



DATE _____

I/We hereby apply for provisional booking of a unit in your residential project Devika Skypers, Plot No. 1148. Raj Nagar Extn. NH-58, Ghaziabad.. I/We declare that the particulars mentioned below are true and nothing has been concealed.

Sole/First Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

Permanent Address _____

Telephone _____

Mobile _____

Fax _____

Email _____

Date of Birth _____

Residential Status (Tick one) Resident Non-Resident

Passport No. _____

Income Tax Permanent Account No. _____

Nationality _____

Occupation _____

Affix Recent
Photograph
Here

Signature

Co-Applicant _____

Son of/Daughter of/Wife of _____

Relation with applicant _____

Mailing Address _____

Permanent Address _____

Telephone _____

Mobile _____

Fax _____

Email _____

Date of Birth _____

Affix Recent
Photograph
Here

Signature

Residential Status (Tick one) Resident Non-Resident

Passport No. _____

Income Tax Permanent Account No. _____

Nationality _____

Signature
ApplicantSignature
Co-ApplicantSignature
Authorised Signatory
(Sales Head)

Head Office

Devika Tower, 6-Nehru Place,
New Delhi-110019

Tel.: +91 11 26002031, +91 11 30820776
Fax: +91 11 26213478

Date of Booking

Name of Project

Tower Name/Block Name

Floor Flat No.

Super Area (Sq. Ft.)

Basic Sale Price (BSP)

Index	Rate	Total
A Base Price	/Sq. Ft.	
B PLC Park/Pool/Corner	/Sq. Ft.	
C EDC +EEC + FFIC	/Sq. Ft.	
D Overhead Parking		
E Two Wheeler		
J Other Charge/s [if any]		
EMI Booking Amount at the time of	/Sq. Ft.	
Club Charges	/Sq. Ft.	
Power Back up-1 KW	/Sq. Ft.	
K Total		

Payment Plan

Down Payment

Time Linked

Construction Linked

Flexi

Other

S No.	Date of Payment	Amount	Stage of Construction (CLP)	Remarks

Signature
Applicant

Signature
Co-Applicant

Signature
Authorised Signatory
(Sales Head)

OFFICE USE ONLY

Approved Yes / No

Checked By _____

Signature of Mktg. Manager/ Sales

Head _____

Signature of Administrative Manager

Corporate /Dealer

Name _____

MOU No. _____

Stamp

Dealer's Signature _____

Authorised Signatory _____

CRN

Sales Order

TERMS & CONDITIONS

1. Whereas Shomit Finance Limited, hereinafter referred to as 'the company' have Purchased Land and plans have been sanctioned by Ghaziabad Development Authority. The Company is developing a Housing Complex
2. This is an application for provisional booking in "DEVIKA SKYPERS" for a residential flat. This Residential/Group Housing Project is being developed by SHOMIT FINANCE LIMITED. The provisional booking does not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Sale Agreement/Sale Deed/Allotment Letter, etc., are executed.
3. That the applicant has perused the documents of Title, and other relevant papers in favour of the Company and has fully satisfied itself in relation to the title, rights and terms and conditions thereof, including the right of the company to develop and build on the above said plot and to offer the residential apartment therein to the members of public.
4. That all the terms and conditions of the above said Residential/Group Housing Plot by Ghaziabad Development Authority, Ghaziabad in favour of the company shall be applicable mutatis mutandis to the applicant and he undertakes to abide by them and all rules, regulations, Government orders, notifications and conditions that may be imposed by the competent authorities from time to time.
5. That the applicant agrees that any building or floor plans shown to him and considered by him at the time of this booking, the company may make such changes, modifications, alterations or additions thereto as may be deemed necessary or required to be done in keeping with the instructions or requirements of regulatory bodies, and the applicant shall be deemed to have consented to these and shall have no objection or claim arising out of such changes or alterations; No request for any modification in the lay out, design or construction of the apartment on part of the applicant shall be entertained.
6. That the apartments shall be sold out to the applicant as an independent and fully built up unit and the applicant shall not construct or demolish any part thereof.
7. If any alteration/change/modification arising out of architectural or statutory, technical reasons if causes a preferential location to an Apartment, then the Applicant(s) shall be liable to pay the additional PLC to the Company a demanded by the Company.
8. That in case the applicant desires to opt for an apartment in a different location within the same building, or in some other building being promoted or constructed by the company, he may be permitted to exercise his option and the funds paid by him may be applied to his new choice subject to a deduction of 5% from the total agreed sale consideration deposited by him under this agreement.
9. That the applicant shall deposit 10% of the total sales consideration of the apartment, stipulated in the price list (prevailing at the time of booking) 'Rate per sq ft' within 15 days of deposit of the Booking Amount by him/them, failing which the company at its discretion may forfeit the said booking amount and cancel the provisional allotment made without any further reference to the applicant. In such case, the applicant shall not be entitled to any refund of the booking amount.
10. That the Total cost of the apartment and/or the amount of further installments to be paid by the applicant may be increased in case any other taxes not levied on the date of application, are levied in future towards any service tax, trade tax or towards any increase in any existing tax, levy, compensation to the farmers by the Government or any other local or other authority.
11. That it shall be the duty of the applicant to furnish his accurate address for all purposes, including correspondence and to keep updating it from time to time in the event of any change. All communications, notices or demands shall be deemed to have been served on him if sent to his last known address under registered post.
12. That the applicant accepts that mode and schedule for payments is final and binding on him and no deviation from it shall be allowed; and the timely payment of all installments and other applicable dues are the essence of this contract, and in case the applicant fails to pay any dues within the time or period stipulated for the purpose, the company may at its sole discretion condone such default by charging interest @ 24% per annum on the dues for the period those remain unpaid, or cancel the booking/allotment and refund to the applicant the money paid by him without interest after deducting 20% of the total sale consideration; The applicant further accepts that it shall not be compulsory for the company to issue him any notice, warning or reminder in this regard.
13. It is the duty of the applicant to contact the company to find his/her application is accepted or rejected. In case the application have been accepted it is the duty of applicant (s) to deposit 15% of the total sales consideration with in 20 days from the date of application and execute Allotment Agreement. Failing which the provisional booking of the applicant(s) will be cancelled by the company without any notice or information.
14. The purchaser at his/her discretion and cost may avail housing loan from bank/financial institution. The company shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the company shall not be linked to the housing loan availed by the purchaser.

Signature
Applicant

Signature
Co-Applicant

Signature
Authorised Signatory
(Sales Head)

15. That the construction and offer for possession of the apartment shall be subject to the timely payment of the dues by intending allottees, force majeure, availability of building material and any restriction imposed thereon by the Government, change of laws or any other event beyond the control of the company, and no claim by way of any damages shall lie against the company for any delay in handing over the possession of the apartment.

16. That in case of any delay on part of the company to deliver the possession of the apartment to the buyer at the end of the three month 'fitting-out-period' the company shall pay demurrage to the applicant Rs 5/- sq ft of the Super Area till the possession can be offered to him for the period of delay, provided the applicant is had/have not been defaulter. If the applicant fails to take possession of the apartment, he shall have to pay to the company watchman charges @ Rs. 5/- per sq ft for the first month, which shall progressively be increased by Rs. 5/- per month per sq ft by the next month and so on provided that the applicant shall be required to tender all his outstanding dues and take possession of the apartment within three months of the date of completion thereof, failing which the company at its discretion may treat the booking of the apartment as cancelled and refund to the applicant without interest the money received from him after deducting 20% of the total agreed sale consideration.

17. Registration Charges, Stamp Duty and incidental expenses there to as applicable at the time of registration shall be extra and is to be borne by the purchaser. Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.

18. All payments from outstation locations are to be paid through DEMAND DRAFTS only. Demand Drafts/Local Cheques are to be made payable to SHOMIT FINANCE LIMITED-DEVIKA SKYPERS PROJECT.

19. In case of cancellation either of booking or agreement the cancellation charges shall be 20% of the agreed sale consideration along with, administrative interest on delayed payment, administrative Charges, brokerage and other Charges if applicable and as per the terms and conditions of the allotment letter. No refund up to Rs.50000/- will be permitted under any circumstances.

20. In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding installments and dues dated mentioned herein. In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as time link/construction linked plan which ever available. Also the down payment rebates or any other discounts will be taken off.

21. That the applicant has read and fully understood the contents of this agreement and undertakes to abide by these.

Signature
Applicant

Signature
Co-Applicant

Signature
Authorised Signatory
(Sales Head)

I/We hereby declare that I/We have carefully read and understood the terms and conditions contained herein the application form.
This application will only be considered if

- i. The application form is filled in full.
- ii. Photograph of all the applicants is mandatory.
- iii. PAN Card and Address Proof of the 1st applicant are mandatory.
- iv. All the designated areas of signature are duly signed by all the applicants.

Kindly attach the following documents along with the application:-

Resident of India

Copy of PAN Card
Photograph of all Applicants
Copy of Residence Proof

Partnership Firm

Copy of PAN Card of the Partnership Firm.
Copy of Partnership deed.
In case one of the partners has signed in the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company

Copy of PAN Card of the Company.
Board resolution authorizing the signatory of the applicant form to buy property on behalf of the company.

Hindu Undivided Family (HUF)

Copy of PAN card of HUF.
Authority letter from all family members of HUF authorizing the Karta to act on behalf of HUF.

NRI/Foreign National of Indian Origin

Copy of the individual's passport
In case of demand draft (DD), the conformation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the allottee.
In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third Party.