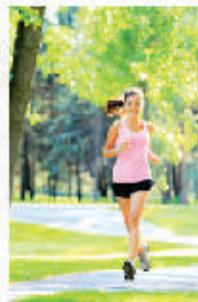


APPLICATION FORM



**exclusively crafted homes
with golf course**



Sole Applicant :
 Co - Applicant :
 Application Date :
 Booking Date :
 Apartment No. :
 Floor No. :
 Block :
 Unit Type :
 Carpet Area - RERA (Sq. Ft.) :
 Built - Up Area - (Sq. Ft.) :
 Size (Sq. Ft.) :
 Payment Plan :
 Broker Name :

(To be Filled in Block Letters)

To,
ESTHETIC BUILDTECH PVT. LTD.
2nd Floor, Angel Mega Mall,
Kaushambi, Ghaziabad (U.P.)

Dear Sir,

I/We (hereinafter referred as "Applicant") request that a residential apartment may be allotted to me/us in your project "SETHI VENICE" situated at plot no. SC-01/A-4, Sector-150 Noida (U.P.) as per the company's terms & conditions.

SOLE APPLICANT - DETAILS

Name (Mr./Mrs./Miss) :
S/o W/o D/o :
Date of Birth : Age :
Marital Status : ☐ Single ☐ Married Anniversary Date :
Permanent Address :
City : State : Pin Code :
Communication Address :
City : State : Pin Code :
Mobile No. : Alternate No :
Email ID :
Occupation : ☐ Salaried ☐ Professional ☐ Business ☐ Other :
Organization Name :
Organization Address :
Designation :
PAN Card No. : Annual Income :

Photograph

Sole Applicant
Signature

CO - APPLICANT - DETAILS

Name (Mr./Mrs./Miss) :
S/o W/o D/o :
Date of Birth : Age :
Marital Status : ☐ Single ☐ Married Anniversary Date :
Permanent Address :
City : State : Pin Code :
Communication Address :
City : State : Pin Code :
Mobile No. : Alternate No :
Email ID :
Occupation : ☐ Salaried ☐ Professional ☐ Business ☐ Other :
Organization Name :
Organization Address :
Designation :
PAN Card No. : Annual Income :

Photograph

Co - Applicant
Signature

UNIT DETAILS					
Apartment No.	Floor No.	Block	Unit Type	Size	
					Sq. Ft.

UNIT LOCATION		
☐ Park Facing	☐ Front Facing	☐ N/A

PAYMENT DETAILS							
S. No.	Account Head	Particulars	Quantity [A]		Rate (Rs.) [B]		Amount (₹) [A x B]
1	Basic	Basic Price		Sq. Ft.		PSF	
2	PLC	PLC - Park Facing		Sq. Ft.		PSF	
3		PLC - Front Facing		Sq. Ft.		PSF	
4	Other Charges	Open Car Parking		No.(s)		Per Slot	
5		Covered Car Parking		No.(s)		Per Slot	
6		Power Back Up		KVA		KVA	
7		Club Membership		Per Unit		Per Unit	
8		Lease Rent		Sq. Ft.		PSF	
9		I.F.M.S		Sq. Ft.		PSF	
TOTAL CONSIDERATION							
(In Words): Rupees							

PAYMENT PLAN OPTED					
☐ Down Payment	☐ Construction Link	☐ Easy Payment Plan	☐ Subvention Plan	☐ Other	
S. No.	Due Date of Payment	Stage of Payment	%	Other Charges	Amount (₹)
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
TOTAL CONSIDERATION					
(In Words): Rupees					

PAYMENT DETAILS

I / We remit herewith a sum of Rs. (Rupees) in favour of "ESTHETIC BUILDTECH PVT. LTD." as Booking Advance / Earnest Money:

S. No.	Mode of Payment	Instrument No.	Instrument Date	Bank Name	Branch	Amount (₹)
TOTAL						

MODE OF BOOKING

☐ Direct Booking		☐ Broker / Associate / Channel Partner	
Employee Name		Firm/Company Name	
Designation		Concerned Person	
Mobile No.		Designation	
Signature		Mobile No.	
Stamp		Signature & Stamp	

TERMS AND CONDITIONS

1. GENERAL

- Residential Apartment (hereinafter referred as the "Apartment"), Esthetic Buildtech Pvt. Ltd. (hereinafter referred as the "Company") and Sethi Venice (hereinafter referred as the "Project").
- I.F.M.S. = Interest Free Maintenance Security, Sq. Mt. = Square Meter, Sq. Ft. = Square Feet, PSF = Per Square Feet.
- 13th Floor is renamed as 12th B Floor.

2. PROJECT TITLE DETAILS

- The proposed project is being raised and developed in name and style of "SETHI VENICE" (which is a part of Sports City) on the leasehold plot situated at SC-01/A-4, Sector-150, Noida (U.P.) measuring 56652 Sq. Mt.(approx.) allotted by the Noida Authority vide registered Sub Lease Deed executed by Noida Authority in favor of the company "ESTHETIC BUILDTECH PVT. LTD."
- The Applicant(s) understands that plot/land on which proposed project is being developed has been allotted by the Noida Authority for 90 years lease on the terms and conditions mentioned in the Sub Lease Deed.
- The proposed project is being raised and developed in accordance with the terms and conditions of the aforesaid Sub Lease deed, which entitles the company to do the allotment to the applicants on Sub-Sub-lease basis.
- The Applicant(s) shall comply with the various Terms & Conditions of the said sub Lease deed executed between New Okhla Industrial Development Authority and the Company.

3. PROJECT DESCRIPTION

- The Applicant(s) has/have satisfied itself about all plans, features ,design, aspects, specifications of the project including physical inspection of the land where the proposed project "SETHI VENICE" is being developed.
- The Applicant(s) has/have seen and satisfied itself about the ownership records and all other documents relating to the title/rights/competency of the project.
- The Applicant(s) has/have seen and satisfied itself about approval and sanction of the building plans, other relevant sanctions and permissions by the concerning authorities.
- The Applicant(s) has / have been provided with all the information & clarifications related to the project
- The Developer is entitled to develop and construct Residential Apartments, Commercial, Internal Roads, Park & etc. in the said lease hold plot.
- The Project will have apartment of different sizes and dimensions in various blocks.
- Since it is a large project having number of buildings, the construction will be completed in phases and all the common facilities might be completed only after completion of construction of all phases.

4. PAYMENT

- Cheque/ Draft to be issued in favour of " ESTHETIC BUILDTECH PVT. LTD. " Payable at Delhi/New Delhi towards consideration of the apartment.
- Outstation Cheque / 3rd Party Cheque shall not be accepted.
- Only those Cheque which are issued from the A/c of the Applicant(s) shall be accepted against above mentioned Apartment.

5. ALLOTMENT

- The Allotment shall remain provisional till letter of allotment is duly executed between the Applicant(s) and the Company.
- In case, the cheque comprising booking amount is dishonored due to any reason, whatsoever, the present application shall be deemed to be null & void and the allotment (if any) shall stand automatically cancelled/revoked/withdrawn without any notice to the applicant(s).
- The final allotment of Apartment is entirely at the sole discretion of the Company and the company reserves its right to accept or reject an application, without assigning any reason thereof and any such decision of the company rejecting any application for allotment of apartment shall be final & binding.
- The Company shall be free to re-allot the said apartment to any other prospective buyer at its own discretion, if the application is rejected.

6. EXECUTION OF ALLOTMENT LETTER

- On acceptance of application, an allotment letter shall be issued by the Company to the applicant(s) in the prescribed format and the applicant(s) shall remain bound by the terms and conditions mentioned therein.
- The Applicant(s) agree to sign and execute the Allotment Letter.

7. CHANGE IN PLAN, LAYOUT AND SPECIFICATIONS

- The Applicant(s) shall not raise any objection in case of change/ modification in Plans, layout, designs and specifications, as may be necessary, for better execution of the project.
- It is agreed that the Company may make such changes, modifications, alterations and additions therein as may be necessary.

8. CHANNEL PARTNER

- It is made clear that any commitment/representation made and/or information delivered by any of the channel partner/sub-agent or their representative to any Apartment buyer/customer, which is not mentioned in the brochure/ application form/ Allotment Letter, shall not carry any authorization made on behalf of the company.

9. COMMUNICATION

- In the case of Joint Allotment, both the Applicant(s) shall be jointly and severally liable for payment of the Total Consideration amount.
- The communication by the company to any one of them shall be deemed to be communication to the joint Applicant(s).
- Applicant(s) shall promptly intimate the company about change of address.

10. PRICE ESCALATION

- Total consideration amount of the apartment shall remain fixed and shall not be subject to any escalation.

11. COMMON AREAS

- Applicant(s) shall not have any Individual ownership right, title or interest in common areas, except the right to use common areas by sharing with other occupants in the said Project.
- The Applicant(s) shall have the rights to use the common areas together with the other occupants of the project in a manner that the common areas shall remain free from obstructions and hindrances.
- The terrace roofs, parapet walls and common areas shall continue to be property of the company.

12. TAXES & DUTIES

- All Dues, Taxes (like House Tax, Water Tax, Service Tax, GST, Sewerage Tax, Electricity Charges or any other charges), impositions, levies, duties etc. , as applicable or imposed or which may be imposed by the central government, state government or local authorities with regard to said Apartment shall be payable by the Applicant(s) in addition to the total consideration of the Apartment from time to time.

13. DELAYED PAYMENT

- Timely payment is the essence of the Allotment.
- The Applicant(s) shall not be allowed to change the Payment Plan as opted at the time of booking.
- The Applicant(s) shall ensure that all payments are made on or before the due date(s), as per the prescribed payment plan opted at the time of booking.
- However, the company may accept late payment, at its sole discretion. The Applicant(s) shall be liable to pay interest as per 'RERA' Guidelines on delayed payments.
- No late payment beyond 30 days of its due date shall be accepted and the Company shall be entitled to cancel and terminate this allotment after 30 days.
- Delayed payments made by the Applicant(s) will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the principal amount due.

14. CANCELLATION OF ALLOTMENT & FORFEITURE OF MONEY

- The allotment of the Apartment in favor of the Applicant(s) is deemed to be cancelled, if the Applicant(s) fails to make the payment within the stipulated period specified in the payment plan opted at the time of booking or in the event of breach of any of the terms and conditions of allotment.
- Whatever reason of cancellation, the company shall forfeit/deduct amount equivalent to the 15% of the Total Consideration of the said Apartment along-with overdue interest.
- The company shall refund the balance amount, without any interest, within 120 days from the date of such cancellation.
- The company shall be free to re-allot the Apartment to any other prospective buyer.
- The applicant(s) shall have no right to claim, whatsoever, on the cancellation of Apartment.

15. TRANSFER OF ALLOTMENT

- No transfer of allotment shall be permitted for a period of one year from the date of booking.
- The company may, at its sole discretion allow the transfer of allotment in bonafide cases only subject to payment of transfer charges @ Rs. 4,00,000/- against the Apartment.
- Any liability of Stamp Duty or etc. on such transfer demanded by the Government shall be payable by the Applicant(s) or named transferee.
- Applicant(s) would require prior written approval of the company for the transfer of apartment and also subject to payment of Transfer Charges & Administrative Charges.

16. HOME LOAN

- The responsibility of getting the loan sanctioned and disbursed, as per the Company's payment plan & schedule, shall rest exclusively on the Applicant(s).
- In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per schedule, shall be ensured by the Applicant(s), failing to which may lead to cancellation of allotment of the Apartment.
- The Applicant(s) may arrange the loan for financing his / her Apartment through its own sources.
- The company shall extend all necessary co-operation and assistance, which may include furnishing copies of required documents relating to the Apartment / project, for securing the loan from financing banks and institutions.

17. PROJECT LOAN

- The company under the terms of Sub-Lease Deed executed by Noida Authority, has been given the right/ liberty to raise funds / loans from the Banks/ Financial Institution for financing its project against mortgage of the land.
- The Applicant(s) shall have no objection to such project loan which the company may raise for its project from the banks or financial institutions.

18. F.A.R.

- If during the course of construction / after completion of the construction / after handing over physical possession of the Apartment to the Applicant(s)/ even thereafter or even otherwise under the rules of local authorities/Noida authority, if F.A.R. is increased in that event the company shall have the right to carry out construction of further /additional apartments whether on terrace or in any other area / space in the project without any objection from any of the Applicant(s).
- The Company shall have the right to explore the terrace in case of any change in the F.A.R.
- In case, above changes are not acceptable to any of the Applicant(s), the company will refund the amount deposited by the Applicant(s), without any interest thereon, within 120 days of the receipt of the request from the concerned Applicant(s).
- The Applicant(s) shall not be entitled to claim any reduction in price of the Apartment in case of increase in FAR.
- The Applicant(s) shall not raise any claim for any compensation on the ground of inconvenience and / or for any other reason, whatsoever.

19. RESIDENTIAL PURPOSE

- That the Applicant(s) hereby covenant that he/she/they shall be permitted to use the said Apartment for residential purpose only.

20. SUB-SUB-LEASE DEED EXECUTION

- Sub-Sub-Lease Deed shall be executed and registered in favor of the Applicant(s) after the construction of apartment is completed and subject to the payment of total consideration and other charges/ dues etc. as agreed by the Applicant(s).
- The Applicant(s) shall pay stamp duty and registration charges separately at the time of execution of Sub-Sub-Lease deed, as per the rates prescribed by the state government / authorities.
- The ownership rights shall remain with the company till registration of the apartment.

21. NRI /FOREIGN NATIONAL

- In case of NRI / Foreign Nationals of Indian Origin applicant(s), the observance of the provisions of the Foreign Exchange Management Act, 1999 (FEMA), and any other law as may be prevailing shall be responsibility of the applicant (s), including seeking prior permission of RBI / any other government agency, as may be applicable.
- In case, the permission for acquisition of the apartment is not granted to the applicant (s), the amount received by the company will be refunded in full to the applicant(s), without any interest and the allotment shall stand cancelled.

22. ABIDE BY RULES & REGULATIONS

- The Applicant(s) shall abide by all laws, rules and regulation of the Noida Authority/ Government/ Municipal Corporation /Any other authorities and local bodies and shall not breach any such conditions of laws, bye-laws or rules and regulations from time to time.

23. JURISDICTION

- That in the event of any dispute the courts of U.P. shall have jurisdiction for adjudication of all matters arising out or in connection with this allotment.

DECLARATION

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 therefrom. Any allotment against this application shall be subject to the terms and conditions of the Allotment Letter to be executed with the Company in due course of time. I/We, the above applicant(s) do hereby declare that the above terms & conditions of this application have been fully read / understood by me/us and the same are acceptable to me/us.

(FOR COMPANY USE)
CHECK LIST (Tick Mark)

- ☐ 10% of Booking amount by Cheque / Draft
- ☐ Applicant(s) Photographs (5 each)
- ☐ Applicant(s) Signature on all pages of the Application Form
- ☐ Copy of PAN Card / Undertaking Form No. 60
- ☐ ID - cum - Address Proof : ☐ Copy of Aadhar Card, ☐ Driving License, ☐ Voter ID & ☐ Passport
- ☐ For Companies: Memorandum & Articles of Association including Incorporation Certificate and certified copy of Board Resolution.
- ☐ For Foreign Nationals of Indian origin: Passport Photocopy / Payment through NRE/NRO A/c
- ☐ Business Card

RECEIVING / DEALING OFFICER

Date	Name of Employee	Designation	Mobile No.	Application Status (✓)		Customer Code	Signature
				Accepted			
				Rejected			

REMARKS (if any)

CHECKED BY
VERIFIED BY
APPROVED BY

--	--	--



ESTHETIC BUILDTECH PVT. LTD.

Corp. Office : Sethi Group, 2nd Floor, Angel Mega Mall, Kaushambi, Ghaziabad, (U.P.) | **Site Office :** SC-01/A-4, Sector-150, Noida, (U.P.)
M : 8287-111-999 | **T :** 0120-4111-999 | **E :** sethivenice@sethigroup.in | **W :** www.sethigroup.in

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