File No.

Nipun Saffron Valley

APPLICATION FORM

To,

M/s. NIPUN BUILDERS & DEVELOPERS PVT. LTD. Opp. TCI Warchouse, Aradhana Border, Main G.T. Road, Ghaziabad. (U.P.)

Ph. No.: 0120-4151114

Web site: www.nipunbuilders.com

Dear Sir/Madam,

Telephone No.(O)___



I/we request that I/we may be provisionally allotted a Resignated at G.T. Road, Ghaziabad. I/We agree to sign and a Buyers Agreement and/or Such Other Document(s), as precharges as laid down herein.	execute, as and when required by the company
I/we herewith remit a sum of Rs	(Rupees
booking amount through/by Cash/Bank Draft/0	Cheque No only) as
on Dated	_// in favour of M/s. Nipun
In the event of M/S NIPUN BUILDERS & DEVELOPER agreeing to provisionally allot an Apartment. I/we agree to p dues as stipulated in this registration form and the payment and understood by me/us.	ay further installment of sale price and all other
SOLE OR FIRST A	PPLICANT
Mr./Mrs./Ms	
S/W/Dof	
Nationality Date of Birth// Mailing Address	Ageyears
Telephone No (R) Mobile No	
Profession/serviceDesignation Office Name & Address	
Telephone No.(O)Fax No	E.Mail ID
SECOND APPL	ICANT
Mr./Mrs./Ms	
S/W/D of	
N7 .1 11.	Ageyears
Mailing Address	
Telephone No (R)Mobile No	
Income Tax Permanent Account No	
Profession/serviceDesignation	
Office Name & Address	

Fax No.

_E.Mail ID _____

) Flat No, ii) Floor, iii) Block/Tower	,iv)Type
Super Area(Sq.ft).	
AYMENT PLAN: Down Payment plan () Flexi payment l	Plan ()
(Interest @	24% per annum will be charged on th
own payment plan is valid up to (Interest @2 alance amount after 3 months from this date, after that the booking	g will be Cancelled)
PARTICULARS	AMOUNT (Rs.)
Basic Sale Price @ Rs/Sq ft	
Additional Charges:	
PLC: Location : Rs,	
Floor : Rs	
External Electrification Charges(EEC):	
Car Parking: Open () Covered ()	
Interest Free Maintenance Security(IFMS):	
Power Back-up: Rs/KVAKV	
Club Membership:	
Others Charges (If Any):	
Total Cost:	
In words)	
in (fords)	
/we the applicant (s) so hereby declare that my/our registration ompany is irrevocable. The above particulars/information given by	on for Allotment of the Apartment by me/us are true and correct and nothin
/we the applicant (s) so hereby declare that my/our registration company is irrevocable. The above particulars/information given by seen concealed there from.	on for Allotment of the Apartment by
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INDICATIVE TERMS & CONDITIONS FORMING A PART OF THIS REGISTRATION FOR THE ALLOTMENT OF APARTMENT IN "NIPUN SAFFRON VALLEY" AT G.T. ROAD, GHAZIABAD.

- 1. The intending Allottee (s) confirms that he/she /they has/have seen all the documents of titles & other relevant papers/Documents, Agreements, arrangements entered into between the company and its nominee/associate companies herein before stated pertaining to the aforesaid project and has/have fully satisfied themselves about the title & right of the company in respect of the said project and subject to all law and undertaking given by the company to the Government/GDA.
- 2. The intending Allottee (s) has/have agreed and accepted the proposed plans, designs, specification, which are tentative and subject to variation, modification, alternations in the layout plan/building plan, design as the company may deem fit or as directed by any competent authority (ies) and the Allottee (s) hereby give his/her/their consent to such variations, modifications etc.
- 3. The indenting Allottee (s) shall abide by all laws, rules and regulation of the G.D.A. LocaL Bodies/ State Govt. of U.P. Central Government and of the proposed corporate body and shall be responsible for all deviation, violations or breach of any of the condition of law/ bylaws or rules and regulation before and after the completion of the Group Housing. If there is any service tax and additional levies, Rates. Taxes, charges, Government cess and fees etc. as assessed unpaid and attributable to the company as a consequence of Government/ GDA/ Statutory or other local authority(s), shall pay the same in their proportionate share, if any.
- .4. Timely payment of the installments of the basic sale price and allied charges pertaining to the residential apartment is the essence of the terms of the registration / allotment. However in the event of breach of any of the terms and conditions of the registration/allotment by the applicant, the allotment will be cancelled and 10% of the value of the flat will be forfeited and the balance amount will be refunded to the Flat Allottee without any interest.
- 5. Single point electric connection will be taken by the intending Allottee(s) from UPSEB at their cost.
- 6. It is understood that the preferential location charges, parking, registration, government applicable charges or any other charges shall be in addition to the Basic Cost.
- 7. The intending Allottee(s) has /have to sign a "Maintenance Agreement" with the company or its Nominee as appointment by the company at the time of offer of possession of the Apartment. The Allottee(s) has/have also agreed to pay the maintenance charges of the said apartment to the company or its nominee, as appointed by the Company.
- 8. Loan from financial institutions to finance the said residential apartment may be availed by the applicant. However, if a particular institution /Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
- 9. The intending Allottee (s), if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in the Foreign exchange Management Act 1999 and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The intending Allottee(s) shall furnish the required declaration for the same to the company.
- 10. Until a sale deed Is executed & registered, the company shall continue to be the owner of the said Apartment and also the construction thereon and this Allotment shall not give to the intending Allottee(s) any right or title or interest therein even though all payment have been received by the Company. The Company /Financial Institution /Bank shall have the first lien and charge on the said Apartment (including or any income/rent there from) for all its dues and other sums as are and/or that may hereafter become due and payable by the intending Allottee(s) to the Company/Financial Institution /Bank.
- 11. In case the company is unable to construct the Apartment within stipulated time subject to aforesaid reasons the company will compensate the intending Allottee (s) for delayed period @ Rs 5/per sq.ft. per month subject to regular and timely payments by the Allottee (s). On the other hand if the intending Allottee(s) fails to take the possession of the Apartment within one month from the date of asking him to take the possession, intending Allottee(s) shall pay@5/-per sq.ft. per month to the company for the period the Allottee (s) delays in taking possession.
- 12. In the event of any dispute whatsoever arising between the parties in any way connected with the Allotment of the said Apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'Company'. 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 proceeding shall always be held in District Ghaziabad (UP.) India. The Arbitration and conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceeding thereafter the time being in force the High court of Allahabad and the courts subordinate of it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or for concerning this Allotment.

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