

APPLICATION FORM



**NOVENA
GREEN**

2/3 BHK HOMES
TECH ZONE IV, GR. NOIDA (WEST)

PERSONAL INFORMATION FORM

Details of DSD Homes Property already purchased : _____

Number of Properties : Customer Code(s)* : _____

Name (Mr. / Mrs. / Ms / Dr.) : _____

Correspondence Address : _____

City : _____ Pin Code : _____

Phone : _____ Mobile No. : _____

Facsimile No. : _____ E-mail : _____

Company Name : _____

Profession

Designation : _____

Current Residence Status : Residence Type :

Citizenship : _____ Original Indian State / City _____

Residential Status : **PERSONAL DETAILS**

Birthday : _____

Anniversary : _____

Spouse's Name : _____

DOB : _____

Children's Name : _____

DOB : _____

Children's Name : _____

DOB : _____

Children's Name : _____

DOB : _____

Other Interests : _____

M/s DSD Homes Pvt. Ltd.
Plot No. CP-GH-05-B,
Tech Zone-IV, Greater Noida,
Gautam Budh Nagar (U.P.)

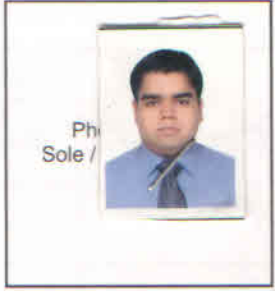
Dear Sir,

I/we request that I/we may be registered for provisional allotment of an Apartment in the Group Housing Complex "Novena Green" proposed to be developed by "DSD Homes Pvt. Ltd." (Hereinafter referred to as the "Company") at Plot No. CP, GH 05-B, Tech Zone-IV, Greater Noida, Gautam Budh Nagar (U.P.)

1. SOLE / FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Applicant's Name Mr./Mrs./Ms.	Vikas Jain
Father/Husband's Name	Sanjeev K. Jain
Permanent Address	H.No. 7/1199, Bartalee Nagar, Saharanpur, Pin 247001
Mobile	7503600937
Phone	0133-2965152
Correspondence Address	Same As Above
Pin	
Mobile	
Phone	
E-mail	VikasJainMIE729@gmail.com
Date of Birth	29/5/1988
Marital Status	Single () Married ()
Date of Anniversary	
Residential Status	Resident () Non Resident () Foreign National of India Origin ()
Occupation	Govt. Service () Private Sector () Self Employed () Professional ()
Office Name & Address	TCS, C-56, Phase II, Noida
Designation	System Engineer



2. SECOND / JOINT APPLICANT

(Photograph of Second Applicant)

Applicant's Name Mr./Mrs./Ms.	Vikrant Jain & Sanjeev K. Jain
Father/Husband's Name	Sanjeev K. Jain S/O Sh. Hem Chandra Jain
Permanent Address	As Above
Pin	
Mobile	8860199959
Phone	
Correspondence Address	
Pin	
Mobile	
Phone	
E-mail	Vikrantjain89@gmail.com
Date of Birth	3/10/89
Marital Status	Single () Married ()
Date of Anniversary	
Residential Status	Resident () Non Resident () Foreign National of India Origin ()
Occupation	Govt. Service () Private Sector () Self Employed () Professional ()
Office Name & Address	
Designation	



FOR COMPANIES :

M/s

a Company registered under the Company Act. 1956, having its registered office at

through its duly authorized signatory Shri / Smt.

Authorized by Board resolution dated

(Hereinafter returned to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association enclosed)

* Delete Which ever is not applicable

DETAILS OF FLOOR / FLAT / RESIDENTIAL UNIT APPLIED FOR

	Type	Super Area	Accommodation
☒	Gold-1	1050 sq.ft.	2 Bedroom + 2 Toilet + 3 Balconies
☒	Gold-2	1115 sq.ft.	2 Bedroom + 2 Toilet + 3 Balconies
☒	Gold-3	1225 sq.ft.	2 Bedroom + 2 Toilet + Study + 3 Balconies
☒	Platinum-1	1355 sq.ft.	3 Bedroom + 2 Toilet + 3 Balconies
☒	Platinum-2	1500 sq.ft.	3 Bedroom + 3 Toilet + 3 Balconies
☒	Platinum-3	1656 sq.ft.	3 Bedroom + 3 Toilet + Study + 3 Balconies

Phase	
Unit No.	1005
Tower No.	1
Floor	10th
Reserved Car Parking Space	☒ Basement Floor ☒ Open
Payment Plan	☒ Const. Linked (CLP) ☒ Down Payment (DP) ☐ Others
Specify	floor

Basic Sale Price (BSP)		₹ 43,18,232
Preferential Location Charges (PLC)		₹ Fock
Reserved Car Parking Space in Basement		₹ Fock
Total (A)		₹ 43,18,232
External Electrification Charges (EEC)		₹ Fock
Fire Fighting Charges (FFC)		₹ Fock
Complex Club Membership		₹ Fock
Power Backup System Installations (1kw)		₹ Fock
Lease Rent		₹ Fock
Interest Free Maintenance Security (IFMS)		₹ 33,875/-
Total (B)		₹ 33,875/-
Total Payable (A + B)		₹ 43,52,107/-

INCOME TAX DETAILS :

First Applicant	PAN / GIR No.	Ward No.	Circle No.
Second Applicant	PAN / GIR No.	Ward No.	Circle No.

I/we agree and undertake to abide by the registration of provisional allotment of Apartment in "Novena Green" as annexed to this application which I/we have read and completely understood.

I/we also agree to sign and execute, as and when required, the **Agreement to Sell** containing the detailed terms and condition of allotment of the Apartment and other related documents on the prescribed format of the Company.

I/we further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so, till such time a formal sale Deed is executed in favour of the intending Allottee(s).

I/we have perused the Price List cum Payment Plan and agree to pay as per the "Payment Plan" opted by me and annexed hereto as Annexure 'A'.

I/we remite here with a sum of Rs. 4,50,000/- (Rupees four lakh fifty thousand only) only) by Cheque / Bank Draft No.

Dated 10/12/13 drawn on Kotak Mahindra Bank (Bank & Branch) as part of earnest money.

I/we the above applicant(s), do hereby declare that the above mentioned particulars/information given by me/us are true and correct.

Place: Gurgaon

Date: 10/12/13

Signature of First Applicant

Signature of Second Applicant

IT IS MANDATORY TO BE FILLED BY THE APPLICANT

I/we declare and confirm that we have applied for allotment of the above said dwelling unit through

☐ Directly ☐ Authorised Selling Agent / Broker.

Name of the Broker/ Firm & Stamp (if any) / Tycom

FOR OFFICE USE ONLY

Receiving Officer	
Ch / DD No.	
Date of Ch / DD	
Amount of Ch / DD	
Drawn on (Bank name & Branch)	
Booking	Direct / Authorised Agent
Agent's Name & Address	

Check List for Receiving Officer	
☐	Booking Amount (10% of the BSP)
☐	Customer's Signature on all pages of the application form
☐	Photocopy of PAN Card / Form 60
☐	For Companies : Memorandum & Articles of Association / Board Resolution
☐	For Partnership firm Partship Deed and authorization letter form all partners and Deed registration certificate. For proprietor affidavit attested by Bank
☐	For NRI : Passport Photocopy
☐	For Foreign National : IPI -7 / Passport Photocopy NRE / NRO A/c.

Remark :

(Receiving Officer)

(Marketing Dept.)

(Customer Care)

(Director)

TERMS & CONDITIONS

1. The intending allottee (s) has applied for allotment of a residential apartment with full knowledge and subject to all the laws/notification and rules applicable to the area in general and group housing project in particular which have been explained by the Builder and understood by him/her.
2. The intending allottee (s) has fully satisfied himself, herself about the interest and the title of the Builder in the said land on which the apartment as a group housing scheme will be constructed and has understood all limitations and obligations in respect there of and there will be no more investigation or objection by the intending allottee (s) in this respect.
3. The intending allottee (s) has accepted the plans, designs, specification which are tentative and are kept at the Builder's office at DSD Homes (P) Ltd. and agrees that Builder may effect such variation, additions, alteration deletions and modifications there in as it may in its sole discretion deem appropriate and fit or as may be done by any competent authority and the intending allottee(s) here by gives his/her consent to such variation/addition / alteration / deletion.
4. The Builder/company shall have the right to effect suitable and necessary alterations in the layout plan if and when necessary, which may involve all or any of the changes namely change in the position of apartment, change in its numbers, dimensions, height, size, area, layout or change of entire scheme.
5. The intending allottee (s) shall not be entitled to get the name of his/her nominee (s) substituted in his/her place without the prior approval of the Builder, who may in its sole discretion, permit the same on such terms as it may deem fit.
6. The intending allottee (s) agrees that he/she shall pay the cost of the apartment on the basis of the super area i.e. covered area inclusive of proportionate share of common area and all other charges as and when demands. He/She also agrees to make all payments through demand drafts, cheques drawn on and payable at New Delhi/ Delhi only.
7. The External Development Charges for the external services to be provided by the Authority / Authorities or by the builder / company will be charged at the present rate and in case of any increase in these charges in future the same shall be paid by the intending allottee (s) as and when demanded by the Builder the same shall be determined by the Builders and intimate to allottees
8. The Builder/company and intending allottee (s) hereby agree that the amount paid with the application and in installments as the case may be, to the extent of 20% of the total cost of the apartment will constitute the earnest money. This earnest money shall stand forfeited incase of the non-fulfilment of these terms and conditions and those of allotment Letter / Agreement as also in the event of the by the intending allottee (s) it sign the allotment Letter / Agreement within the same time allowed by the Builders.
9. The time of punctual payment of installments is the essence of this contract. It shall be incumbent on the intending allottee (s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending allottee (s) shall have to pay interest @24% per annum on the delayed payments and the Builder reserves its right to forfeit 20% of the total cost in event of irregular/ delayed payment/ - fulfilment of terms of payment and the allotment may be cancelled at the discretion of Builders.
10. The intending allottee (s) agree to reimbursement to the Builder/Company and to pay on demand and all taxes, levies or asse sments whether levied now or liveable future on land and / or the buildings as the case may be, from the date of allotment.
11. The Builder/ Company shall endeavor to give possession of the apartment to the intending allottee (s) in approximately subject to force majeure circumstances and the reasons beyond the control of the builder and on receipt of all payments and other charges as per installment plan from date of booking and payable up to the date of possession according to the payment plan applicable to him/her. The builder on completion of the construction shall issue final call notice to the intending allottee (s) who shall within 30 days there of, remit all dues and take possession of the apartment. In the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken Possession of the allotted unit and shall pay all maintenance charges and any other levies on account of the allotted unit.
12. The intending allottee (s) of the apartment shall pay necessary charges including security deposit for maintaining and up keeping the complex and providing the various services as determined by the builder or its nominated agency and as and when demanded by the builder/its nominee. This arrangement will be carried out until their services are handed over to the local bodies. The intending allottee (s) agrees and consents to this arrangement and will not question the same singly or jointly with other buyers.
13. The sale deed shall executed and got registered in favour of the intending allottee (s) within the reasonable time after, building are finally constructed at the site and after receipt from his/her full price and other connected charges. Cost of stamp duty and registration/documentation charges etc. As applicable will be extra and shall be borne by the intending allottee (s). The intending allottee (s) shall pay, as and when demanded by the builder / company stamp duty and Registration Charges and all other incidental and legal expenses for execution and registration of sale deed of the apartment in favour of the intending allottee.
14. The intending allottee (s) shall get his/her complete address registered with the builder/company at the time of booking and it shall be his/her responsibility to inform the builder by Registered A/D letter about all subsequent changes, if any in his / her address, failing which all demand notices and letter posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending allottee (s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communication the reference of property booking must be mentioned clearly.

15. The Builder/ Company shall have the first line and charge on the said apartment for its dues and other sums payable by the intending there in.
16. Unless conveyance deed is executed and registered, the Builder / Company shall for all intent and purposes continue to be the owner of the land and also construction thereon and this agreement* shall not give to the allottee any right or interest therein.
17. The allotment of the apartment is entirely at the discretion to the Builder / Company.
18. The intending allottee (s) undertake to abide by all the laws, rules and regulation or any law as maybe made applicable to the said property i.e. (Apartment, Storage, Space, Car parking space and other amenities and facilities).
19. Delhi Courts alone shall have Jurisdiction in all matters arising out of any disputes concerning this transaction.
20. The intending allottee (s) agrees to pay the total cost and other charges of apartment per the installment plan opted by him/her.
21. The intending allottee (s) shall not put up any name or sign board, Neon Sign, Publicity or advertisement material, on the external facade of the Building or anywhere in the exterior of the Building or common area, the intending allottee (s) shall also not change the color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
22. The allottee (s) shall not use the premises for any activity, commercial or otherwise, except for residential purpose only.
23. In case there are joint intending allottee (s) all communication shall be sent by the Builder / Company to the intending allottee (s) as served on all the intending allottee (s) and no separate communication shall be necessary to the other named intending allottee (s). The intending allottee (s) has agreed to this conditions of the Builder / Company.
24. The roof right shall always remain with the Builder / Company and that he can use or raise and construct on the terrace in the manner as he likes and he can sale it to anyone.
25. In case of cancellation of flat, amount will be returned without interest after resale of the flat.
26. In case the applicant/allottee wants to transfer his/her flat to any other person, the company will charge Rs. 50/- sq.ft. as transfer charge.
27. No alteration in unit shall be acceptable.

DECLARATION

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

I/we do hereby agree that making payment of Earnest money i.e. 10% of the total price of the said Flat/Apartment/Unit by me/us is an essential condition for consideration of this Application Form by M/s **DSD Homes Pvt. Ltd.** (hereinafter referred to as "the Company") failing which this Application Form shall not become qualified for consideration by the Company and shall automatically stand rejected as disqualified without any price notice/letter in writing and the amount paid by me/us shall be refunded by the Company without any interest and I/we shall have no claim whatsoever against the Company. I/we do hereby agree that the Company shall have absolute and unfettered right to reject this Application Form without assigning any reason at any time before the execution of the Allotment Letter and in that case I/we shall be entitled only for refund of the amount paid by me/us to the Company without any interest.

I/we do hereby agree to sign and execute the necessary Allotment Letter, as and when desired by the Company on the Company's standard format, contents where of have been read and understood by me/us and I/we do agree to abide by the terms and condition as laid down therein. In the event of my/our failure to sign and execute the Allotment Letter within the time limit stipulated by the Company, this Application Form shall automatically stand rejected as withdrawn by me/us without any prior notice/letter in writing and the Earnest Money paid by me/us shall stand forfeited and the balance amount, if any, paid by me/us over and above the earnest money, shall be refunded to me/us by the Company without any interest and I/we shall have no claim whatsoever against the Company. I/we do hereby agree to pay, in case of allotment, further installments of sale price/lease consideration and other charges as stipulated/demanded by the company. I/we are fully conscious that if is not incumbent on the part of the Company to send me/us letter/ reminders/notices in respect of our obligation as set out in this Application Form and/or the said Allotment Letter and I/we shall fully be responsible for any consequences in respect of default committed by me/us in not abiding by the terms and conditions contained in this Application Form and/or the said Allotment Letter. I/we have sought detailed explanation and clarification from the Company and the Company has readily provided the same. I/we have now submitted this Application Form fully conscious of my/our labels and obligations including but not limited to as set out in the terms condition provided in this Application Form. I/we further undertake and assure the Company that in the event of rejection/cancellation of my/our Application Form/Allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this Application Form. I/we shall be left with no right, title, interest or lien on the Flat/ Apartment/Unit applied for and/or finally allotted to me/us in any manner whatsoever.

I/we, the undersigned Applicant (s), do hereby affirm and declare that above mentioned particulars/information given by me/us are true and correct to the best of my/our knowledge, nothing stated there in is untrue and nothing material has been concealed there from.

Date

Place

Signature of the Intending Allottee(s)



DSD Homes Private Limited

Off. : Plot No. CP-GH-05-B, Tech Zone-IV, Greater Noida, Gautam Budh Nagar (U.P.)
Tel.: 011-43023355, 43063355, 43860055, 43870055
E-mail : sales@dsdhomes.in / Web.: www.dsdhomes.in