



APPLICATION FORM

M/s. Aadi Best Consortium Pvt. Ltd.

Site Office : Cloud 9, Plot No. RC-1/2, Sector-1,
Vaishali, Ghaziabad, (UP)

Dear Sir,

I/We request that I/We may be registered for Allotment of a Unit in **Cloud 9 Towers Vaishali** situated at **Sector-1, Vaishali, Ghaziabad (U.P.)** being promoted by **Aadi Best Group** (hereinafter referred to as the company).

I/We agree to sign and execute, as and when desired by the Company, the Allotment Agreement on the company's standard format. I/We have understood and agreed to abide by the Terms and Conditions of the sale as laid down in the format.

I/We hereby undertake that I have gone through the brochure/leaflet of the project and have understood the content. I/We agree to pay further installments and charges for additional items as stipulated/demanded by the company and as contained in the payment option opted by me.

My/Our particulars are given below:

1. First applicant Mr./Mrs./Ms. _____	<div style="border: 1px solid black; width: 100px; height: 100px;"></div>
Son/Wife/Daughter of Mr./Mrs. _____	
DoB _____ Profession _____	
Designation _____	
Company Name _____	
Residential Status, please (✓) : Resident/Non-Resident/Foreign National of Indian Origin	
Residential Address _____	

Office Address _____	

Tel. Res. _____ Off. _____ Mob. _____	
Fax No. _____ E-Mail _____	
Marital Status _____ No. of Children _____	
PAN No./Ward No. _____ Passport No. _____	

COMPANY

APPLICANT

2. Second applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
DoB _____ Profession _____ Designation _____
Company Name _____
Residential Status, please (✓) : Resident/Non-Resident/Foreign National of Indian Origin
Residential Address _____

Office Address _____

Tel. Res. _____ Off. _____ Mob. _____
Fax No. _____ E-Mail _____
Marital Status _____ No. of Children _____
PAN No./Ward No. _____ Passport No. _____

3. Third applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
DoB _____ Profession _____ Designation _____
Company Name _____
Residential Status, please (✓) : Resident/Non-Resident/Foreign National of Indian Origin
Residential Address _____

Office Address _____

Tel. Res. _____ Off. _____ Mob. _____
Fax No. _____ E-Mail _____
Marital Status _____ No. of Children _____
PAN No./Ward No. _____ Passport No. _____

4.	Unit No. Office/Shop	Floor	Super Area (sq. ft.)	Basic Sale Price (Rs./sq.ft.)	PLC Charges (Rs./sq.ft.)		Other Charges (Rs./sq.ft.)	Total Price (Rs.)
					Front	Corner		

5. I. Basic Sale Price (BSP) : Rs. _____ per sq.ft.
ii. Total Basic Cost : Rs. _____
iii. Total charges for additional items : Rs. _____
iv. Total Cost of unit : Rs. _____
(Rupees _____)

6. Reserved Podium Parking for Rs.2 Lacs only ☐ Yes ☐ No

COMPANY

APPLICANT

7. Payment Plan Opted:
(i) Installment Plan (Plan-A) (ii) Down Payment (Plan-B)
8. Nominee _____ Relationship _____
9. Direct/Agent _____

I/We, the applicant(s) do hereby declare that my/our request for allotment is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been misrepresented/concealed therefrom. I/We undertake to inform the company of any change in the above particulars/information particularly the address, till the property, if allotted, is duly registered in my/our name(s).

Signature of Applicant(s) _____ Place : _____
Name of the Applicant(s) _____ Date: _____

Note: All cheques / drafts to be made in favour of “**M/s Aadi Best Consortium Pvt. Ltd.**” payable at New Delhi only.

Terms and Conditions for Booking of Unit in Cloud 9 Towers

1. BOOKING

- 1.1 Mere submission of application for booking of unit does not automatically confer allotment.
- 1.2 The allotment shall be communicated in writing which shall remain provisional till the Allotment Agreement is duly executed between the Applicant and the Company.
- 1.3 The Applicant shall specifically indicate the preference of the unit booked and said preference shall not be allowed to be changed. However, company may at its sole discretion entertain a request for change of category if the unit(s) are available in the desired category.
- 1.4 If the change of category is allowed by the Company, the same shall not be final unless difference in amount along with the interest as payable, has been duly paid by the Applicant.
- 1.5 No application for booking of unit shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant shall pay the registration amount of 10% of the Total Cost of the unit preferred in the booking application.

2. REGISTRATION

- 2.1 The registration amount payable along with the application for booking shall be 10% of the cost of the unit.
- 2.2 The application not accompanied by the registration amount or less registration amount shall be rejected summarily.
- 2.3 The outstation cheque for the booking amount shall not be accepted.

3. PAYMENT

- 3.1 Payment plan as opted by Applicant/Allottee shall not be allowed to be changed.
- 3.2 Timely payment of the Sale Price of the unit as per schedule is the essence of the Agreement.
- 3.3 No late installment shall be accepted beyond a period of one month from due date. Interest chargeable on late payment is 18% per annum.
- 3.4 All payments shall be made by way of Cheque/D.D./Pay Order/R.T.G.S. in the name of the company.
- 3.5 Only those cheques which are issued from the A/C of the Allottee(s) shall be accepted.
- 3.6 Delayed payments made by the Allottee will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the premium due.
- 3.7 Where the booking of the flat is cancelled by the applicant before the execution of the flat buyer agreement, the amount deposited will be forfeited by the company.

COMPANY

APPLICANT

4. BASIC SALE PRICE (BSP)

- 4.1 The BSP may vary at the discretion of the company at any time before acceptance of the application.
- 4.2 The BSP on confirmation of allotment shall remain fixed.
- 4.3 The cost of External Development Charges, if any, imposed by the local authorities/bodies shall be borne pro-rata by each Allottee, which shall be in addition to the BSP.
- 4.4 The BSP, however, shall not include the following:
 - a) Taxes, impositions of levies or duty, service tax as applicable, imposed by the local authorities for the sale of the said unit.
 - b) Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided tentatively. Any increase shall be on Allottee's account on pro-rata basis. cost of power backup installation will also be extra.
 - c) Individual Electric Meter Connection charges shall be extra as applicable
 - d) Charges for providing water and sewage connections by concerned authorities.
 - e) Any change in Govt. taxation or levies shall be charged extra.
 - f) Other charges non-refundable IFMS i.e. Ground Rent/Freehold Charges, Maintenance Charges.

5. SUPER AREA

- 5.1 It is defined as the total built-up area of the unit booked and shall also include walls, windows, balconies, projections etc., proportionate share of areas like staircase, common areas, lifts, walls and areas used/earmarked for installation of essential facilities like electrical sub stations, transformers, water tanks and other facilities.
- 5.2 The total built-up area of the unit may, during the course of construction, change marginally. If there is a change of more than $\pm 3\%$, the BSP of the flat may be increased or decreased depending upon the variation in the area/size of the unit.

6. POSSESSION

- 6.1 The Company assures that possession of the units shall be handed over to the applicant(s) within 42+6 months from the date of start of construction, subject to reasons to force majeure/resoues beyond control of the company.
- 6.2 The company however, if compelled by reasons beyond control such as earthquakes, civil riots, or other circumstances of supervening impossibilities may extend the period of possession beyond the period specified above.
- 6.3 The company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor the applicant(s) will be entitled to claim any compensation for delay.

7. EXECUTION OF AGREEMENT

On acceptance of Applicant/Provisional Allotment, the Allottee shall enter into an Agreement with the company in the prescribed format and shall remain bound by the terms and conditions of the agreement. Unless the Agreement is executed the booking shall remain provisional.

8. **CHANGE OF ADDRESS** : The Applicant/Allottee shall promptly intimate the company about his change of address.
9. On cancellation of booking 20% of the Total unit cost will be deducted.

For COMPANY

APPLICANT(s)

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Site Office: Cloud 9, Plot No. RC-1/2, Sector-1, Vaishali, Ghaziabad, (UP)

For Booking : 9899 979 691, 9582 263 391 - 396 • www.aadicloud9vaishali.com