

ROSSARI CONSTRUCTIONS PVT LTD

SITE : MEERUT- MAWANA HIGHWAY, MAWANA KHURD

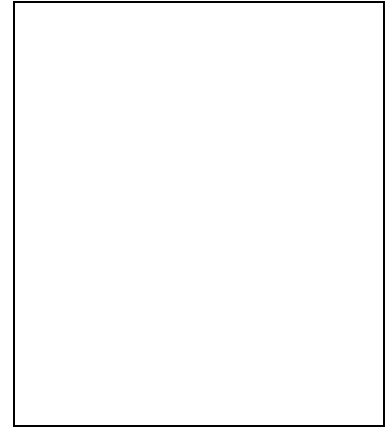
H.O. : 309, III FLOOR, DEEP COMPLEX, BEGUM BRIDGE ROAD, MEERUT(U.P)

PHONE NO: 9927031124, 9837042228

Web site : technocratbuilders.in Mail I.D goldenavenuemawana@gmail.com

APPLICATION FORM

Dear sir,



I/We are interested to purchase Unit No..... measuring..... Sq. Mtrs.
approx. and covered area..... Sq. Ft. approx. & Carpet area..... Sq. Ft. approx. located at
Golden Avenue, Meerut-Mawana Highway, Mawana Khurd.

You are requested to allot me above said unit.

I/We agree to sign and execute various agreements as and when desired by you on your standard
proforma. I/We agree to abide by the terms and conditions of allotment/sale/maintenance of
colony/cancellation and other allied rules.

Please receive sum of Rs..... (In Words) RupeesOnly.

By cash/cheque No./Bank Draft No/RTGS/NEFT..... Dated.....

Drawn onbeing earnest money.

Signature of Applicant 1..... 2.

Full Name of Applicant1.

2.

(In Capital Letters)

(P.T.O.....)

My/Our Particulars are as follows:

1. Name of the applicants.....
2. Male/Female.....
3. Age.....
4. Son/Daughter/Wife of.....
5. Status : Individual/Company/Firm/H.U.F./Minor/Any Other.....
6. P.A.N.
7. Present Address.....
.....
8. Permanent Address.....
.....
9. Phone No.....Mobile No.....
10. Nationality, if other than Indian.....
- 11.Designation of signatory.....
12. Name and address of Nominee.....
.....
13. Name and address of applicant in favour of whom registry to be done
.....
.....
14. Mail ID.....

Details of Copies of Documents Received

Documents received	
Voter's Identity Card	
Pass Port	
Aadhar Card	
Driving License	
Pass Book of Bank Account	

Signature of Applicant 1. 2.....

Full Name of Applicant1.

2.

(In Capital Letters)

Date:

Cancellation Terms :

- * Within 30 days from the date of booking - 25% of booking amount will be forfeited.
- * Within 60 days from the date of booking - 40% of booking amount will be forfeited.
- * Within 90 days from the date of booking - 60% of booking amount will be forfeited.
- * Within 120 days from the date of booking - 100% of booking amount will be forfeited.

Price excluding following to be borne by the buyer:

1. G.S.T. – 12%
 2. Stamp Charges
 3. Registry Expenses
- * If any other charges by Nagar Nigam like house tax are charged will be borne by buyer.

Delay in Payment:

Interest at the rate of 18% per annum will be charged in case the payment is delayed more than a week from date of intimation and agreed terms.

Title changes

In case Buyer wants to register the unit on the name of any other person than the name on whom unit is booked an amount equal to 3% of unit price will be charged extra. Son /Daughter/Wife will be exempted from tiles change charges on submission of proof of blood relations.

Payment Terms :

Stages	LOTUS	TULIP & JASMIN		
		GF	FF	SF
1. At the time of booking	5%	5%	5%	5%
2. Before start of DPC	10%	10%	5%	5%
3. Before casting of First Slab	20%	40%	20%	10%
4. Before casting of Second Slab	20%		25%	10%
5. Before casting of third slab				25%
6. Before starting of plaster	10%	10%	10%	10%
7. Before starting of tiles	15%	15%	15%	15%
8. Before starting of paint	10%	10%	10%	10%
9. Before fixing of CP and Chinaware	5%	5%	5%	5%
10. At the time of possession	5%	5%	5%	5%

Mode of payment :

All the Payment will be made in favour of ROSSARI CONSTRUCTIONS PRIVATE LIMITED through cheque and Demand Draft payable at/ RTGS & NEFT to DENA BANK, MEERUT CANT, A/C No.035211031143, IFSC BKDN0720352 . Outstation cheque other than payable at par at all stations will not be accepted. There will not be any transactions in cash. More than 20,000/- per unit the cash will not be accepted.

Signature of Applicant _____ Full Name of Applicant.....

Dispute:

Any differences or dispute arising between both parties concerning to this deal and/or relating to the said unit shall be decided through arbitration in accordance with the provision of the arbitration conciliation act 1996 at Meerut Jurisdiction only.

Sole Discretionary Power of Company:

It is sole discretionary power of the company to change the material like CP, chinaware, electrical, stone, tiles, hardware and colour matching etc. in terms of company and design(But identical to shown to the buyers) due to non-availability and discontinued by manufacture and suppliers. Builder has the right to discontinue the project in such case company will return the amount received from the buyers with 9% interest per annum.

Price Escalation:

No price escalation will be charged from the buyer once the unit is booked irrespective of increases in price of raw material and the labour cost. No hidden charges.

Maintenance charges for Common Services:

No maintenance charges for common services will be charged till 31.12.2020. Following rates of maintenance per month will be charged with effect from 01.1.2021:

1. Lotus : Rs. 800/-
2. Tulip G.F. & F.F. – Rs. 500/-
3. Tulip S.F. – 300/-
4. Jasmin Ground- Rs. 500/-
5. Jasmin G.F. & F.F. – 400/-

Every unit holders has to pay common service charges from 01.1.2021 to 31.12.2021 for one year in advance. Buyers has to pay the maintenance charges for common services irrespective of the case whether he or she is residing in the colony or not.

Paper required from the Buyer:

- Voter's identity card/Passport/Driving Licence/Adhar Card/ Ration Card.
- Photo copy of PAN card.
- Four Number of photographs of passport size of the buyers
- Copy of First Page of Bank Pass book showing Bank account Number

Bank Loan :

- Loan is available from all leading banks depending upon the Income Tax Return and eligibility for loan. (Conditions apply)
- Promoters responsibility lies on applying for bank loan and it is discretionary power of bank to approve / disapprove the loan. Loan charges by the bank is completely borne by the buyers like processing fee, stamp etc.

Signature of Applicant _____ Full Name of Applicant.....

Loan Subsidy

Document required for Loan subsidy:

1. Three years of income tax returns.
2. Address Proof within Municipality area.
3. Rent Agreement
4. Affidavit showing that purchaser & his family members do not have any house on their own names.
5. Agriculture Land Proof.

Pradhan Mantri Awas Yojna Loan Subsidy scheme is a set of Government policy. We hold no responsibility whether and when it will be released in your favour.

Important for Buyers:

1. Registry will be done by our Lawyer at a certain Performa and no lawyer other than our lawyer will be permitted for registration of unit.
2. No commercial activity is allowed.
3. No extra work, changes and alteration will be done by the company.
4. Buyer can do changes in side the house after the registry is done.
5. No change is permitted in elevation and Fasad.
6. No encroachment, shading and construction will be permitted beyond the boundary of the unit of the buyer.
7. The buyer will get a confirmation call from the Head Office and the allotment letter will be sent by Post.
8. After taking over the unit, buyer can take electric connection from the Power corporation at his own expenses.
9. Due to curing process of structure, brick work and plaster, it is quite possible the dampness remains in walls for one and half years to two years. So no complaint will be entertained on dampness issue except major leakage of water is there.

Handover and Possession of house:

The possession will be given within 18 to 24 months time from the date of booking of unit. Physical possession of the unit will be given after 15 days after receiving full & final payment. No complaint will be entertained after the possession of the unit is given. After the intimation for taking the possession if the buyer fails to take the possession of the unit, Rs. 5/- per Sq ft. monthly charges will be levied on the buyers.

Signature of Applicant _____ **Full Name of Applicant** _____

Terrace Right:

Lotus : Buyer Right

Tulip G+2 : No Buyers right

Tulip G+1 : Company right

Jasmin Ground : Buyers Right

Jasmin G+1 : No buyers right

MAINTENANCE AGREEMENT

Promoter has arranged an agency for the maintenance of house only for interanal electrical, internal water works, hardware fittings of doors and window shutters, only. Only labour for repair will be provided by the agency and material will be purchased by buyers in case of any replacement is required. Civil, wooden, paint and flooring work is not included in this maintenance. Buyers has to pay Rs. 2000/- for the above maintenance service. If Buyer wants this service an agreement will be made on stamp paper and in case buyers does not want this services, buyers has to file an affidavit on stamp paper that he/she do not want this service.

Signature of Applicant _____ **Full Name of Applicant** _____

AFFIDAVIT

(To be typed on Stamp Paper of Rs. 10/- and attested by a Notary)

M/S Rossari Constructions Pvt Ltd

309, III FLOOR, DEEP COMPLEX, BEGUM BRIDGE ROAD, MEERUT(U.P)

I,Shri/Smt/Km.

Son/Daughter/Wife of Shri.....

Resident of

Solemnly make this statement that:

I/we have read and understood all the rules, regulations and procedures stated in the brochure and application form for booking a unit in Golden Avenue Residential Colony located at Meerut-Mawana Highway Mawana Khurd.

I have seen all the document like map, plan, dimension, elevation and specifications of the unit which is being booked by me. I do not have any doubt in my mind regarding the unit and colony and I am fully satisfied with the details provided to me.

I further make an statement that I will abide all the rules and regulations of M/s Rossari Constructions Pvt Ltd. in future and I will not claim that I have been denied my right to see the documents related to my unit or my doubts were not cleared at the time of booking of the unit.

Date :

Signature of Person

Rs. 100/- Stamp

AGREEMENT OF INTERNAL MAINTENANCE OF HOUSE

This agreement is made on this _____, between **M/s Rossari Constructions Pvt Ltd** having its H.O. 309, III Floor, Deep Complex, Begum Bridge Road, Meerut through its Director **Shri Sanjay Bansal S/o Shri Prakash Chand Bansal R/o Devnar, 16, Tilak Road, Begum Bagh, Meerut,** hereinafter referred as the first party which expression shall wherever the context so, admits, include their heirs successors, assigns and executors on the First Part.

And

.....**S/D/W of****resident of** hereinafter referred as the Second party which expression shall wherever the context so, admits, include their heirs successors, assigns and executors on the Second Part.

M/s Rossari Constructions Pvt Ltd has acquired/purchased the land through various Sale Deeds and have developed a Residential Colony by the name of "**Golden Avenue**" located at **Meerut-Mawana Road, Mawana Khurd** and have got the said colony approved by Controlled Act Authority Mawana.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. Whereas subject to terms and conditions detailed hereinafter, the second Party has purchased house No.Located at Golden Avenue, Mawana Khurd and is the owner of the house. The first party has appointed an agency for the internal maintenance of the house located in Golden Avenue Colony Mawana Khurd. Internal maintenance of houses includes the repairs and maintenance of internal electrical, internal water line and hardware only. Maintenance charges Rs. 2000/- (Rupees Two Thousand only) per month will be charged for replacement of items. This maintenance charges includes only labour cost for repairs and replacement of items. In case of any items is replaced, the cost of the items will be borne by the second party.
2. The Second party has to agreed Pay Rs. 2000/- per months to the agency arranged for the maintenance by the agency appointed by the promoters for the repairs of the house as mentioned in paragraph 1 above.
3. The second party will make the payment of the monthly maintenance installment every month by 05th day of the month, failing which first party will not make any repair in the house.
4. That any differences or dispute arising between both parties concerned from this agreement and/or relating to the said unit shall be decided through arbitration in accordance with the provision of the arbitration conciliation act 1996 at Meerut Jurisdiction only.

In witness where of the parties have put their hands on this deed of agreement on the

.....

Witness:

(First Party)

(Second Party)

AFFIDAVIT

(To be typed on Stamp Paper of Rs. 10/- and attested by a Notary)

M/S Rossari Constructions Pvt Ltd

309, III FLOOR, DEEP COMPLEX, BEGUM BRIDGE ROAD, MEERUT(U.P)

I,Shri/Smt/Km.

Son/Daughter/Wife of Shri.....

Resident of

Solemnly make this statement that:

I/we have read and understood all the rules, regulations regarding arrangement and appointment of an agency by M/s Rossari Constructions Pvt Ltd. for the internal maintenance of the house located in Golden Avenue Colony Mawana Khurd. Internal maintenance of houses includes the repairs and maintenance of internal electrical, internal water line and hardware only. Maintenance charges Rs. 2000/- (Rupees Two Thousand only) per month will be charged for replacement of items. This maintenance charges includes only labour cost for repairs and replacement of items. In case of any items is replaced, the cost of the items will be borne by the second party.

I/We are not interested for availing the services of internal maintenance of house .being provided by M/s Roosari Constructions Pvt Ltd.

I further make an statement that I will not claim in future that I have been denied my right to avail the internal maintenance services being provided in the colony through any agency appointed by M/s. Rossari Constructions Pvt Ltd.

Date :

Signature of Person

Details of Unit Price

1. Basic Unit Price Rs.
(In words)
.....
{Inclusive all Applicable Taxes, (if any)}
2. Monthly Maintenance Charges Rs.for a period of one year
from the date of possession from date.....to date.....

Stage on Bookings

Dt No. Amount Due

In Words

Payment terms settled

[illegible]