

## APPLICATION FORM

**Application for booking of a Plot no. \_\_\_\_\_ Block \_\_\_\_\_ Phase-II, at “JASMINE GROVE PHASE-II”, at NH-24, Ghaziabad.**

M/s Savfab Developers Pvt. Ltd.

\_\_\_\_\_  
Delhi.

Dear Sir/Madam,

- a) It is requested that the applicant may be allotted a Plot in the proposed project and/or an exclusive right to use parking space(s) (hereinafter defined) in the said project as per the Company's:-

Payment Plan:- \_\_\_\_\_

- b) The applicant encloses here with a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) cash/by bank draft/cheque no. \_\_\_\_\_ dated \_\_\_\_\_/drawn on \_\_\_\_\_ in favour of “Savfab Developers 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 Plot. 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 Plotted Project. 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 Plot (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 \_\_\_\_\_  
E.Mail ID \_\_\_\_\_ Mobile \_\_\_\_\_

(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 \_\_\_\_\_  
E.Mail ID \_\_\_\_\_ Mobile \_\_\_\_\_

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 PLOT

Plot No.: \_\_\_\_\_ Block: \_\_\_\_\_ area: \_\_\_\_\_  
Sq. Mtr., / Sq.Yds., \_\_\_\_\_

## 3. DETAIL OF PRICING

A	Basic cost of the Plot ( Area x Rate )	
B	Preferential Location Charges	
C	Charges for EDC / IDC	
	<b>Total Basic Price (in rupees)</b>	
D	Charges for electric service connection ( energizing charges)	
	Charges for sewer and water connection charges from the main laid along the road servicing the plot	
	Charges for Club Membership	
	Charges for Power backup	
	Charges for IFMS	
	Charges for Advance Maintenance	
	Charges for any other service etc.	
	GST or any taxes any government levies extra as applicable	
	<b>Total Other Charges (in rupees)</b>	

## 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.

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 \_\_\_\_\_  
 Discount offered: \_\_\_\_\_ Authorized by \_\_\_\_\_  
 Booklet Filed by: \_\_\_\_\_ Date \_\_\_\_\_  
 Booklet Checked by: \_\_\_\_\_ Date \_\_\_\_\_  
 Booklet approved by: \_\_\_\_\_ Date \_\_\_\_\_

## Payment Plan:-

- (a) At the time of booking.....5%
- (b) At the time of allotment.....5% + 50% EDC+IDC
- (c) 60 days of allotment.....15% + 50% EDC+IDC
- (d) 90 days of allotment.....15% + PLC
- (e) 120 days from allotment.....15%

(f) 150 days from allotment.....20%

(g) 180 days from allotment.....20%

(h) At the time of possession.....5%

Signature of Applicant .....

Signature of Co-Applicant .....

### **Terms and Condition**

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

- a). This is a allotment cum plot agreement to sell mentioned overleaf in the project \_ “JASMINE GROVE, Phase-II”.
- b). The booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Allotment cum Plot Agreement to sell is executed.
- c). That as per the Layout Plan it is envisaged that the Plot shall be sold as a residential plot of land.

#### **2.. 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.
- b). Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.

#### **3.. 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 “**Savfab Developers Pvt. Ltd.**” The purchaser must insist on a duly signed receipt from authorized personnel.
- b). That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment cum plot agreement to sell.

- c). That in exceptional circumstances, the Developer may, in its sole discretion condone the delay in payment by charging interest @ \_\_\_\_% per annum. In the event of the Developer waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).

#### **4.. Delayed Payments**

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

#### **5.. Cancellation Charges**

- a). In case of cancellation either of booking or agreement, the statutory charges shall be 10% of the agreed sale consideration.
- b). Refund of 50% value shall be made to the purchaser within 45 Days from the receipt of cancellation letter with valid reason for cancellation, after adjusting the statutory deduction and balance 50% on re-allotment of plot or at the end of one year from the date of cancellation/ withdrawal by allottee, whichever is earlier. The Promoter shall inform the previous allottee the date of re-allotment of the said plot and also display the information on the official website of UP RERA on the date of re-allotment.

#### **6.. Possession**

- a). Since it is a project having number of Apartments & Plots, hence will common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own plot as soon as it is made available for possession.
- b). That the developer shall handed over the Plot within agreed time from the date of execution of Allotment cum Plot Agreement to sell.
- c). That in case the intending Allottee(s) fail to take possession of Plot within 'Stipulated-period', he/she/they will pay penalty as holding charges.
- d). The company shall handover the possession of the completed Plot to the purchaser only on payment of all dues to the company.

#### **8.. Changed in Location of Plot:-**

- a). Due to any unforeseen requirement of authority/company, company has every right to change the Location of Plot.
- b). That if for any reason, whether within or outside the control of the Developer, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

#### **9.. Other Terms and Conditions**

- a). Other terms and conditions mentioned in Allotment cum Plot Agreement to sell shall apply.
- b). In case of non- compliance of agreed term of payment the Developer will charge 12% interest on delayed payment.

- 10.. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the developer at the time of offer of possession to the Maintenance Body of the project/ Plot or any other ground whatsoever.
- a). That the Interest Free Security Deposit give by the intending allottee(s) to the Developer or nominee of the Developer is transferable to the intending Allottee(s)/Resident Welfare Association (RWA) at the time of termination of the “Maintenance Agreement” or transfer of maintenance to the RWA of the City. At the time of handing over of maintenance of the Project/City the charge over the following will be handed over to the RWA.
- (i).. Security gates will be handed over to RWA.
- 11.. That the intending Allottee(s) is aware that various Plots are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said plot for residential purpose and shall not use the aforesaid plot for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other plots in this project, or to use it for any illegal or immoral purpose.
- 12.. That the Plot shall be used for activities as are permissible under the Law.
- 13.. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said plot, the same shall be referred to the sole arbitration of a person to be appointed by the ‘DEVELOPER’, 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. 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.
- 14.. 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).
- 15.. That in case, the intending allottee makes any payment to any other person/company, except **“Savfab Developers Pvt. Ltd.”**, against his/her/their booked Plot, then the intending allottee will be solely responsible and liable for the said payment.

Signature of Applicant .....

Signature of Co-Applicant .....