



APPLICATION FORM

To,
M/s. Radicon Infrastructure & Housing Pvt. Ltd.
Corporate House : B-64, Sector-67
Noida - 201301

Dear Sir,

I/We request that I/we may be registered allotment, of a Residential /commercial unit of description specified below, in the Group Housing Scheme in the name and style of "Vedantam" being developed and promoted by your company M/s Radicon Infrastructure & Housing Pvt. Ltd. (hereinafter referred to as the company) at Plot No. 1B, Sector - 16C Greater Noida.

I/We 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 and understood by me/us in my/our vernacular language and I/we agree to abide by the terms and conditions thereof.

I/We understand that plot/land on which proposed group housing is being developed and promoted has been leased out to the company by Greater Noida Development Authority on 90 years lease on the terms and conditions mentioned in the lease deed.

I/We shall comply with the various Terms & Conditions of the said lease deed executed between Greater Noida Development Authority (hereinafter referred to as "GNIDA") and the company, in so far as those pertain to rights and obligations of the allottee(s) / sub-lessees

I/We remit herewith a sum of Rs.....(Rupees.....only)
by Bank Draft/Cheque No.....dated.....drawn on.....being
the booking amount/earnest money for the allotment of teh flat./shop.

I/We further agree to pay the installments of basic cost and allied charges as stipulated / demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment will be cancelled and the booking amount shall be forfeited by the company. My/Our particulars are given below :-

1. First Applicant

Mr./Mrs./Ms.....

Son/Wife/Daughter of Mr./Mrs.....

Date of Birth.....Marital Status.....

Residential Status : Indian { } Non-Residnet-Indian { }

Foreign National of Indian Origin { } Nationality.....

Residential Address.....

Profession.....E-Mail.....

Designation, Company Name and Address.....

Tel. Residence.....Office.....Mobile.....

Fax No.....PAN No./Ward No.Passport No.....

Household Income per annum.....

APPLICANT

2. Second Applicant

Mr./Mrs./Ms.....

Son/Wife/Daughter of Mr./Mrs.....

Date of Birth..... Marital Status.....

Residential Status : Indian { } Non-Resident Indian { }

Foreign National of Indian Origin { } Nationality.....

Residential Address.....

Profession..... E-Mail.....

Designation, Company Name and Address.....

Tel. Residence..... Office..... Mobile.....

Fax No. PAN No. / Ward No. Passport No.

Household Income per annum.....

3. Nominee Mr./Mrs./Ms.....

D.O.B.

4. Description of Flat / Shop

(i) Tower No. (ii) Flat No. / Shop No.

(iii) Floor..... (iv) Super Area (sq. ft)..... Carpet Area....(Sq Ft.), Covered Area.....(Sq.Ft.)
Balcony.....(Sq. Ft.), Parking.....

(v) Other Details of Flat / Shop.....

5. Details of Pricing

(i) Basic Sale Price (BSP) : Rs.

(ii) Preferential Locaiton, if any (on extra charges) Rs.

(iii) Car Parking Charges: Open Single Rs.

Covered in Basement/Stilt Rs. Sigle/Double (Back to Back)

Total Car Parking Cost Rs.

Other Charges (one time non refundable)

(i) Lease Rent Rs.

(ii) External Electrification Charges Rs.

(iii) Fire Fighting Charges Rs.

(iv) Club Membership Charges (per flat) Rs.

(v) Power Back-up Charges Rs.

(vi) IFMS Rs.

(vii) Sinking Fund Rs.

6. Stamp duty, registration fee and allied charges, as applicable, shall be additionally payable before possession as and when demanded by the company.

7. Payment plan opted {A} Down Payment {B} Construction Link Plan {C} Flexi Plan

8. Mode of booking Direct Dealer Reference

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I/We the above applicants(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors.

I/We undertake to inform the Company of any change in my/our address or in any other particulars/information given above till the booked property is registered in my/our name(s). I/We declare that in case of non-allotment of the flat / Shop my/our claim shall be limited only to the refund of the deposited amount without any interest.

(i)

(ii)

(Name of Applicant)

(Signature of Applicant)

Place.....

Date.....

Note :-

(i) All cheques/drafts are to be made only in favour of "Radicon Infrastructure & Housing Pvt. Ltd. payable at Noida.

(ii) Persons signing the application on behalf of the other person/firm/company shall file authorization/power of attorney /board resolution duly attested by a first class Magistrate/Notary Public.

FOR OFFICE USE ONLY

Total no. of applicant(s).....

Type of account of applicant.....

Remarks :

1.

2.

3.

Booked by.....Checked by.....Approved by.....

TERMS AND CONDITIONS FOR BOOKING OF FLAT IN VEDANTAM

1. The allottee(s) has applied for allotment of a residential/commercial unit with full knowledge and subject to all the laws/ notifications and rules applicable to this area in general which have been explained by the Company and understood by him /her.
2. The allottee(s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit will be constructed and has understood all limitations and obligation in respect thereof.
3. The allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the company's corporate office at Noida and agrees that company may effect such variations, additions, alterations, deletions and modification therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority and the allottee(s) hereby gives his/her consent to such variation / addition / alteration / deletion and modification.
4. The company shall have the right to effect suitable and necessary alteration in the layout plan, if and when necessary which may involve all of any of the changes, namely change in the positions of unit, changes in its number, dimensions,height, size, area, layout of change of entire scheme.
5. The allottee(s) shall not/be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company, which may, in its sole discretion, permit the same such terms as it may deem fit.
6. The allottee(s) agrees that he/she shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common area and all other charges as and when demanded. He/She also agrees to make all payments through demand drafts/cheques drawn upon and payable at new Delhi/Delhi only.
7. The company and the allottee(s) hereby agree that the amounts paid with the application and in installments as the case may be, to the extent of 20% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non-fulfilment of this terms and conditions and those of Allotment Letter/Agreement.
8. The allottee(s) agrees to reimburse to the Company and to 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.
9. Timely payment of installments is the essence of this contract. It shall be incumbent on the allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the allottee(s) shall have to pay interest @ 11% per annum on the delayed payments and the Company reserves its right to forfeit the earnest money in the event of irregular / delayed payments/ no-fulfilment of terms of payment and the allotment may be cancelled at the discretion of the Company.

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10. The Company shall endeavour to give possession of the unit to the allottee(s) within reasonable time subject to force majeure circumstances on receipt of all payments as per instalment plan from the date booking and on receipt of complete payment of the basic sale price and other charges due and payable upto the date of possession according to the payment plan applicable to him/her. The company on completion of the construction shall issue final call notice to the allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all other levies on account of the allotted unit.
11. The sale deed shall be executed and got registered in favour of the allottee(s) within the reasonable time after completion of development work/construction at the site and after receipt from him/her full price and other connected charges, the cost of stamp duty and registration /mutation, documentation charges etc, as applicable will be extra and shall be borne by the allottee(s): The allottee(s) shall pay as and when demanded by the company, stamp duty and registration charges/mutation charges and all other incidental and legal expenses for execution and registration of sale deed/mutation of the unit, in favor of the allottee(s).
12. The allottee(s) 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 failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communication the reference of property booked must be mentioned clearly.
13. The Company shall have the first lien and charge on the said unit for all its dues and other sums payable by the allottee(s) to the Company. The allottee shall not have any ownership rights on the common area/roof/terrace area unless while defined by the company.
14. Unless a conveyance deed is executed and registered the Company shall for intents and purposes continue to be the owner of the land and also construction hereon and this agreement shall not give to the allottee any right or title or interest therein.
15. The allottee(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.
16. The allottee(s) agrees to pay the total basic sale price and other charges of unit as per the payment plan (Down payment / installment plan) opted by him/her.
17. The allottee(s) shall not put up any name or sign board, Neon sign, publicity or advertisement material, hanging of clothes etc. on the external facade of the Building or anywhere on the exterior of the Building or Common areas. The allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in exterior elevation or design.
18. The allottee shall not use the premisses for any activity other than the use specified for.
19. In case there are joint allottees, all communication shall be sent by the company to the allottee(s) 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 allottees and no separate communication shall be necessary to the other named allottee(s).
20. The allottee(s) agrees that the sale of the unit is subject to force majeure clause which inter-alia include delay on account of no-availability of steel/or cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision / clearances from statutory body, or if non-delivery of possession is as a result of any notice,, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid event the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.
21. The company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment of if the circumstances being beyond the control of the Company, so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay / suspension of scheme.
22. In consequence of the Company abandoning the scheme, the Company shall be liable to refund the amount paid by the allottee(s) with interest @ 9% p.a.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

APPLICANT



Infrastructure & Housing Pvt. Ltd.
(ISO 9001:2008 certified)

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