



BOOKING FORM

RUDRA
PALACE HEIGHTS

1/2/3/4 BHK Apartments GH-02B, Sec.1, Greater Noida (West)

GREATER NOIDA, Sector - 1

**RUDRA
PALACE HEIGHTS**
1/2/3/4 BHK Apartments | GH-02B, Sec.1, Greater Noida (West)

GREATER NOIDA, Sector - 1

BOOKING FORM

Date of Booking :

Place:

TYPE OF APPLICANT

- | | | | |
|--|---|------------------------------|--------------------------------------|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Proprietorship | <input type="checkbox"/> HUF | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Public Ltd. Co. | <input type="checkbox"/> Pvt. Ltd. Co. | <input type="checkbox"/> LLP | <input type="checkbox"/> Any Others |

APPLICANT DETAILS:

Primary Applicant:

Mr./Mrs./M/s.:

Second Applicant:

Mr./Mrs./M/s.:

Third Applicant:

Mr./Mrs./M/s.:

Fourth Applicant

Mr./Mrs./M/s.:

ADDRESS DETAILS:

A. Correspondence Address:

.....

..... Pin:

City: State: Country:

B. Permanent Address:

.....

..... Pin:

City: State: Country:

C. Residential Status

- | | | | |
|---------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> Indian | <input type="checkbox"/> NRI | <input type="checkbox"/> PIO | <input type="checkbox"/> OCI |
|---------------------------------|------------------------------|------------------------------|------------------------------|

Applicant 1 Sign. Applicant 2 Sign. Applicant 3 Sign.

CONTACT DETAILS:

	Mobile No.	Alternate/Landline No.	Email ID.
Applicant 1			
Applicant 2			
Applicant 3			
Applicant 4			

Preferred mode of contact (Tick any or more as applicable)

☐ Telephone ☐ Email ☐ SMS ☐ Letter

Person of Contact:

KYC DETAILS:

	PAN. No.	Aadhar/Passport No.	Date of Birth
Applicant 1			
Applicant 2			
Applicant 3			
Applicant 4			

DOCUMENTS SUBMITTED:

Individual	NRI	Company	Partnership	Trust	HUF
<input type="checkbox"/> PAN	<input type="checkbox"/> PAN	<input type="checkbox"/> PAN	<input type="checkbox"/> PAN	<input type="checkbox"/> PAN	<input type="checkbox"/> PAN
<input type="checkbox"/> Passport	<input type="checkbox"/> Passport	<input type="checkbox"/> MOA	<input type="checkbox"/> Partnership Deed	<input type="checkbox"/> Trust Deed	<input type="checkbox"/> Nationality Proof(HUF)
<input type="checkbox"/> Aadhar Card	<input type="checkbox"/> OCI	<input type="checkbox"/> Board Resolution	<input type="checkbox"/> Board Resolution	<input type="checkbox"/> Board Resolution	<input type="checkbox"/> Letter ITR
<input type="checkbox"/> Voter ID	<input type="checkbox"/> PIO	<input type="checkbox"/> List of Directors	<input type="checkbox"/> Nationality Proof	<input type="checkbox"/> List of Trustees	<input type="checkbox"/> List of HUF Members

WORK DETAILS OF PRIMARY APPLICANT:

Name of the Organization:

Designation:

Applicant 1 Sign. Applicant 2 Sign. Applicant 3 Sign.

SOURCE DETAILS:

A. ☐ Channel Partner ☐ Direct ☐ Reference ☐ Internal Channel

B. If Channel Partner: ☐ Empanelled CP ☐ Non empanelled CP

C. Channel Partner Name:

D. Contact No.: Email:

If not empanelled channel partner, then please provide address:

Address:

..... Pin:

City: State: Country:

PROPERTY DETAILS:

Wing/Tower: Unit/Flat No.: Floor: Configuration:

Carpet Area: Sq.Ft.: No. of Car Park: Rate(INR):

Agreement Value(INR): Total Value :

All statutory charges payable to government and possession charges payable at the time of possession are to be paid separately over and above the Agreement Value

FUNDING DETAILS:

☐ Self-Funding ☐ Home Loan (if yes, Name of the Bank:

Subvention Scheme availed (Yes/No):

ACCOUNT PAYEE DETAILS:

Account Name	Account Number	Bank & Branch Name	IFSC Code
RBPPL Master Collection Escrow Palace Heights Escrow Account	57500000114328	Plot 1B, C Block, Sector-63, Noida, Gautam Budh Nagar, Uttar Pradesh	HDFC0000394

PAYMENT DETAILS:

Amount	Cheque/DD/UTR No.	Date	Bank Name	Comment

Closing Manager: Sourcing Manager: Channel Partner:

Applicant 1 Sign. Applicant 2 Sign. Applicant 3 Sign.

SCHEDULE 1

Terms and Conditions

1. The Applicant(s) has/have applied for booking of the Unit/(s) No. _____ in the Project **Rudra Palace Heights** being developed by _____ (herein after referred to as Application Form).
2. Subject to completion of all the terms and conditions specified in the Application Form, the Applicant requests the Developer for allotment of the aforementioned unit.
3. The Applicant(s) should sign at the bottom of all the pages of the Application Form including the Annexure contained therein. By signing the Application form, the Applicant(s) affirms that they have inspected the details of the ongoing Project (both present and future development plans of the Developer) and is (are) satisfied with the same and are making this application form only after being fully satisfied about the disclosures made by the Developer.
4. Upon receipt of the Application Form and upon satisfactory completion of the terms and conditions contained therein, the Developer shall issue an allotment letter to the Applicant(s). The allotment letter shall contain the complete details for unit/s booked, including the car parking, if any and the details of the land on which the said Project is constructed/developed.
5. The Applicant/s acknowledge/s that the allotment letter issued by Developer is only a provisional allotment letter and that the provisional allotment will be translated into final allotment only after the Developer have executed the Agreement for Sale (AFS) with the Applicant/s.
6. Before executing the AFS, the Applicant/s confirms and undertakes that they have perused all the terms and conditions of the draft AFS and have well and sufficiently understood the terms contained therein and only after that they are executing the AFS.
7. The Developer confirms that the AFS entered with the Applicant shall be in conformity with the provisions, rules and regulations made under RERA.
8. The applicant(s) understands that, once the Application Form is submitted, the same cannot be revoked by the applicant(s).
9. The provisional allotment issued by the Developer is not transferable and cannot be assigned to any third party.
10. The Developers has the right to conduct a Know Your Customer (KYC) verification of the Applicant(s) by an authorized employee or a third-party service provider based on the information provided in the application form.
11. The Developer represents that the Project is registered under Real Estate Regulatory Authority ("RERA") in the State of **Uttar Pradesh** bearing the registration number **UPRERAPRJ7895** (RERA registration number) and the possession of the booked unit/s shall be handed over to the Applicant/s as per the timeline mentioned on the website of the respective Real Estate Authorities or in case of delay in completion of the Project, the possession will be handed over to the Applicant/s as per the revised time lines approved by respective the Real Estate Authorities. The Developer shall intimate to the Applicant/s well in advance about any delays in handing over the possession of the Unit/s to the Applicant/s.
12. The Purchase consideration for the unit in the Project is valid only for the Unit/s allotted to the Applicant/s. The Developer may vary the unit price of the unsold units at its sole discretion and the Applicant shall not have any objection to the same. The variation will not be applicable to this (these) Applicant(s).
13. The Purchase Consideration as stated in Annexure I to the Application Form shall be paid within the stipulated period as stated therein and any other charges/taxes/statutory dues as the case may be stipulated/demand raised by the Developer shall be paid by the Applicant/s within such period as may be specified by the Developer in the demand notice for charges/taxes/dues/etc.
14. The Applicant confirms and knows that time for making the payments of the installments as mentioned in Annexure I is strictly the essence of this contract and any delay by the Applicant in making the said payment/s shall render this Agreement terminable at the sole and exclusive option of the Developer and in the event of the Developer so terminating this Agreement, the Developer shall be entitled to forfeit 5 % (five percent) of the amount of the total Purchase consideration as receivable by the Developer from the Purchaser/s hereunder.
15. After such termination, the Developer shall be free and entitled in its own right to deal with the said Unit and the Developer's rights therein, in any manner as the Developer may in its sole discretion deem fit and proper and without any reference, recourse to payment whatsoever to the Applicant/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of any document or deed of cancellation
16. All taxes, duties, cesses on all amounts payable to the Developer in connection with the Unit/s booked by the Applicant/s, including but not limited to GST or any other Statutory Taxes shall be borne and paid by the Applicant(s) alone. If on account of change in law, there arises any demand for GST or any other statutory taxes, the Developer shall serve a demand notice to the Applicant for payment of such taxes and the Applicant shall immediately forthwith make good the payment of taxes and/or the statutory charges and shall not delay in payment of GST or statutory taxes to the Developer.
17. The Applicant(s) shall pay the Stamp Duty and Registration Charges to the concerned sub-registrar/revenue authorities and all other incidental and legal expenses for execution and registration of Agreement for Sale of the Unit(s).
18. It shall be incumbent on the Applicant/s to comply with the terms of payment and other terms and conditions of Application Form/Allotment letter, failing which the Developer shall have the right to claim interest as per the applicable Rules/Regulations of Real Estate (Regulation and Development) Act, 2016 (RERA) on the delayed payments from the Applicant(s), which the Applicant(s) agrees to pay.

Applicant 1 Sign. _____ Applicant 2 Sign. _____ Applicant 3 Sign. _____

19. All payments present and future are to be made by Account Payee Cheques/DD/NEFT/RTGS and should be issued in the name of **RBPL Master Collection Escrow Palace Heights Escrow Account**. All payments shall be subject to their actual realization.
20. In the event, any of the cheques presented for payment of the application money is dishonoured for any reason and/ or if there is irregular/delayed payments/ non-fulfilment of terms of payment of the Purchase Consideration (as mentioned in the Annexure to Application Form or in the Allotment letter) and default in payment of all other amounts demanded by the Developer and/or breach of any of the terms and conditions of this Application Form and/or allotment letter, then the Developer shall, after giving a reasonable notice to the Applicant, have the right to cancel the booking and/or charge 5% (Five Percent) of the purchase consideration as penalty towards the aforementioned breach by the Applicant.
21. Subject to the provisions of RERA, in the event, the Applicant withdraws or breaches the terms of the Application Form and/or if the Applicant(s) do not accept the allotment of the Unit/s made by the Developer based on this Application Form and/or the Applicant(s) do not execute the AFS or refuses to accept the allotment of the Unit post registration of the AFS, then the Developer reserves the right, after giving a reasonable notice to the Applicant, to cancel the booking and also forfeit ____% of the amount paid by the Applicant and post this, the Applicant(s) shall have no right, interest, claim or lien on the proposed Unit(s) or any right against the Developer in any other manner whatsoever.
22. Subject to the Facility availed from the Lender and the mortgage rights of the Lender on the Project as per the Facility Agreement dated _____, the Borrower shall have the right on said unit for collection of all dues payable by the Applicant(s).
23. The Developer has explained and made complete disclosure related to the Project, sanctioned plans and other details and legal documents to the Applicant. The Applicant has been informed to take full and free inspection of the Unit/Project before execution of the AFS for the unit. The Developer has readily provided such explanations and clarifications and after giving careful consideration to all the facts, terms and conditions, the Applicant(s) signed this Application Form and paid the Booking Amount.
24. Notwithstanding the execution of the AFS, the Applicant(s) shall make the payments of the instalments within the time limit specified in the Demand Letter (Payment Request Letter). In case of any delay or default in making the instalment payment, the Developer shall charge simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) +2% per annum from the due date of each instalment till it is paid. Any payment received after the due date shall be adjusted towards the outstanding taxes, outstanding interest and then towards outstanding principal.
25. No transfer or assignment of the unit will be allowed till ____ years (lock in period) from the date of booking. In case the transfer is allowed by the Developer before the lock in period, which is to its sole discretion.
26. The Developer reserves the right to raise loan on the Project from Banks/ Financial Institutions or any other source prior to handing over the possession of the unit to the Applicant, including by way of mortgage of the Project land/Project in which the said Unit(s) is/ are to be constructed. However, appropriate No Objection Certificate ("NOC") shall be procured from such Banks/ Financial Institutions/ Lenders for the sale of such Unit(s) to the Applicant.
27. The Applicant(s) shall disclose if he/she/they are seeking any housing loan or financial assistance or availing any subvention scheme for the Unit(s) and shall be solely responsible and liable for getting the same sanctioned by furnishing appropriate documents to the concerned Lender/Bank. The Applicant(s) agrees and undertakes to execute such documents as may be required by the bank for the subvention scheme if so availed by the Applicant(s).
28. The Applicant(s) agrees that upon cancellation of the unit booked by them on account of (i) delay in construction(s) or (ii) Developer not undertaking construction(s) as per timelines or (iii) construction(s)/development of the Project not being in conformity with the requisite standards, then the Developer shall, promptly and without delay, will refund the amount paid by the Applicant/s within 30 days with simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) +2% per annum from the date of failing to hand over the possession of the Unit (including the extended period if any allowed by RERA Authorities) to the Applicant up-to the date of refund of the Application money paid by the Applicant/s.
29. And in any other case, the Developer, at its sole discretion shall approve the request for unit cancellation subject to retention of the higher of the earnest money so paid or a minimum of 5% of Agreement Value whichever is higher, shall be deducted towards cancellation charges. The balance amount received from the customer after deducting cancellation charges will be refunded within 30 days from the date of cancellation of the Unit. Cancellation after execution and registration of the AFS will be governed as per the terms of the AFS and as per the provisions of RERA.
30. The Applicant(s) have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

Applicant 1 Sign. Applicant 2 Sign. Applicant 3 Sign.