

The Grande

HAPUR BYPASS MEERUT

APPLICATION FORM

Applicant Name

.....

Address.....

.....



PROVIEW RISHABH

Application Date.....
Project Name.....
Name Of Applicant.....
Father/Husband/Guardian.....
Date Of Birth.....
Residential Status.....
Correspondence Address.....
.....
City.....State.....Pin.....
Company/Firm Name.....
Profession.....Desgination.....
Company Address.....
City.....State.....Pin.....
Tel No(R).....Tel No (O).....
Mobile.....E-Mail.....
Pan No.....

Unit Address.....Block.....Size.....

Co-Applicant.....
Father/Husband/Guardian.....
Date Of Birth.....
Residential Status.....
Correspondence Address.....
.....
City.....State.....Pin.....
Company/Firm Name.....
Profession.....Desgination.....
Company Address.....
City.....State.....Pin.....
Tel No(R).....Tel No (O).....
Mobile.....E-Mail.....
Pan No.....

Payment Plan

 Down
Payment

TLP

CLP

PARTICULARS	AREA	RATE	AMOUNT
Basic Price			
Floor PLC			
Pool Facing PLC			
Road/Park PLC			
Corner PLC			
Car Parking (Open/Covered)			
Club Membership			
EDC			
EEC			
EFC			
IFMS			
Power Backup.....KVA			
Service Tax			
Other Charge if any			
Total Sale Price			

Payment Schedule

S.No.	Installment	% percentage	Amount	Due Date
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Direct ☐

Through Agent ☐

Name Of Executive.....

Date...../...../.....

Signature.....

Name of Agent.....

Organization Name.....

Address.....

State.....District.....

E-Mail.....Pin.....

Mobile.....

Tel No.(R).....

Tel No.(o).....

Signature With Stamp

TERMS & CONDITIONS

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 there from. Any allotment against this application shall be subject to the terms & conditions attached to this application form and that of the Allotment Letter / buyer's Agreement, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors I/we undertake to inform the Company of any change in my/our address or in any other particular information, given above till the booked property is registered in my/our name failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

Name of Applicant (s)

(Signature)

Note: (i). All Cheque/Drafts to be made in favour of "Proview Rishabh Infra Pvt. Ltd." Payable at Meerut only.

(ii). persons signing the application form on behalf of other person/firm/company shall file proper Authorisation/power of Attorney.

FOR OFFICE USE

Total no of Applicants.....

Type of bank account of Applicants(NRE/NRO/Foreign Nationals).....

Remarks.....
 Booked by.....Checked by.....Approved by.....

BASIC TERMS & CONDITIONS

1. The applicant has applied for allotment of residential flat in the Group housing Project named as "....."to be developed and constructed by Proview Rishabh Infra Pvt Ltd, having its registered office at Jassar Bhawan, Opp. Modi Yadgar, Modinagar Uttar Pradesh- 201204. On land situated on.....
2. The allotment of the Residential Flat is entirely at the discretion of the Company. The allotment of said flat shall be provisional and shall be confirmed on signing of buyer's Agreement on the Company standard format which has been read and understood by the applicant.
3. The Applicant has fully satisfied himself about the nature of rights, title interest in the said project, which is to developed/constructed by the Company as per the prevailing byelaws/guidelines of the Meerut development authority.
4. The applicant has examined the tentative plans designs and specification of the residential flat 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 the best in interest of the project or as may be directed by any competent authority. The necessary changes / Alternations may involve change in position/ location of the Residential Flat, change in its dimensions area etc.
5. The applicant agrees that the amount paid with the application and in installment as the case may be to the extent of 15% of sale consideration of the residential flat shall collectively constitute the earnest money.
6. Timely payment of installment of basic sale price and allied charges pertaining to the Residential flat is the essence of the terms of booking/allotment. However in the event of breach of any of the terms & condition of the allotment by the applicant, The allotment will be canceled at the discretion of the company and the earnest money that is 15% of sale consideration together with any interest on installment due but unpaid and interest on delayed payments shall stand forfeited. the balance shall be refundable to the applicant without any interest after the said Residential flat is allotted to other intending applicant and after compliance of certain formalities by the applicant. The company however in its allotted to other intending applicant and after compliance of interest @ 2% p.a for upto one month delay from the due date of payment @ 24% p.a thereafter on all outstanding dues from their respective due dates.
7. The applicant has specifically agreed that if due to any change in the layout the said residential flat ceases to be preferentially located the company shall refund / adjust the amount of preferential location charges paid by applicant in the last installment as shown in the payment plan. If due to any change in the layout/building plan the said residential flat becomes preferential location charges as and when demanded by the company as per prevailing rates.
8. All payments by the applicant shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of Proview Rishabh Infra. Pvt. Ltd. payable at Meerut only.
9. Assignment of allotment of the Residential Flat by the applicant shall be permissible at the discretion of the company on payment of such administrative charges as may be fixed by the company from time to time, Provided however that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agree to abide by all terms of allotment.
10. All applicable statutory charges external development charges, taxes including service tax, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant from the date of booking as per demand raised by company.
11. The maintenance, upkeep, repairs, security, landscaping, taxes, of the project shall the Company or its nominated maintenance agency the applicant of be managed by Residential Flat shall pay, as and when demanded the maintenance charges including interest free security deposit (IFMS) for maintaining 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. Any delay in making payment will render the

applicant liable to pay interest @24% P.A. Non-payment of any of the charges within the time specified shall also disentitle the applicant from the enjoyment of the common areas and services.

12. Applicant have NRI status of being foreign national 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 and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any statutory Authority / company the amount paid towards booking and further consideration will be returned by the company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant agrees that the company will not be liable in any manner on such account. 13.
13. The Company shall have the first lien and charge on the said Residential Flat for all its dues and other sums payable by the applicant of the company.
14. Loans from financial institutions to finance the said Residential Flat may be availed by the applicant. However if a particular institution/Bank refuse to extend financial assistance on any ground the applicant shall not make such refusal an excuse for non-payment of further installments/Dues, and comply with all the laws, rules and regulations.
15. The applicant undertakes to abide by terms and conditions applicable/made applicable to the said residential flat/Project.
16. In case the company is forced to abandon the said project due to force majeure circumstances or for reasons beyond its control the company shall refund the amount paid the applicant along with simple interest @6% p.a. from the happening of such eventuality.
17. The company shall endeavor to give possession of the residential flat to the applicant as early as possible subject to force majeure circumstance and reasons beyond the control of the Company with a reasonable extension of time for possession.
18. The Company shall endeavor to complete the construction of the said building/ said Apartment within a period of 24 month from the date of execution of the agreement subject to timely payment by applicant of total price stamp duty and other charges due and payable according to the payment plan applicable to him or as demanded by the company. The Company on obtaining certificate for occupation and use from the competent authorities shall hand over the possession of the said Apartment to the applicant for his/her occupation and use and subject to the applicant having complied with terms and conditions of the Agreement in the event of his/her failure to take possession and / or occupy and use the said apartment provisionally and / or finally allotted within 30 days from the date intimation in writing by the Company then the same shall lie at his/her risk and cost and applicant shall be liable to pay to the Company charges 5 Rs. per sq.ft. of the super area per month for the entire period of such delay. If the company fail to complete the construction of said building within 31 months as aforesaid then the company shall pay to the applicant @ Rs. 5 pe sq.ft. of the super area for the period of such delay the adjustment of compensation/ charges shall be done at the time of conveyancing of the said apartment and not earlier. The said compensation/ charges shall be distinct charges in addition to maintenance charges and not related to any other charges provided in the application and the agreement.
19. The applicant shall before taking possession of the Residential Flat must clear all the dues towards the Residential Flat and have the conveyance Deed for the said residential flat executed in his favour by the Company after paying the stamp duty, registration fee and other charges.
20. The applicant shall use/ cause to be used the said residential flat for residential purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the residential flat and for failure of the earnest money and other dues as stated in clause 6 herein above, and the applicant will have to compensate the Company for all other losses resulting therefrom.
21. The applicant shall have no objection in case the Company created on the Project land during the course of development of the project for raising loan from any bank / institution. However such charge, if created shall be got vacated before handing over possession of the Residential Flat to the applicant.
22. Detailed terms and conditions shall form part of the buyer's Agreement which the applicant shall execute and when required by the Company.
23. To settle any confusion regarding any matter herein, it is agreed by applicant that reference shall be made to the detailed terms of

the allotment Letter / Buyer's Agreement the terms whereof have been seen, read and understood / accepted by the applicant

The applicant shall get his complete address registered with the company at the time of booking and it shall be his responsibility to inform the company by registered A.D letter about all subsequent changes in his address failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom.

In case there are joint Applicants all communications shall be sent by the Company to 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 applicants and no separate communications shall be necessary to the other named Applicant.

If any misrepresentation / concealment / suppression of material facts are found to be made by the Applicant, the Allotment will be cancelled and the earnest money as mentioned in Clause 6 herein above shall be forfeited and the applicant shall be liable for such misrepresentation / concealment / suppression of material facts in all respect.

Singular shall mean and include plural and masculine gender shall mean and include feminine gender wherever applicable.

Name of Applicant (s)

Signature Of the Applicant (s)

Date: _____

Place: _____