

# APPLICATION FORM

## KDP GRAND SAVANNA

G H A Z I A B A D

APPLICATION FOR ALLOTMENT IN THE RESIDENTIAL PROJECT  
NAMED "GRAND SAVANNA" AT NOOR NAGAR GHAZIABAD (U.P.)

M/s KDP INFRASTRUCTURE PVT. LTD.  
D-247/29, Sector-63  
NOIDA

Dear Sir/s,

I/We, hereby apply for allotment of a residential apartment in your Housing Project named "GRAND SAVANNA", to be developed and constructed by M/s KDP Infrastructure Pvt. Ltd. (hereinafter referred to as the "company") on land situated at village Noor Nagar, Ghaziabad, U.P.

I/We agree to abide by the basic terms and conditions attached to this Application Form and also agree to sign and execute as and when desired by the company the Allotment Letter and the Buyer's Agreement on the Company's standard form the contents whereof have been read and understood by me/us and I/We agree to abide by them.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)

Vide Bank Draft/Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ being booking money for allotment of a residential apartment.

I/We further agree to pay the installments and additional charges as per the Payment Plan (opted by me/us) as shown in the Price List and /or as stipulated /demanded by the company, failing which the allotment will be cancelled and the earned money alongwith interest if any due shall be forfeited by the company.

**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 India Origin.  
Nationality .....  
Residential Address.....  
Office .....  
Tel. Res.....Off.....Mobile.....  
Fax No.....E-mail Id.....  
Marital Status .....No. of children.....  
Income Tax Permanent Account No. /Ward No.....

2. Second 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 India Origin.  
Nationality .....  
Residential Address.....  
Office .....  
Tel. Res.....Off.....Mobile.....  
Fax No.....E-mail Id.....  
Marital Status .....No. of children.....  
Income Tax Permanent Account No. /Ward No.....

3. Details of Residential Apartment  
(i) Type .....(ii) Tower Name.....(iii) Apartment No.....  
(iv) Floor.....(v) Super Area.....Sq.Mtr.(.....Sq.ft.)



PARTICULARS	DETAILS	AMOUNT	
A. Basic Sale Price (BSP)	@ Rs.....per sq.ft.( .....sq.ft.)		
B. Additional Charges			
(i) External Development Charges(EDC)	@ Rs.....per sq.ft.( .....sq.ft.)		
(ii) Preferential Location Charges (If any)	@ Rs.....per sq.ft.( .....sq.ft.)		
(iii) Car Parking	Semi Covered .....@Rs..... Covered .....@Rs.....		
(iv) Power back – up Installation Charges	@ Rs.....( .....KVA)		
(v) Interest Free Maintenance Security(IFMS)	@ Rs.....per sq.ft.( .....sq.ft.)		
(vi) Club Membership Charges	Rs.....		
(vii) ECC& FFC	@ Rs.....per sq.ft.( .....sq.ft.)		
(viii) Others(If Any)	.....Rs.....		
<b>AT THE TIME OF POSSESSION</b>			
Total (A+B)			
<p>■ Service Tax to be charged extra.</p> <p>■ Stamp Duty, Registration Fee and allied charges for execution and registration of conveyance Deed will be additionally payable by the applicant/allottee before Possession.</p>			
Payment Plan Option      ( ) Down Payment Plan      ( ) Construction Linked Payment Plan			
Mode of Booking      ( ) Direct      ( ) Dealer			
If Through Dealer			
Name		Signature with Stamp	

I/We, the applicant (s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the allotment Letter/Buyer's Agreement , the terms and conditions where of shall ipso-facto be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in me/our address or in my other particular/information, given above, till the booked property is registered in my/our name(s) falling which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall deemed to have been received by me/us.

\_\_\_\_\_  
Name of the Applicant(s)

\_\_\_\_\_  
Signature of Applicant(s)

Place: \_\_\_\_\_

Date: \_\_\_\_\_

Note: (i) All cheques /Drafts to be made in favour of "KDP Infrastructure Pvt. Ltd." Payable at New Delhi/Ghaziabad Only.

(ii) Persons signing the Application Form on behalf of other person/firm/company shall file proper Authorization / Power of Attorney.

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### FOR OFFICE USE

Total No. of Applicants \_\_\_\_\_

Type of Bank Account of Applicants (NRE/NRO/Foreign Nationals) \_\_\_\_\_

Remarks:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Booked By \_\_\_\_\_ Checked By \_\_\_\_\_ Approved By \_\_\_\_\_



## NOTE

1. Service Tax and any other Government charge levied or to be imposed by Central / State Government or concern department till date of handing over Physical Possession of the Apartment shall be born and paid by the applicant.
  2. Registration Expenses, Stamp Duty, Legal Charges, Court Fee and Documentation Charges etc. shall be payable extra at the time possession.
  3. Any extra works executed in the flat shall be charged separately.
  4. Individual Electric Meter Connection charges along with proportionate cost towards load sanction, supply, security deposit, pre-pa billing & monitoring etc. shall be charged extra at the time of possession, as decided by the Company.
  5. External Electrification Charges (ECC) comprise of equipment & installation charges for Transformer, Panels, VCB's Cables, Pump Steel Lighting & Common Area Lighting.
  6. Fire Fighting Connection Charges (FCC) for Automatic Fire Engine and Pump, Wet sprinkler System in Basement and provision for Fire Fighting Equipment on each floor.
  7. The Complex, Maintenance & Facilities, Management services shall be organized by a subsidiary of KDP Infrastructure Pvt. Ltd. or any other agency, so nominated by the developer.
  8. Maintenance Charges shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pump, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex.
- The Proportionate share of Expenses on account of common area electricity consumption, generator power back (individual flat plus common areas) shall be charged extra on Super Area basis of as per actuals / units consumed.**
9. Interest Free Maintenance Security (IFMS) for Facilities Management is a security deposit which shall be used in case of default/arrear in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event KDP Infrastructure Pvt. Ltd. Or its nominee maintenance agency/company ceases to organize the services of facilities management & maintenance.
  10. The Company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 15% of Basic Sale Price (BSF) along with any other dues/outstanding/interest on delayed payment etc., and payment of Administrative Charges @ Rs. 50/- per sq.ft. or any other fee as decided by the Company from time to time.

## BASIC TERMS AND CONDITIONS

- The applicant has applied of residential Apartment to be developed and constructed in the housing project named as "GRAN SAVANNA" (said project) by M/s KDP Infrastructure Pvt. Ltd. (hereinafter referred to as the company") on land situated at Village Noh Nagar Ghaziabad U.P.
- The allotment of the Residential Apartment is entirely at the discretion of the company. The allotment of the said residential apartment shall be provisional and shall be confirmed on the issuance of letter of allotment or signing of buyer's agreement on the company's standard format which has been read and understood by the applicant.
- The applicant has fully satisfied himself about the nature of rights title, interest of the company in the said project. This is to be developed/constructed by the company as per the prevailing by laws/guidelines of the Ghaziabad Development Authority, Ghaziabad U.P and /or other authority and has further understood all limitations and obligations in respect thereof. The applicant further agrees to abide by the terms and conditions of all the permissions, sanctions directions etc. issued by (GDA), Ghaziabad U.P and/or other authority in this regards to the company.
- The applicant has examined the tentative plans, designs, and specifications of the residential apartment and has agreed that the company may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the project or as may be done by any competent authority. The necessary changes/alterations may involve change in position/location of the residential apartment. Change in its dimensions or area etc.
- The applicant agrees the amount paid with the application and in installments as the case may be, to the extent of 15% of the sale consideration of the residential apartment shall collectively constitute the earnest money.
- Timely payment of the installments of the basic sale price and allied charges pertaining to the residential apartment is the essence of the terms of the booking / allotment. However in the event of breach of any of the terms and conditions of the allotment by the applicant, the allotment will be cancelled at the discretion of the company and the earnest money together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited. The balance amount shall be refundable to the applicant without any interest, after the said residential apartment is allotted to some other intending applicant and after compliance of certain formalities by the applicant. The company, however in its absolute discretion may condone the delay by changing penal interest @ 18% p.a. for up to three month delayed from the due date of payment and @ 24% p.a. thereafter on all outstanding dues from their respective due dates.
- The applicant has specifically agreed that if due to any change in the layout, the said residential apartment ceases to be preferentially located, the company shall refund/adjust the amount of preferential located, charges paid by the applicant in the last installment as shown in the payment plan. If due to any change in the layout/building plan, the said residential apartment becomes preferentially located, then the applicant shall be liable and agree to pay the preferential location charges as and when demanded by the company as per prevailing rates.
- All payments by the applicant shall be made to the company through demand drafts /cheque drawn upon scheduled bank in favour of "KDP Infrastructure Pvt. Ltd." Payable at New Delhi/Ghaziabad only.