



RATAN GROUP
Blending Tradition With Innovation



RATAN PEARLS

2 / 3 BHK LUXURY APARTMENTS Gr. NOIDA (W)



APPLICATION BOOKLET





2 / 3 BHK APARTMENT • Gr. NOIDA (W)

Application form for booking for Residential Apartment

To,

M/S RATAN BUILDTECH PVT. LTD.

Plot No. GH-01D, Sector – 16,
Greater Noida (West), G.B Nagar, UP.

Project Name : **Ratan Pearls**

Apartment No.

Floor :

Block :

Dear Sir,

I/We request to Book above mentioned Apartment/ Unit under Payment Plan.

I/We remit herewith a sum of Rs..... (Rupees.....
.....only) by Bank Draft/Cheque No./UTR No..... dated drawn on
..... as booking amount.

The applicant(s) have clearly understood that this application does not constitute an Agreement to Sale/Sub-Lease and the applicant(s) do not become entitled to the provisional and/or final allotment of an apartment/ Unit notwithstanding the fact that the company has issued a receipt in acknowledgment of the money tendered with this application.

The Applicant(s) acknowledges that the company has provided all the information and clarifications as sought by the applicant(s), and satisfied with the same. The applicant have relied on own judgment and conducted inquiry before deciding to apply for purchase of the said apartment/Unit. The applicant(s) has neither relied upon nor is influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral made by Company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the said project/said apartment. This application is complete and self-contained in all respects. No oral or any written representation or statements shall be considered constituting part of this application.

The allotment letter (Builder Buyer Agreement) over standard draft as per the guide lines of **RERA** is necessary to be registered (at the cost of allottee expenses) after the execution which under preparation at the end of Government, the draft of allotment letter/Builder Buyer agreement being used for Union Territories along with other permissible changes and when the model agreement will be provided by the Government of U.P. same shall be applicable and binding. The applicant is signed for its acknowledgment.

My/Our particulars are given below for your reference and record:

1. SOLE OR FIRST APPLICANT

Mr./Mrs./Ms

S/W/D of

Date of Birth Profession/Service Nationality

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

Income Tax Permanent Account No.

Permanent Address

Pan No. Aadhar No.

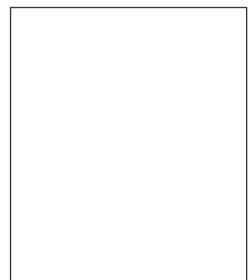
Correspondence Address.....

Telephone Nos. Mobile No.

Fax No.....E-mail ID

Designation, Office Name & Address

Official Phone No.....Official E-mail ID



Signature of the First Applicant

Signature of the Co-Applicant(s)

Second Applicant (Co Applicant)

Mr./Mrs./Ms.
 S/W/D of
 Date of Birth Profession/Service Nationality.....
 Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
 Income Tax Permanent Account No.
 Permanent Address
 Pan No. Aadhar No.
 Correspondence Address

 Telephone Nos. Mobile No.
 Fax No. E-mail ID
 Designation, Office Name & Address

 Official Phone No. Official E-mail ID
 Relation with first applicant

3. M/s.
 A partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at
 through its partner authorized by along with
 firm resolution Shri/Smt. S/D/W/o Shri/Smt.
 (Copy of the resolution signed by all Partners required).
 PAN/TIN: Registration No.
 Telephone Nos. Fax Nos.
 Email ID

Or

4. M/s. a Company registered under the Companies Act, 1956,
 having its corporate identification no. and having its registered office at
 Through its duly authorized
 signatory Shri/Smt. S/D/W/o
 Shri/Smt. Authorized by Board
 resolution dated (Copy of Board Resolution along with a certified copy of Memorandum & ; Articles of
 Association required). PAN No.

Telephone Nos.
 Fax Nos.
 Email ID

5. DETAILS OF APARTMENT/UNIT

Apartment/Unit No. on Floor, Block
 Type of Apartment/Unit
 Use of Apartment/Unit Residential Commercial
 Carpet Area* Sq. Ft. (..... Sq. Mtr.) approx.
 Total area of the apartment/unit Sq. Ft. (..... Sq. Mtr.) approx.
 Common Area with the apartment/unit Sq. Ft. (..... Sq. Mtr.) approx.
 Balcony Area with the apartment/unit Sq. Ft. (..... Sq. Mtr.) approx.
 Common Area with the Apartment/Unit Sq. Ft. (..... Sq. Mtr.) approx.,
 External Wall area with the Apartment/Unit Sq. Ft. (..... Sq. Mtr.) approx.,
 Any other Remarks

6. COST OF APARTMENT/ UNIT

Rs. The said rates are exclusive of certain charges/taxes mentioned hereinafter.
 (In words.)

Note : Payments to be made by A/c Payee Cheque(s), Demand Draft(s) in favor of "Ratan Buildtech Private Limited" payable at Delhi/Noida/Ghaziabad, A/c payee cheque should be of Delhi NCR or at par.

Signature of the First Applicant

Signature of the Co-Applicant(s)

7. PAYMENT PLAN

8. I/We require electrical connection forKVA (Minimum 3 KVA for 2 BHK & 5 KVA for 3 BHK)
9. I/We require power back-up of KVA (Minimum and I/We am/are ready to pay the per unit charges of the power back-up. (i.e. running of DG set or any other medium opted by the Company) which will be decided at the time of offer of possession depending upon prevailing prices of fuel.
- **All the terms & conditions of agreement for electricity & power back-up shall be also applicable & binding.**
 - **The electrical installation / transformers / Gen. Sets / E.S.S. equipments and cabling shall be designed with 60 % diversity factor therefore for 10000 KVA load only 6000 KVA capacity shall be installed**

*carpet area :- means the net usable floor area of an apartment/unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment/unit **1SQ. MTR = 10.764 SQ. FT.**

10. **Parking Type:** Stilt/Podium ☐ Big Basement (mechanical car parking) ☐

Other Details

11. Prevailing Taxes will be charged on
 (a) Cost of Apartment/ Unit as applicable i.e Rs.
 (b) Other charges as applicable i.e Rs.
12. **GST Rs.**
 (* GST/Tax is subject to change as per Government Rules.)
13. Total Cost including taxes Rs..... (In words)
14. **IFMS** (Interest Free Maintenance Security) @ Rs /- per sq. ft. for Sq. ft. area i.e. Rs.
 (In words Only)
15. Monthly Maintenance Charges shall be decided at the time of possession based on prevailing cost of maintenance.
16. Estimated Date for the Possession of Apartment/Unit
17. In Case of Cancellation of Apartment/ Unit, Refund to be made as details mentioned below
 a) Main Applicant's name:
 b) Bank Name & Branch :
 c) Account Number :
 d) IFSC Code :
18. Any Other Remark

19. DECLARATION

I/We the applicant(s) do hereby declare that my/our above particulars/information given by me/us are true and correct and nothing has been concealed there from. It is also clear to me/us that this application form is not an allotment and does not constitute any right in the said apartment/ Unit. I/We shall be considered as intending allottee(s) only.

DATE:

Yours faithfully

PLACE :

Signature of the First Applicant

Signature of the Co-Applicant(s)

FOR OFFICE USE ONLY

RECEIVING OFFICER:

NameSignature.....Date.....

1. Type of Apartment/ Unit, Apartment/ Unit No.,
 Floor,
 Use of Apartment/ Unit :- Residential ☐ Commercial ☐

2. Parking Type: Stilt/Podium ☐ Big Basement (mechanical car parking) ☐

Parking will be provided in Stilt. Space no. shall be allotted at the time of possession of the flat/apartment.

3. **PAYMENT PLAN :**

4. Cost of Apartment/ Unit

Total price payable for the Apartment/ Unit Rs.

5. Payment received vides Cheque /DD/Pay order No/RTGS UTR No.

Dated..... Drawn on.....for Rs..... (Rupees)

6. Provisional Booking Receipt No.....Dated.....

8. Sale Organizer's Name & Address , Stamp with Signature:

9. Any Other Remarks:

10. Check List for Receiving Officer:

- (a) Booking Amount cheques/ drafts
- (b) Customer's signature on all pages of the application form
- (c) Photographs of the applicant & co- applicant
- (d) PAN No. & copy of PAN Card/ Undertaking Form No. 60/ Address proof of applicant & co-applicant
- (e) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution
- (f) For partnership firms : photocopy of Firm Registration and partnership deed
- (g) For Foreign Nationals of Indian origin: Passport Photocopy/funds from NRE/FCNR A/c
- (h) For NRI: Copy of Passport; Payment through NRE/NRO A/c
- (i) For Hindu Undivided Family (HUF): Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF.

Sales Organizer	Sales Department	Account Departmen	Director
Signature	Signature	Signature	Signature

ACCEPTED/REJECTED



2 / 3 BHK APARTMENT • Gr. NOIDA (W)



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Ratan Buildtech Pvt. Ltd., Plot No. GH-01D, Sector – 16, Greater Noida (West), G.B Nagar, UP
Ph.: 9643009636 / 9643009643