

## Application Form

### Application for booking of Residential Unit in ASG Apple7 Project

Dear Sir/s

I/We request that my/our application may be registered for the booking of a Residential Unit in your upcoming project Apple7 being developed and constructed by ASGI Properties Pvt. Ltd. in Ansal API - Aquapolis, Dundaheera, NH - 24, Ghaziabad.

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 Residential Unit notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the earnest money/ part of earnest money tendered with the application.

I/We agree to sign and execute, as and when desired by ASGI Properties Pvt. Ltd. ( on confirmation of the allotment ), the Allotment Letter containing terms and conditions of provisional allotment of the unit on Company's standard format/ Grant of Lease on the Company's standard format contents whereof have been read and understood by me/us. I/We agree to abide by the terms and conditions laid down in this Application Form.

I/We remit herewith a sum of Rs...../  
(Rupees.....only) by Bank Draft/Cheque  
No.....dated.....drawn on.....payable at Delhi/New Delhi  
towards the booking amount/earnest money or part thereof for Residential Unit/Units. ( All drafts and cheques to be in favour of ASGI Properties Pvt. Ltd. )

I/We further agree to pay the installments of the basic cost and allied charges as stipulated/demanded by the Company and/ or so as contained in the payment plan opted by me and as per terms and conditions in this application form.

*\*Service Tax will be applicable as per Govt. Rules.*





15. Payment Plan Option (Please tick as Applicable)

DP Plan ☐

CLP Plan ☐

Flexi Payment Plan ☐

Time Linked Plan ☐

16. Name of Project : ASG Apple7 Tower, Unit No. ....

Super Area (Sq. Ft.).....Floor .....Type(e.g.2BHK,3BHK).....

17. Basic Sale Price (BSP) Rs ..... ( per sq. ft. ).....

**PLC :**

Floor PLC Rs ..... ( per sq. ft. ).....

Park Facing PLC Rs ..... ( per sq. ft. ).....

Water Body Facing PLC Rs ..... ( per sq. ft. ).....

Corner PLC Rs ..... ( per sq. ft. ).....

**Mandatory Charges :**

Car parking Rs .....

Club Membership Rs .....

**Other Charges :**

DG Power Backup Required .....(KVA).....

EDC Rs ..... ( per sq. ft. ).....

EEC Rs ..... ( per sq. ft. ).....

FFC Rs ..... ( per sq. ft. ).....

**TOTAL** Rs .....

18. Any Other Remark .....

I/we the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. I/We agree that any allotment based on this application shall be subject to fulfillment of the basic terms and conditions laid down in this application.

I/We shall abide by the terms and conditions, and the payment plan laid down in this application, and which shall ipso-facto be applicable to my/our legal heirs and successors.

Name of Applicant(s)

Signature of Applicant(s)

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Name of the Broker/Property Consultant .....

Address of the Broker /Property Consultant .....

Contact Details of the Broker / Property Consultant .....

Signatures of the Broker/Property Consultant..... (Please affix your company Stamp/Seal)

Signatures of all applicants as acceptance that they have read and understood and as a token of acceptance of all details mentioned on pages 02 to 03 and all terms and conditions mentioned on page 4.

Dated.....

Place : .....

Signatures

#### Terms & Conditions for Allotment

1. The intending allottee has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the flats/shop/villa/plot (hereinafter referred to as unit) will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof. There will be no more investigation or objection by the intending allottee in this respect.
2. The drawings/plans displayed in the office of the Company showing the proposed project (hereinafter referred as the project) are provisional and tentative. The Company can carry out such additions, alterations and deletions in the layout plan, building plans, floor plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the intending allottee.
3. The intending allottee for a build-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
4. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given.
5. The amount paid to the extent of 15% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach or any of the terms and conditions of allotment as also in the event of the failure by the intending allottee to sign the Builder Buyer Agreement/Allotment Letter within 60 days of booking.
6. The timely payment of installments shall be of the essence. In case of default, the earnest money will be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 24% per annum on the amount in default.
7. The intending allottee shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.
8. The Company on completion of the construction/development shall issue final call notice to the intending allottee, 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/she shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
9. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the Company/ its nominated agency. This agreement will be carried out until the services are handed over to a Body/Corporate or Society or Association of the buyers. The Company/ Maintenance Agency shall be entitled to withdraw from maintenance of the project without assigning any reasons. The intending allottee agrees and consents to this arrangement. The intending allottee shall sign a separate Maintenance agreement with the Company/Maintenance Agency, make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/Maintenance Agency.
10. The conveyance deed shall be executed in favour of the intending allottee on receipt of all payment as due. The intending allottee shall pay the Stamp Duty, Registration Charges, Service Tax and other incidental charges for execution of Conveyance deed in favour of the intending allottee.
11. The intending allottee 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.
12. In all communications with the Company, the reference of unit booked must be mentioned clearly.
13. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company, such approval shall be granted on payment of administrative charges as prescribed by the Company.
14. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
15. The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for him/her out of the options prescribed by the company. In addition service tax and other statutory levies are to be paid.
16. The allottee shall not use the premises for an activity other than the use specified for.
17. In case, there are joint intending allottees, all communications shall be sent by the Company to intending allottee 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 intending allottees and no separate communication shall be necessary to the other named intending allottee.
18. If as a result of any rules or directions of the Govt. or any authority or if competent authority delays, withholds, denies the grant of necessary approvals for project or due to force majeure conditions, the Company after provisional and/or final allotment is unable to deliver the unit to the intending allottee, the Company shall be liable only to refund the amount received from him/her with interest as mentioned in the Builder Buyer Agreement/ Allotment Letter.
19. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Builder Buyer Agreement/Allotment Letter over and above the terms and conditions of allotments set out in this application.
20. Mere submission of application for booking of apartment does not automatically confer allotment.
21. All payment against the booked unit shall be accepted from applicant / co-applicant only.
22. Under no circumstance a transfer will be effected or allowed unless 40% of the payment of the total cost of the unit / apartment has been made to the company.
23. Any additional / increased taxes, levies and / or Govt. duties coming into force after the booking of the unit / apartment shall be borne by the intending allottee(s) on pro-rata basis.
24. I/We agree that the acceptance of my / our application do not entitle me / us to any right in an apartment until the flat buyer's agreement is executed and all the payment towards basic sale price and other charges, in full, have been paid by me / us on or before the due dates.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid the monies thereof, I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.

\* Cheque / DD are subject to realisation.

Signature (First Applicant)

Signature (Second Applicant)

#### FOR OFFICE USE ONLY

##### Receiving Officer

Name: ..... Signature ..... Date .....

##### Verifying Officer

Name: ..... Signature ..... Date .....

##### Final Approval Given By

Name : ..... Signature ..... Date .....