

APPLICATION LETTER

Date: _____

To,

M/s SHADBOLT BUILDWORLD Private Limited

Address :- 640 SECTOR 19 , FARIDABAD

Faridabad HR 121001

CIN: U70200HR2018PTC075541

Sub: Application for Allotment of Apartment/Unit in “Apex- QUEBEC” located in Siddharth Vihar, Ghaziabad-201009, U.P.

Dear Sir/Madam

I/we are interested for purchasing an apartment/unit, details of which are provided herein below, in your residential Project “**Apex- QUEBEC** ” bearing RERA Registration no: UPRERAPRJ , situated at Plot bearing No.3/SP-10 Siddharth Vihar, Ghaziabad-201009, for total sale consideration of Rs._____.

Apartment/Unit no.	
Wing No.	
Floor No.	
Tower/Building Name	
Carpet area	_____ Sq. Mtrs. OR _____ sq. ft.
Equivalent super area (for reference)	_____ Sq. Mtrs. OR _____ sq. ft.
Exclusive Verandah/Balcony/Terrace area	_____ Sq. Mtrs. OR _____ sq. ft.
Count of Open Car Parking(s) reserved	
Count of Covered Parking(s) reserved	
Electrical Connection	_____ KVA
Power Backup	_____ KVA

Total Price mentioned above is exclusive of GST @ 12%, VAT, Sales Tax, Service Tax, Labour Cess, stamp duty, registration costs, additional external development charges, cost of Electricity meter, IFMS, IGL/ PNG connection, additional generator connected load and additional electricity connection load.

I/We hereby pay/remit a sum of Rs. _____ (Rupees _____ only) (**Application amount**) vide bank draft/pay order/cheque number _____ dated _____ draws on _____ in favour of “**M/s SHADBOLT BUILDWORLD Private Limited**” payable at **Ghaziabad** towards Allotment of Apartment/Unit in the Said Project.

OR

I/We hereby pay/remit a sum of Rs. _____ (Rupees _____ only) vide RTGS/NEFT/IMPS in the following bank account of the company:

Account No. _____, Bank _____, Branch _____, RTGS/NEFT/IFS Code _____.

I/We have clearly understood and I/ we agree that this application form will be processed by the Company only after encashment of the cheque(s) submitted by me/ us together with the application form complete in all respects, otherwise the application shall be liable for rejection and the amount(s) paid by me/ us shall be returned without any Interest.

I/We have clearly understood that in the Event the Company decided to Provisionally Allot the Apartment/Unit to the me/us, then the Application Amount shall be adjusted in the **Booking Amount** which will constitute 10% of Total Sale Consideration abovementioned.

We understand that:

- 1) That I/we are aware that we shall be permitted exclusive right to use vehicle parking space in the building. It is also clarified by the Promoter that location of the vehicle parking shall be identified by Promoter only at their sole and absolute discretion at the time of offering the possession of the said Apartment/Flat.
- 2) I/we are aware that all payments in respect of the apartment/flat booked shall be made through Demand Draft/Cheques/NEFT/RTGS in favour of **M/s SHADBOLT BUILDWORLD Private Limited** and the Buyer shall not be Responsible/Accountable for any payment made to agent/broker/any third person.
- 3) That I/we undertake to sign the Allotment Letter and make timely payment of the sale price in stages as per the Payment Plan under _____ scheme which is to be provided by the promoter along with the Allotment Letter.
- 4) That I/we has/have fully satisfied himself/herself/themselves in all respect regarding, all the details of the Unit and all common area/facilities/utilities. Also, I/we has/have satisfied himself/herself/themselves about the right, title and capacity of the company to deal with the Unit/Project and have understood all the limitation and obligation thereof.
- 5) I/ We have applied for allotment of the Unit with full knowledge of all laws/notifications and rules applicable to the purchase and acquisition of immovable property in India and particularly the arrangements pertaining to the Unit/Project.

- 6) The Sanction Plan/Phase wise Plan are subject to modification,alteration and change by the Promoter in accordance/compliance with Sec 14 of RERA,2016. I/We hereby accord my/our consent to any such changes and not raise any objection to such changes in the building plans or master plan as and when the same are to be submitted for approval of the competent authority.
- 7) That the images, audio-visuals, show flats in the marketing documents/ presentations/prospectus/ website or anywhere else by the Promoter may show additional features, external views, internal views, elevations, façade, colour schemes, additional fixtures, loose furniture etc. to provide the Allottee(s) or prospective Allottee(s) the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the Allottee(s) and the committed layout and specifications are as detailed separately in this agreement and its annexures.
- 8) That Stamp duty, registration charges and other expenses incidental thereto as applicable at the time of registration of Agreement to Sale and Sale Deed in respect to the captioned Apartment/Flat shall be borne solely by me/us.
- 9) That the Promoter has exclusive right to accept or reject this application at his sole discretion.

From:

1.) If Allottee is/are Individual(s):

Name **(Primary Allottee):** _____
Son of/Wife of /Daughter of: _____
Nationality: _____
Occupation _____
Address: _____

Contact No.: _____
PAN no. : _____
Aadhar Card No.: _____
Email ID: _____

Name **(Second Allottee):** _____
Son of/Wife of /Daughter of: _____
Nationality: _____
Occupation _____
Address: _____

Contact No.: _____
PAN no. : _____
Aadhar Card No.: _____
Email ID: _____

2.) If the Allottee is a Partnership Firm:

M/s _____ a partnership firm
 duly registered under the Indian Partnership Act, 1932, through its part Mr.
 /Ms _____ authorised vide resolution dated
 _____ (*copy of resolution signed by all partners required*).
 Registration No.: _____
PAN: _____.

3.) If the Allottee is a company:

M/s _____ a
 company within the meaning and provisions of the Companies Act, 2013,
 having its corporate identification No. _____ and having its
 Registered office at _____ through
 its duly authorized signatory Mr. / Ms. _____
 authorize vide Board Resolution dated _____ (*copy of Board
 Resolution along with certified copy of Memorandum and Articles of
 Association required*)
PAN: _____

4.) If the Allottee is a HUF:

Mr. _____, (Aadhar no. _____) son
 of _____ aged about _____ for self and as the Karta of the
 Hindu Joint Mitakshara Family known as HUF, having its place of
 business/residence at _____, PAN No. of
 HUF _____. (*Copy of Aadhar Card & PAN card required*)

(Signature of Primary Allottee)

(Signature of Second Allottee)