

# Heritage Greens

**Radha Tower Skippers Pvt. Ltd**

*Site Office : Heritage Greens, G.h.-04,  
Radha Puram Extn., Mathura-Vrindavan Road, Mathura, U.P.*

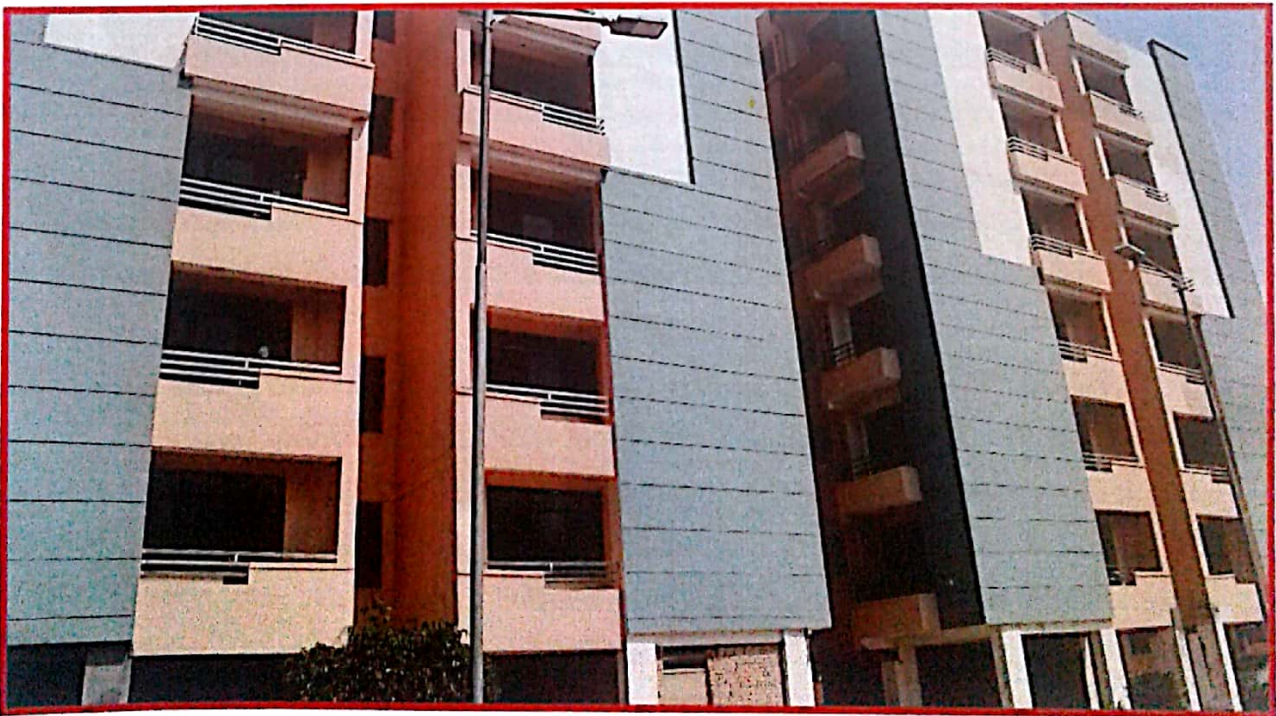
**Call : 0565- 2530 110**

**1 BHK & 2 BHK Premium Apartments**

**BOOKING FORM**



**Actual Photograph**



**Project RERA Registration No. : UPRERAPRJ7479**

## BOOKING FORM

Application for booking of an apartment/flat no- \_\_\_\_\_, \_\_\_\_\_ Floor at  
"HERITAGE GREENS", situated at Plot No. GH-04, Radha Puram Extension, Mathura Vrindavan Road,  
Mathura.U.P.

M/s Radha Tower Skippers Pvt. Ltd.

Dear Sir/Madam,

- a) It is requested that the applicant may be allotted a flat in the constructed project "Heritage Greens" as per the Companies payment plan/ down payment.
- b) The applicant encloses here with a sum of Rs. \_\_\_\_\_ (Rupees  
\_\_\_\_\_ only) i.e. 15% cash/by  
bank draft/cheque no. \_\_\_\_\_ dated \_\_\_\_\_/drawn on \_\_\_\_\_ in  
favour of "Radha Tower Skippers Pvt. Ltd.", payable at \_\_\_\_\_ as booking amount.
- c) The applicant acknowledges that the company has provided all the information and clarifications as sought by the Applicant. The applicant is satisfied with the same. The applicant has also relied on his/her own judgment and conducting enquiry before deciding to apply for purchase of the said apartment. The applicant has not relied upon nor is influenced by any architect's plans, advertisement, representations, warranties, statements of 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 conditions of the said complex/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.
- d) The applicant agrees that if the company allots the said apartment (hereinafter defined) then the applicant agrees to pay the total price (hereinafter defined) and all other amounts, charges and dues as per the payment plan opted by the applicant and/or as and when demanded by the company or in accordance with the terms of this application/agreement (hereinafter defined) that shall be executed by the company in accordance with Company's standard document. The applicant has read and understood the terms and conditions of this application, stated herein after and is agreeable to the same.

**The particulars of the Applicant(s) are given below for Company's reference and record:**

- 1.(i) SOLE OR FIRST APPLICANT(S) Mr./Mrs./Ms. \_\_\_\_\_ S/W/D  
of \_\_\_\_\_  
Nationality \_\_\_\_\_ Age \_\_\_\_\_ Years, Profession \_\_\_\_\_  
Resident Status: Resident/Non-Resident/Foreign National of Indian Origin \_\_\_\_\_  
Income Tax Permanent Account No. \_\_\_\_\_  
Ward/Circle/Special range and place where assessed to Income Tax \_\_\_\_\_  
Mailing Address \_\_\_\_\_



Tel No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
Office Name & Address \_\_\_\_\_

Tel Nos \_\_\_\_\_ Mobile \_\_\_\_\_  
E-Mail ID \_\_\_\_\_

(ii) JOINT OR SECOND APPLICANT (S) Mr./Mrs./Ms. \_\_\_\_\_ S/W/D of \_\_\_\_\_

Nationality \_\_\_\_\_ Age \_\_\_\_\_ Years, Profession \_\_\_\_\_  
Resident Status: Resident/Non-Resident/Foreign National of Indian Origin \_\_\_\_\_  
Income Tax Permanent Account No. \_\_\_\_\_  
Ward/Circle/Special range and place where assessed to Income Tax \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Tel No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
Office Name & Address \_\_\_\_\_

Tel Nos \_\_\_\_\_ Mobile \_\_\_\_\_  
E-Mail ID \_\_\_\_\_

OR

M/s \_\_\_\_\_  
a partnership company duly registered under the India Partnership Act 1932, through its partner  
authorized by resolution dated \_\_\_\_\_ Shri/Smt. \_\_\_\_\_  
(copy of the resolution signed by all partners required).  
PAN/TIN: \_\_\_\_\_ Registration No. \_\_\_\_\_

OR

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. \_\_\_\_\_ authorized by Board Resolution  
(copy of board resolution along with a certified copy of Memorandum & Articles of Associations  
required) PAN \_\_\_\_\_ (Delete whichever is not applicable)

## 2. DETAIL OF APARTMENTS

Apartment No.: \_\_\_\_\_ Floor: \_\_\_\_\_ Type: \_\_\_\_\_  
carpet area: \_\_\_\_\_ sq. mtr. i.e. \_\_\_\_\_ Sq. Ft. approx total super area  
\_\_\_\_\_ sq. mtr. i.e. \_\_\_\_\_ sq. ft. including PLC

A) Car Parking:  
(1) Covered Car Parking

B) Power Backup common areas (mandatory one time charge) :  
for 1bhk Rs.15,000/-, for 2 bhk 30,000/-  
: \_\_\_\_\_

- C) **Interest Free Maintenance Security (mandatory):**  
for 1 bhk Rs.18,000/-, for 2 bhk Rs.31,000/-

Rs. \_\_\_\_\_ per sq. mtr i.e. \_\_\_\_\_ sq. ft. X \_\_\_\_\_ = Rs. \_\_\_\_\_

- D) **Meter Charge (mandatory):** (Rs.15,000/-for 2 KWA for 1 bhk,  
Rs.25,000/- for 2 KWA for 2 bhk)

Rs. \_\_\_\_\_

- E) **Maintenance Charge (mandatory):** \_\_\_\_\_ :

Rs. \_\_\_\_\_

(as per prevailing rate of maintenance at the time of offer of possession)

- F) **Total cost of flat including all taxes:** \_\_\_\_\_

- a) Basic Cost @ \_\_\_\_\_  
b) Other charges @ \_\_\_\_\_ (GST, Service Tax, VAT and  
other charges levied or leviable by competent authority will be chargeable)

#### **DECLARATION**

This Applicant does hereby declare that the above particulars/information given by him/her is true and correct and nothing has been concealed there from. I also authorize builder to forfeit 15% amount of total sale consideration and cancel the allotted flat if I/We failed to deposit the agreed total sale consideration within stipulated period i.e. 60 days from the date of booking.

Yours faithfully

Date \_\_\_\_\_

Signature of First Applicant

Place \_\_\_\_\_

Signature of Second Applicant

#### **4. FOR OFFICE USE ONLY**

Mode of Booking: Direct/ Agent \_\_\_\_\_  
Location Booked \_\_\_\_\_ Date of Booking \_\_\_\_\_  
Booklet Filed / Approved by: \_\_\_\_\_ Date \_\_\_\_\_

Payment annexure – P/A-1

The applicant has promised to make the payment for the flat booked by him is as follows-

PAYMENT SCHEDULE		
S.No.	Description/ time of payment	Amount /percentage
1	Booking Amount 15%	
2	Within 60 days %	
	Possession IFMS + maintenance charges for one year i.e.	

Total cost of flat: \_\_\_\_\_

Flat number: \_\_\_\_\_ type- \_\_\_\_\_

Applicant name: \_\_\_\_\_

Possession date : \_\_\_\_\_ (subject to timely and full payment made by the applicant, along with all dues paid.)

Signature of Applicant .....

Signature of Co-Appllcant .....



## **Terms and Condition**

### **1.. Nature of Booking**

- a). *This is a booking form for constructed flat at - "HERITAGE GREENS", at Radha Puram Extention, Mathura.*
- b). *The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Flat Buyer's Agreement /Agreement is executed.*
- c). *That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impartable and undivided share in the land are underneath the plot. The intending Allottee(s) shall not be construct any thing on the terrace. The proposed allottee has booked the constructed flat and also satisfied with quality of construction and seen the amenities i.e jogging track & park its location layout and fully satisfied prior to booking. The builder has applied for completion certificate with the authority (MVDA)for above said project.*

### **2.. Mode of Payment**

- a). *All payments from outstation locations are to be paid through Demand Drafts only. Demand Drafts/local cheques are to be made payable to Radha Tower Skippers Pvt. Ltd. The purchaser must insist on a duly signed receipt from authorized personnel.*
- b). *That the schedule of instalments under Payment Plan – P/A-1 shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.*
- c). *That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in payment by charging interest @ 15% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accure to any other defaulter intending Allottee(s).*

### **3.. Delayed Payments**

- a). *Interest at the rate of 12% per month shall be charged on all delayed payments of agreed amount.*

### **4.. Cancellation Charges**

- a). *In case of cancellation either of booking or agreement 15% of the total sale consideration along with the statutory charges will be forfeited .*
- b). *Refund shall be made to the purchaser within 90 Days from the receipt of cancellation letter along with all original documents, with valid reason for cancellation, after adjusting the statutory deduction and on sale of flat.*

### **5.. Possession**

- a). Since it is a constructed project, hence possession will be handed over within a stipulated period of \_\_\_\_\_ months / date \_\_\_\_\_ month \_\_\_\_\_ & year \_\_\_\_\_, subject to payment of total sale consideration including taxes, as decided in payment annexure – P/A-1.
- b). That in case the intending Allottee(s) fails to take possession of Apartment within given "Fit-out-period", Rs. 5/- per sq. ft. will be charged as watch & ward charges for the delay per month till physical possession and Rs. 10/- per sq. ft. on account of maintenance charges will be chargeable on super area..
- c). The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

**6.. Other Terms and Conditions**

- a). Other terms and conditions mentioned in **Agreement** shall apply.
- b).. That the intending Allottee(s) has/have to pay one year advance Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project..
- c). That the Interest Free Security Deposit (IFMS) give by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s)/Resident Welfare Association (RWA) at the time of transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA. It is also agreed that in case of urgency, the builder may utilized the above said for the welfare of the project.
  - (i).. All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.
  - (ii).. Security gates with intercom, lift rooms at terrace without terrace right.

**Note:** Roof Top, spaces for commercial, parking spaces or tot-lots, space for public amenities, (excepting what has been allotted by an agreement to intending Allottee(s) shopping centers & other unsold property of builder will remain the property of the Builder. Maintenance charges will be applicable on sold flats.

**7.. Registration & Other Charges**

- a). Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser. It was further agreed that after registration of Sale Deed, if additional amount in the name of infrastructure of surcharge will be imposed by authority in the name of developer the enhanced rate will be divided proportionately amongst all Allottee.
  - b). Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.
- 8..** That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other



purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

- 9.. That the Apartment shall be used for activities as are permissible under the Law.
- 10.. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).
- 11.. That in case, the intending allottee makes any payment to any other person/company, except **Radha Tower Skippers Pvt. Ltd.** against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.
- 12.. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER', the intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Ghaziabad, (U.P.), India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force.
- 13.. **Jurisdiction:** The High Court of Allahabad and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

Signature of Applicant .....

Signature of Co-Applicant .....