



APPLICATION FORM

APPLICATION FOR ALLOTMENT OF APARTMENTS IN THE RESIDENTIAL PROJECT
NAMED "JNC GREENWOODS" SECTOR-3, VASUNDHARA

JNC Constructions Pvt. Ltd.
GH - 01, Sector -3, Vasundhara
Ghaziabad

Dear Sir/s,

I/We request that I/we may be registered for Allotment of a Residential Apartments in your upcoming Housing Project "JNC Greenwoods" being developed and constructed by your company on the Group Housing, at Plot No. GH-01, Sector- 3, Vasundhara, Ghaziabad

I/We agree to sign and execute, as and when desired by the company (on confirmation of allotment), the Allotment Letter/Buyer's Agreement on the Company's standard format contents whereof have been read and understood by me/us and I/we shall be bound by them. I/we agree to abide by the terms & conditions enclosed with this application form.

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

I/We further agree to pay the installments or basic cost and allied charges as stipulated / demanded by the company and / or as contained in the payment plan opted by me.

My/Our particulars are given below :-

1. First Applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
Date of Birth _____
Profession _____
Designation _____
Company/Firm Name _____
Residential Status : Resident/Non-Resident/foreign National of Indian Origin.
Nationality _____
Residential Address _____
Office _____
Tel. Res. _____ Off. _____ Mobile _____
Fax No. _____ E-mail _____
Marital Status _____ No. of Children _____
Income-Tax Permanent Account No. / Ward No.(Mandatory) _____
Passport No. _____

Photograph

2. Co-Applicant Mr./Mrs./Ms.
 Son/Wife/Daughter of Mr./Mrs.
 Date of Birth
 Profession
 Designation
 Company/Firm Name
 Residential Status : Resident/Non-Resident/foreign National of Indian Origin.
 Nationality
 Residential Address
 Office
 Tel. Res. Off. Mobile
 Fax No. E-mail
 Marital Status No. of Children
 Income-Tax Permanent Account No. / Ward No. Passport No.

Photograph

3. Second Co-Applicant Mr./Mrs./Ms.
 Son/Wife/Daughter of Mr./Mrs.
 Date of Birth
 Profession
 Designation
 Company/Firm Name
 Residential Status : Resident/Non-Resident/foreign National of Indian Origin.
 Nationality
 Residential Address
 Office
 Tel. Res. Off. Mobile
 Fax No. E-mail
 Marital Status No. of Children
 Income-Tax Permanent Account No. / Ward No.
 Passport No.

Photograph

4. Details of Apartment
 (i) Unit No. (ii) Block/Tower Name (iii) Floor
 (iv) Super Built up Area (v) Type of Accommodation

Payment Plan Option : [A] Down Payment Plan [B] Flexi Payment Plan [C] Installment Payment Plan

5. Basic Sale Price (BSP) Rs.
 Interest Free Maintenance Security Rs.
 PLC (if any) : Rs.
 Other (if any) : Rs.
 Car Parking
 Covered @ Rs. Total No. Total Cost
 Open @ Rs. Total No. Total Cost
 Extra Large @ Rs. Total No. Total Cost
 Terrace Charges @ Rs. Sq. ft. Total Charges Rs.
 Power Backup Charges
 Servant/Store Room Rs.

Store (Basement / stilt) Rs. _____
EEC & EDC Charges Rs. _____
Total Cost of the Apartment Rs. _____

Note: Interest free maintenance security @ Rs.20/- per sq. ft. of the Super area shall be paid extra (Non- Refundable).

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 therefrom. I/We agree that any allotment based on this application shall be subject to the basic terms and Conditions attached to this application. I/We shall abide by the terms and conditions, and the payment plans attached to this application, and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the Flat, my/our claim shall be limited only to the refund of the deposited amount without any interest.

Signature of Applicant Signature of Co-Applicant Signature of Second Co-Applicant

Place : _____ Date : _____

For Office Use only

Receiving Officer

Name _____ Signature _____ Date _____

6. BOOKING : DIRECT/THROUGH SALES ORGANISER

7. Sales Organiser's Name & Address, Stamp with Signature _____

8. Check List for Receiving Officer :

- (a) Booking Amount cheques/drafts
- (b) PAN no. & copy of PAN Card/Undertaking
- (c) For Companies : Memorandum & Articles of Association and Certified copy of Board Resolution
- (d) For Foreign National of Indian origin : Passport photocopy/funds from NRE/FCNR A/c
- (e) For NRI* copy of Passport & Payment through NRE/NRO A/c

Date : _____

Place : _____

Chief Manager Marketing

BASIC TERMS AND CONDITIONS:

- The applicant(s) has applied for allotment of a Residential Flat (hereinafter referred to as the unit) proposed to be constructed in the state of the art Residential Project titled "The Park" (said Project being conceived and developed by JNC Constructions Pvt.Ltd. at Plot No. GH-01, Sector - 3, Vasundhara, Ghaziabad.
- The allotment of the Unit is entirely at the discretion of the Company.
- Club membership for allottee(s) will be available through separate agreement at the sole discretion of the Company.
- The Applicant(s) has fully satisfied himself about title, right and interest of the company in the plot of the land which is approved by Ghaziabad Development Authority / UP Awas Vikas Parishad, on purchase basis which the project is being developed and has further understood all limitations and obligations in respect thereof.
- The Applicant(s) has examined the plans, designs, specifications of the Unit which are tentative and agree that Company may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the interest of the project or as may be done by any competent authority. The applicant(s) agree that no claim, monetary or otherwise will be raised in case of any change. It is clarified that the initial rate of booking of the Unit will be applicable on the changed area in case of refund or demand.
- Timely payment of instalments of basic sale price and allied charges pertaining to the unit, is the essence of the terms of booking/allotment. Penal interest 24% shall be payable by the applicant(s)/allottee(s) in case of failure to pay the instalment and other dues by due dates. However, if payment is not received within 30 days from the due date or in the event of breach of any of the terms and conditions of this allotment by the applicant(s)/allottee(s), the allotments will be cancelled at the discretion of the company and the earnest money paid to the company by the applicant(s), allottee(s) shall be refundable to the applicant(s)/allottee(s) without any interest after the said unit is allotted to some other intending allottee.
- All payments by the applicant(s)/allottee(s) shall be made to the company through demand drafts/cheques drawn upon scheduled banks in favor of M/s. JNC Constructions Pvt Ltd payable at Delhi/New Delhi only.
- Transfer of the said Unit, in case of allotment thereof, by the applicant(s) shall be permissible at the sole discretion of the company of payment of such administrative charges as may be fixed by the company from time to time.

- All statutory charges and other levies demanded or imposed by the authorities shall be payable proportionately by the applicant(s) from the date of booking as per demand raised by the company.
- The applicant(s)/allottee(s) of the unit shall pay, as and when demanded, the maintenance charges including security deposit & sinking fund for providing, maintenance and up-keeping the said project and the various services therein, as may be determined by the Company or the maintenance agency appointed for this purpose.
- Applicant(s)/Allottee(s), having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act 1999 and/or any other statutory provisions governing this transactions which may inter-alia involve remittance of payments/considerations acquisition of immovable assets in India. In any such permission is ever refused or subsequently found lacking by any Statutory Authority/ The company, the amount paid towards booking and further consideration will be returned by the company as per rules without interest and the allotment cancelled forthwith. The Company will not be liable in any manner on such account.
- The company shall have the first lien and charge on the Said Unit for its dues and other sums payable by the applicant(s)/allottee(s) to the Company.
- Loans from financial institutions to finance the said unit may be availed by the applicant(s)/allottee(s), however, the amount shall not be responsible in any manner if any particular institution/Bank refuses to finance the allotted Unit on any ground.
- The applicant(s)/allottee(s) undertakes to abide by the company's laws, rules and regulations applicable to the said Unit/Project.
- In case the Company is forced to abandon the said Project for any reason, the Company shall be liable to refund the amount paid by the applicant(s)/allottee(s) without any interest and compensation within six months from the happening of such eventuality.
- The applicant(s)/ allottee(s) shall, before taking possession of the Unit, must clear all the dues towards the Unit and have the Lease Deed for the said Unit executed in his favor after paying Registration fee/charges, stamp duty and other charges/expenses.
- The applicant(s) shall use/cause to be used the Said Unit for residential purpose only, and not for any other purpose.
- Detailed terms and conditions shall form part of the Allotment Letter which the applicant(s)/allottee(s) shall execute on confirmation of allotment.
- To settle any confusion regarding any matter herein or anything being not covered/clarified herein. It is agreed by the applicant(s) that reference shall be made to the detailed terms of the allotment Letter, terms whereof has been seen, read and understood/accepted by the applicant(s).
- The applicant(s) shall get his complete address registered with the company at the time of booking and it shall be his responsible to inform the Company by registered A.D. letter about all subsequent changes in the address, failing which, all demand notices and letters posted at the first registered will be deemed to have been received by him at the time when those should ordinarily reach such address and he shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications the reference of the allotted Unit must be mentioned clearly.
- In case there are joint applicant(s) all communication shall be sent by the applicant whose name appears first, at the address given by him for mailing and which shall for all purpose be considered as served on all the applicant(s) and no separate communication shall be necessary to the other named applicant(s).
- If for any reason the booking of the Apartment is cancelled by the intending Allottee(s)/ Company, then 10% of the basic price of Apartment would be forfeited and balance amount will be refunded without any interest.
- Installment call Notice / Through email / Demand letter if issued by the Company to the effect that installment has become due as stated above shall be final and binding.
- Any request for any change in construction or specification of any type in the Apartments from the intending Allottee(s) will not be entertained/ allowed.
- The intending Allottee(s) agree(s) and undertake that before or after taking possession of the Apartment or at any time hereafter, he/she/they shall have no right to object to the company constructing or continuing with the construction of the other buildings adjoining to or otherwise in the building/ Apartment.
- That all disputes arising shall be settled through arbitrator in accordance with the provision of arbitration & conciliation act 1996.
- I/We have fully read and understood the terms & conditions mentioned herein above and agree to abide by the same.

Signature of Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant



JNC CONSTRUCTIONS PVT. LTD.

Site Office : Plot No. GH-01, JNC Greenwoods, Sector-3, Vasundhara, Ghaziabad (U.P.)

Corp Office : H-1A/20, Sector- 63, Noida-201301, U. P. (India) Ph.: 0120-3295887

Website : www.jncgroup.in, **Email :** sales@jncgroup.in