTAY Y2TO 20 F		
Remarks :	10.1940/s/17.00.000.00	
4. Whether the PAN Card of the Applicant(s) is / are re	eceived?	
3. Whether the Cheque for booking amount is in prop	per name and duly singed & dated?	
2. Whether the Application Form is duly executed and	d signed in all pages by all Applicants?	
1. Whether the Application Form is completely filled-u	up with Photographs?	
CHECK LIST:		Yes/No

#### DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

#### For Residents of India

- Copy of PAN card
- Address Proof
- · Photographs of all applicants

## Partnership Firm

- · Copy of PAN card of the partnership firm
- · Copy of partnership deed
- · Proof of Registered Office
- In case of the partners have signed the documents, an authority letter from all the other partners authorizing the said person to act on behalf of the firm

#### Partnership Firm

- · Copy of PAN card of the company
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company
- Board resolution authorizing the signatory of the application form to buy property on behalf of the company

# Hindu Undivided Family (HUF)

- · Copy of PAN card of HUF
- Address Proof
- · Authority letter from all Coparceners' / Members of HUF authorizing the Karta to act on behalf of HUF

#### NRI / Foreign National of Indian Origin

- Copy of the individual's passport
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the
  proceeds of NRE / NRO account of the applicant
- In case of a cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party

Sole / First Applicant Signature



# **TERMS AND CONDITIONS**

#### 1. NATURE OF BOOKING

- a) This an application for provisional booking for a residential space mentioned overleaf in the project being developed by Pavitra Conbuild Private Limited (Ruchira Group) or its Special Purpose Company or its subsidiary
- b) This Provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required document such as Sale Deed / Sub Lease Deed are executed.
- c) This provisional booking shall be confirmed only when the applicant shall pay 10% of the total cost of the residential unit/ apartment along with applicable service tax. If the applicant fails to pay this stipulated amount within time, the application for provisional booking shall be rejected by the company. The rejection of application form shall attract cancellation charges as per clauses 7 hereinafter.

#### 2. REGISTRATION & OTHER CHARGES.

- a) Registration charges, stamp duty and other incidental expenses thereto, as applicable at the time of registration, shall be extra and is to be borne by the applicant(s).
- b) Other statutory taxes/charges, as applicable from time to time, shall be extra and shall be paid by the Applicant(s).

#### MODE OF PAYMENT.

- a) All payments shall be, made through DEMAND DRAFT/CHEQUE/NEFT/RTGS etc. in favour of M/s Pavitra Conbuild Pvt. Ltd. or its special purpose company or its subsidiary, as the case may be.
- b) All payments should be deposited only at the office of the company. Company shall not be responsible /accountable for any payment made to agent/broker/any third person. The applicant(s) must insist for duly signed receipt from the authorized personnel of the company.

## 4. EXECUTION OF ALLOTMENT LETTER.

- a) The allotment letter/Builder Buyer Agreement shall be executed by the Company after realization of 10% of the total cost of residential unit/Apartment space or as decided by the company along with applicable services /other tax(es). However, issue of allotment letter shall not confer any claim right to the applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).
- b) After payment of the requisite amount as per clause no. 4.1 the applicant(s) shall get its Allotment Letter executed from the company, failing which this provisional booking shall be cancelled and clause 7 shall become applicable.

# 5. DELAYED PAYMENTS.

- a) In case of delayed payment of installments/any other dues by the Applicant, the company may cocooned the delay on its discretion and in that case the interest rate of 15% per annum or for any part of a month shall be charged on such amount for the entire period delay.
- b) The delay condo ration period shall be maximum for a period of 2 months. If the applicant does not clear its due payment along with delay interest for a maximum period 2 (Two) months then the company shall be fully entitled to cancel the booking /allotment & deduct the cancellation charges as per clause no. 7

## HOUSING LOANS.

The applicant at his/her discretion and cost may avail housing loan from bank/ financial institution. The company shall under no circumstances be responsible for non-sanctioning of loan to the applicants for any reason whatsoever. The payment of installment/any other dues to company shall not linked to the loan availed / to be availed by the applicants

#### CANCELLATION CHARGES.

 a) In case of cancellation/rejection either of provisional booking or allotment of the residential unit/apartment space because of any reason whatsoever, the cancelation charges amounting to 10% of total cost of the residential

Sole / First Applicant Signature



# TERMS AND CONDITIONS

unit/plot / commercial space or Rupees 50,000/-, whichever is high, shall be deducted from the deposited amount of the applicant(s), as "Administrative Charges".

b) Refund shall be made to the applicant(s) with in the 90 days from the date of completion of all formalities with respect to such cancellation.

#### 8. ADDITIONAL & ALTERATION

Cost of any additional & alteration in fitting and fixture made over and above the specifications (shown in the brochure) and offer (if any), at the request of the Applicant, shall be charged extra.

#### 9. POSSESSION

- a) The company shall deliver the possession of the completed residential Unit/Apartment/Commercial Space to the Applicant(s) on payment of all dues to the company.
- b) In case of delay possession beyond the agreed date and its grace period, the company shall pay delay penalty to the Applicant(s) as per the Company the delay penalty Policy subject to timely payment of all installments and other dues by Applicant(s).

#### 10. CHANGES INTHE DRAWING / DESIGN.

- a) The building plan, layout plan, area of unit, unit no. etc. are tentative and can be changed.
- b) The company has every right to change the design, specification/s of a Residential Unit/Apartment/Commercial Space/Project i.e. height, location, area, site plan etc. at its sole discretion due to any requirement of the authority / Company/ Court order.

#### 11. OTHERTERMS & CONDITIONS.

- a) Other terms and conditions as mentioned in allotment letter shall apply.
- b) In case Residential Unit/Apartment/Commercial Space is completed before the schedule date of completion the entire balance outstanding as on sale of completion shall become dues and payable notwithstanding the installment and due dates mentioned herein.
- c) Timely payment of the installment and other dues, is the essence of the provisional booking/allotment. If the Applicant(s) fails to pay dues/ installments, as per the payment schedule, the company shall reject/cancel the application for provisional booking/allotment of the Residential Unit/Apartment. After cancellation, the deposited amount shall be refunded, after deduction of the cancellation charges, as per the clause no. 7 hereinafter.
- d) Addition/Deletion/Substitution of the names of Allottee(s) in provisional booking, shall be permitted only after prior consent of the Company and payment of Administrative Charges to the Company.
- e) The prices/cost of Residential Unit/Apartment may change, in case of force majeure.
- f) The company shall not be responsible for any assurance, promises etc. made by any Dealer, Channel Partner, Real Estate Agent or any unauthorized person, on behalf of company.
- g) In case of booking made through Dealer, Channel Partner, Real Estate Agent the company shall not be liable for any Discrepancies/Variation with number prices, PLC, other charges, specifications etc. between the Applicant(s) and the company. The Applicant(s) is supposed to verify offers/discounts and property details represented by the Dealer, Channel Partner, Real Estate Agent, with the company, on his/her own.
- h) In case of cancellation of provisional booking made through any Dealer/Agent, other than our Authorized Dealer /Channel Partner, the Applicant also be liable to refund the dealer's commission, if any, paid to the Dealer/Real Estate agent, by the company, at the time of booking of such Residential Unit/Apartment/Commercial Space, by the Applicant(s).

I/we hereby declare that I/we have gone through and understood the Terms & Conditions mentioned herein above and shall abide by the same.

Sole / First Applicant Signature





Site Office: The Sapphire, Jaipuria Sunrise Township, GH-02, Opp. Columbia Asia Hospital, N.H.-24, Ghaziabad (U.P.)

Corporate Office: Ruchira Group, B-20, Sector-63, Noida, (U.P.), India.

Ph.: 0120-4565303 | E-mail: crm@ruchiragroup.com | Website: www.ruchiragroup.com