

APPLICATION FORM

To
SNG Developers Ltd.
112,Indraprakash Building,
21 Barakhamba Road,
New Delhi-110001.

Sir,
I / We request that I/We may be responsibility allotted a Resident Flat in your proposed group housing scheme under the Down Payment / Installments payment plan.

I / We remit herewith a sum of Rs _____ Rupees _____ Only by Bank Draft / Cheque
No. _____ Dated _____ Draw on _____.

In the event of M/s SNG DEVELOPERS LTD.{Hereinafter the country} agreeing to provisionally allot an Apartment. I/ We agree to pay further installments of sale price.
and all other dues as stipulated in this application and the flat buyers agreement and the payment plan as explained to me / us by the company and understood by me / us.

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 flat not with standing the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I / We sign and execute the flat buyers agreement on the company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the company. If, however ,I / We fail to execute and return the flat buyers Agreement within thirty {30} days from the date of its dispatch by the company then this application shall be treated as a cancelled only at the sole discretion of the company and the earnest money paid by me / us stand forfeited. I / We are making this application with the full knowledge that the building plans for the building in which the flat applied for is located are not yet sanctioned by the competent authority.

I / We agree to abide by the terms and conditions of this application including those relating to payment of sale price and other charges, forfeiture of earnest money as laid down herein and the execution of flat buyers agreement.

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

1. Sole or first applicant Mr./Ms
S / W / D of.....
Nationality.
Profession.....
Residential statusResident.....non Resident
Foreign national of Indian Origin
Income tax Permanent Account no.
Ward / Circle / Special range and place where assessed of Income tax
Permanent Address.....
..... Pin code.....
Tel.no. Fax no.
Email id. Mobile no.

Please affix
your
photograph

Signature of the intending Allottee{s}

2. Second Applicant Mr./Ms
 S / W / D of.
 Nationality.
 Profession.....
 Residential statusResident.....non Resident
 Foreign national of Indian Origin.....
 Income tax Permanent Account no.
 Ward / Circle / Special range and place where assessed of Income tax
 Permanent Address.....
 Pin code.....
 Tel.no..... Fax no
 Email idMobile.no.

Please affix
your
photograph

3.[A] DETAILS OF FLAT:

Type	Tower Name	No./Tower	Unit No	Floor	Square Area		Rate / Sq. Ft BSP	Discount if any	PLC	Net. BSP
					Sq. Mtr	Sq. FT				P /Sq. Ft.

Car parking space Covered.....Number..... Open.....Number.....

[B] FINANCIALS OF FLAT:

	Rate per Sq Ft.	Total Amount{Rs}
Basic Sale Price	Rs.	
External Development Chargers/ Internal development Charges	Rs.	
Preferential location charges	Rs.	
Car parking space[Open / Covered]	Rs.	
Club Membership	Rs.	
Registration Charges	Rs.	
Interest fee Maintenance Charges	Rs.	
Other Charges if any	Rs.	
Total	Rs.	

4. PAYMENT PLAN: ☐ Down payment ☐ Inatallment plan ☐ Construction link plan ☐ Time link plan

Whether availing home loan ☐ YES ☐ NO

5. Declaration

I / We the application (s) do hereby declare that my / our application for my allotment by the company is irrevocable and that above particulars / information given by me / us are true and correct and nothing has been concealed there form.

Yours faithfully.

Date: Signature of first applicant(s) Signature of second Applicant(s)

Place: Signature of first applicant(s) Signature of second Applicant(s)

FOR OFFICE USE ONLY

Application Status	Accepted	Rejected
Flat No. _____ Tower NO. _____		
Floor _____ Super Area _____ sq. mtr /sq. ft. (approx.)		
Registration amount received vide receipt no:DatedFor Rs. { }		
Modes of bookingDirectBroker.....		
Sales Officer.....		
Any special officer remarks.....		
Check list for Receiving Officer:		
(a)Booking Amount cheques / drafts		
(b)Customer's signature on all pages of the application form.		
(c)PAN No. & copy of PAN CARD / undertaking .		
(d) For companies : Memorandum & Articles of Association and Certified copy of Board Regulation.		
(e) For foreign Nationals of Indian Origins: passport photocopy /Funds from NRE / FCNR. A/C.		
(f) For NRI: Copy of Passport & payment through NRE / NRO A/c.		
DATE :		
Place:	Sale officer	Authorized Signature

TERMS AND CONDITION

INDICATIVE TERMS AND CONDITIONS FORMING A PART OF THIS APPLICATION FOR ALLOTMENT AT ANANDKUN,VIBHAV NAGAR FIROZABAD

The terms and condition given below are of indicative nature with a view to acquaint the applicant with the terms and condition as comprehensively set out in the standard Flat Buyers' Agreement which would be executed between the intending allottee and the company.

1. That the intending allottee has applied for allotment of the unit in the residential complex after satisfying him / her / them with full knowledge and subject to all the laws / notification and rules applicable to this area which have been explained to him / her / them in their vernacular language by the developer and understood by respect.
2. That the intending allottee(s) had satisfied him / her / them about interest and title of the developer in the land on which the said residential complex is being constructed and Has understood all limitation and obligation in respect thereof. The intending allottee (s)agree that they there will not be any further investigation or objection by him/ her/ them in this respect.
3. That the intending allottee(s) has accepted the plans, designs, specification shown to him / her/ them which are tentative and agrees that the developer may make such variations , additions, alternation and modification therein as it may, in its sole discretion ,deem fit and proper as may be required and the intending allottee (s) hereby gives him / her / their consent to such variation and modification.

4. That the intending allottee (s) shall pay to the company the total consideration [total price payable] as per the payment plan annexed hereto.
5. That the allotment of Flat is the discretion of the company and the company has a right to reject any offer/application.
6. The intending allottee(s) agree that he/ she shall pay the price of the unit on the basis of the super area and all the other charges as and when demanded. He / she also agree to make all payments through demand draft / cheque drawn upon payable at Delhi / Firozabad in the same name of SNG Developers Ltd.
7. That the intending Allottee(s) shall pay in respect of the Flat, the basic sale price and other charges on the base of “super Area” which shall mean and include the covered area, verandah and balcony. Inclusive of the area under periphery walls. Area under the columns and walls, area utilized for staircase, walls passage mummy and utility areas, common area etc.
8. That 20% of the total sale consideration shall constitute the “Earnest money “. Timely payment of each instalment of the total sale consideration i.e. basic sale price, EDC, IDC, PLC and other charges as stated herein is the transaction / agreement. In case of payment of any instalment as may specified is delayed then the applicant (s) shall pay interest on the amount due @18% p.a. compounded. However, if the intending allottee fails to pay any of the instalment with interest within the due date or time stipulated by the company, the company may as its sole discretion forfeit the booking amount paid by the intending allottee up to the earnest money and other charges including late Payment charges and interest deposited by the intending allottee and in such an event the allotment / booking shall stand cancelled and the intending allottee shall be left with no right, lien or interest on the said booking or flat if allotted shall have the right to sell the said Flat to any other person . Further the company shall also be entitled to terminate / cancel this allotment / booking in the event of defaults of any terms and condition of the application,
9. That basic sale price of the Flat is firm at the time of booking but in future if there is significant increase in the cost of raw material it will be passed on to the intending allottee(s) proportionately.
10. That the total price of the payable is inclusive of the external development charges [EDC] and internal development work [IDC] charges fixed by the Uttar Pradesh (U.P) Govt. at present.
11. That all taxes and statutory levies (exclusive of charges mentioned charges clause 7) presently payable in relation to land comprised in the project have been included in the price of the Flat. However, in case, any further tax / charges are imposed by the Govt. or other statutory authorities, the same shall be payable by the intending allottee(s) proportionately on demand by the company.
12. That if for any reason the company is not in position to allot the flat applied for the company shall be responsible only to consider allotment of alternative property or refund of the amount deposited with simple interest at the rate of 9% per annum. However the company shall not be liable for any compensation on this account.
13. That the company shall have the right to effect suitable and necessary alteration in the layout plans, if and when found necessary. Such alternation shall be binding on the allottee(s) the alternation may include charges in location, number, boundaries and area of the said premises. Further, if there is any increase or decrease in the built –up area of the said premises such charge area shall intern – alia entail proportionate increase or decrease in the sale consideration of the flat. To implement any such change if considered necessary a supplementary agreement, may be executed with the intending Allottee(s).
14. That the specification of the flat are subject to change as necessitated during construction .in such an event material of good quality shall be used
15. That after completion of Flat and receipt of full consideration , stamp duty, other charges payable by the intending Allottee(s) the conveyance deed shall be executed in favour of the intending allottee(s) .presence of the allottee(s) is required before the registration authorities and the intending allottee(s) shall make himself / herself/ themselves for the purpose.
16. That the intending allottee(s) shall take possession, failing which the intending allottee(s) shall be deemed to have taken possession of the flat. In such a case the company shall not be responsible for any loss or damage to the finishes / fitting / fixtures in the Flat occasioned due to failure of the intending allottee(s) to take possession within the stipulated time. Besides ,holding charges @Rs.5/- per sq. ft. per month and the maintenance charges, as determined by the company /maintenance Agency ,shall also be payable by the deemed possession.
17. That the intending allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas and services and faculties & installation of the complex, more specifically described in the Maintenance Agreement. The said agreement spell out in detail the services and faculties to be provided and maintained in relation to the Flat.

18. The intending allottee(s) shall execute the standard Flat buyer's agreement with the company, within 30 days from the date of communication as and when issued by the company failing which booking will be cancelled as per cancellation terms.
19. That the intending allottee(s) shall pay maintenance of various common services and facilities (excluding internal maintenance of the Flat) in the Flat. As determined by the company or its nominated agency until those services are handed over to the association of residents. The maintenance charges shall be payable in the manner as stipulated in the maintenance agreement.
20. Further, in addition to the payment of maintenance charges, the intending allottee(s) shall pay interest free maintenance security (IFMS) for maintenance of common services and facilities.
21. The force majeure circumstances which inter alia include delay on account of non-availability of steel, cement or other building materials or water supply or electric power or slow down strike or due to dispute with the construction agency employed by the developer, civil commotion, or by reason of war, or enemy action or earthquake or act of god, delay in certain decision / clearances from statutory bodies or if no delivery of possession is as any notice, order, rules or notification of the Govt. / any public or competent authority or of the court or for any other reason beyond the control; of the developer or in any of the aforesaid event the developer shall be entitled to a reasonable corresponding extension of the said unit on account of force majeure circumstances.
22. That the intending allottee(s) is entitled to get the name of his nominee substituted in his / her place, with prior approval of the company, after depositing administrative charges. the company may in its discretion permit the same on such conditions as it may deem fit and proper and the payment of admin as per the guide lines issued by the local authorities if any, in this regard.
23. In case there are joint intending allottee, all communication shall be sent by the company to the applicant / intending allottee 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 intending allottee and no separate communication shall be necessary to the other named intending allottee.
24. That the intending allottee(s) undertake to comply abide by all the laws, rules, regulation, bye, guidelines & instruction issued by the government or other authorities and made applicable to the said Flat. It is abundantly made clear that in respect of all remittances, acquisition / transfer of the said unit, it shall be the sole responsibility of non-resident / foreign national of Indian origin to comply with provision of exchange management act, 1999 or statutory enhancement or amendments thereof and the rules and regulation of the reserves bank of India or any other applicable law and provide the developer with such permissions, approvals which would enable the developers to fulfil its obligation under flat buyer's agreement.
25. That Delhi courts alone shall have the jurisdiction in all matters arising out of and / or touching or concerning this transaction.
26. The attending allottee agrees that the company shall have the right to raise finance / loan from any financial institution / bank for the project by way of mortgage / charge / securitization.
27. If the cheque submitted by the intending allottee(s) is dishonoured, then the application would be deemed cancelled / terminated by the company on its own direction.
28. The applicant shall not put up any name or sign board, neon sign, publicity or advertisement material or anything material such as hanging of clothier etc. that is aesthetically bad outside / inside the unit or on the external façade of the building or anywhere on the exterior of the building or the common areas. That the allottee(s) do not have the permission to use generators the applicant shall not change colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
29. The intending allottee(s) further agrees that the company shall have the right to transfer ownership of the said project in whole or in parts to any other entity such as partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale / disposal / or any other arrangements as may be decided by the company without any intimation to the intending allottee shall not raise any objection in this regard.
30. The intending allottee(s) further agrees and gives his consent that in case at any point of the time during the construction of the project or thereafter, but before grant of possession if far is increased for any reason including change of law or for any other reason whatsoever then the company shall be allowed to utilize the same and may built further or may construct further flats in the said building subject to rules and regulation. However the ownership and usage of terrace rights will always remain with the developers.

I / We have read and understood the above mentioned terms and condition and agree to abide by the same. I /We understand that the terms and conditions given above are of indicative nature with a view to acquaint me / us with the terms and condition as comprehensively set out in the standard Flat buyer's agreement which shall supersede the terms and condition set out in this application. I / we are fully conscious that it is not in cumbent on the part of the company to send us reminders / notices in respect of our obligation as set out in this application and / or standard flat buyer's agreement and I / we shall be fully liable for any consequences in respect of defaults committed by me / us in not abiding by the terms and condition contained in this application and /or standard flat buyer's agreement. I / we have sought detailed explanation and clarification from the company and the company has readily provided such explanation and clarification and after giving careful consideration to all facts terms, conditions and representation made by the company, I have now signed this application from paid the monies thereof fully conscious of my liabilities an obligation including forfeiture of earnest money as may be imposed upon me. I / We further undertake and assure the company that in the event of cancellation of my / our provisional and / or final allotment either by way of forfeiture or refund of my / our monies whatsoever including but not limited to as set out in the terms and condition provided in this application, I /We shall be left with no right, title, interest or lien on the Flat applied for and provisional and / or finally allotted to me / us in any manner whatsoever.

I / We the above intending allottee do hereby declare that the above particular / information given by me / us are true and correct to the best of my / our knowledge and nothing has been concealed therein.

I / We also declare that the above terms and condition have been read / understood and the same are acceptable to me /us.

Date:

Place:

Signature of the intending allottee(s)