

CHARMS INDIA



REGISTRATION FORM

To,
M/s. Charms India Pvt. Ltd.
Project: "Charms Castle"
KH No. 1055/1056, Noor Nagar, NH-58, Main 6 Lane Highway,
Raj Nagar Extension, Ghaziabad, (U.P.)

Date:

Dear Sir,

I / We wish to registration of a residential apartment No. _____ on _____ Floor in Tower _____, having Carpet Area _____ sq.ft. (_____ sq. mtrs. approx.), Super Area _____ sq. ft (_____ sq. mtrs approx) and covered area _____ sq.ft. (_____ sq. mtrs. approx.), in esteemed project "Charms Castle" likely to come up in the state of U. P.

First Applicant:

Mr. / Mrs. / M/s.....

S/o D/o W/o

R/o.....

.....

Phone /Mobile.....

Fax/e-mail..... Occupation.....; Date

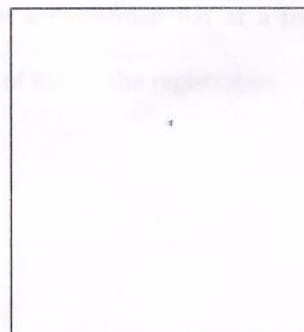
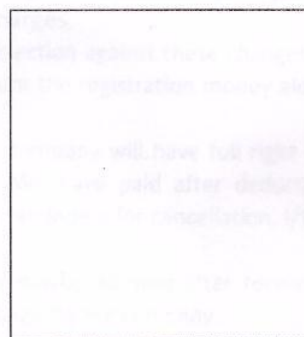
of Birth.....; Single/ Married.....

Second Applicant:

Mr. / Mrs. / M/s.....

S/o D/o W/o

R/o.....



.....
Phone /Mobile.....

Fax/e-mail.....

Occupation.....; Date of Birth.....; Single/ Married.....

I/we am/are enclosing herewith Cheque/Draft/Pay order No.....dated.....for
Rs..... (Rs.....
.....).

Which may please be treated as an advance, subject to the following Term & Conditions:

- a) That it is the fully right of the Charms India Pvt. Ltd. either to allot the residential flat or not against the registration money & we will not create any objection regarding this.
- b) That your offer of allotment for a residential flat in your future scheme(s) shall be made to me/us with in 6 month of my registration application made herein.
- c) That the said advance paid by me/us would be adjusted against the booking amount payable by me/us and when your offer of allotment for a residential flat is made to me/us.
- d) In case the company is not in a position to make offer of allotment for a residential flats within a period of 12 months (For Phase 1st) and 24 Months (For Phase 2nd) from the date of my/our application, we shall have the right to withdraw the money and ask for refund by giving 60 days notice along with interest calculated @ 12% p.a. from the date of payment of advance.
- e) I/we agree to abide and execute the prescribed sale agreement/allotment letter on the company's standard format, which inter alia includes the company endeavoring to give Payment as per agreed and approved payment plan of the total sale consideration and other charges.
- f) If the Layout Plan of the project vary in future than we will not create any objection against these changes .If we are not satisfied with these changes than company have the right to return the registration money along with interest if applicable any .We will not create any objection regarding this.
- g) That if I/We fail in paying the installment on prescribed time limit than the company will have full right for cancellation of flat. In that case company can return the money which I/We have paid after deducting cancellation charges. In that case company is not supposed to give me/us any reminders for cancellation. I/We shall not create any objection / dispute in this matter.
- h) No transfer of flat is allowed in any case. In special circumstances transfer maybe allowed after receiving transfer charges by the company. Transfer charges later will be decided accordingly by the company.
- i) IFMS @ Rs. 30/- per sq. ft. will be charged at the time of possession by the concerning authority, I/we are ready to pay.
- j) In case of cancellation of booking by me/us, company has right to deduct amount equivalent to 10% of BSP.
- k) It is understood that the company shall register me/us for allotment a residential flat at a total consideration (excluding G.S.T/ Service tax, etc.) Rs.
- l) After the registration of the flat if the cancellation arrives then the 10% of BSP or the registration amount whichever is less will be forfeited
- m) And I / we will adopt Plan

Payment Plan:-



PHASE 1

CONSTRUCTION LINK PLAN

- At the time of Booking
- Within 30 days
- Casting of Raft
- Casting of Ground floor Slab
- Casting of 2ND floor Slab
- Casting of 5TH floor Slab
- Casting of 8TH floor Slab
- Casting of 11TH floor Slab
- Casting of 14TH floor Slab
- Brick Work
- Internal Plaster
- External Plaster
- Flooring Tiles
- At the time of Possession

SUBVENTION PLAN



- 10% Of BSP
- 10% Of BSP
- 10% Of BSP+20% Of other charges
- 10% Of BSP+20% Of other charges
- 7% Of BSP+20% Of other charges
- 7% Of BSP+20% Of other charges
- 7% Of BSP+20% Of other charges
- 7% Of BSP
- 7% Of BSP
- 5% Of BSP
- 5% Of BSP
- 5% Of BSP
- 5% Of BSP
- 5% Of BSP



PHASE 2

CONSTRUCTION LINK PLAN

- At the time of Booking
- Within 30 days
- Casting of Raft
- Casting of Ground floor Slab
- Casting of 2nd floor Slab
- Casting of 5th floor Slab
- Casting of 8th floor Slab
- Casting of 11th floor Slab
- Casting of 14th floor Slab
- Casting of 17th floor Slab
- Casting of 20th floor Slab
- Casting of 24th floor Slab
- Brick Work
- External Plaster
- Flooring Tiles
- At the time of Possession

SUBVENTION PLAN



- 10% of BSP
- 15% of BSP
- 8% of BSP+20% of other charges
- 7% of BSP+20% of other charges
- 5% of BSP+20% of other charges
- 5% of BSP+20% of other charges
- 5% of BSP+20% of other charges
- 5% of BSP
- 5% of BSP
- 5% of BSP
- 5% of BSP
- 5% of BSP
- 5% of BSP
- 5% of BSP



Consideration:-

BASIC PRICE:

Rs.....

BASIC PRICE AFTER.....DISCOUNT

Rs.....

ADDITONAL CHARGES :

ADC

Rs.....

FFC

Rs.....

EEC

Rs.....

IFMS

Rs.....

CORNER FACING

Rs.....

PARK/POOL/ROAD FACING

Rs.....

POWER BACK-UP.....KVA

Rs.....

CLUB MEMBERSHIP CHARGES

Rs.....

.....PARKING

Rs.....

.....PARKING

Rs.....

ELECTRIC METER INSTALLATION CHARGES (.....KVA)

Rs.....

TOTAL PRICE WITHOUT SERVICE TAX

***Rs**

***G.S.T/Service Tax applicable as per norms.**

k) Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin.

l) I/We am/are Income TAX Assesses in Ward No.....Dist. No.....and the PAN NO. of First

Applicant is.....

Second Applicant is.....

(First Applicant Sign.)

(Second Applicant Sign.)

For Office Use Only

-
1. Application Accepted/ rejected.....
 2. Flat No.....

Broker (Sign. & Stamp)

Booked by (Signature sales person)

Team Leader

Note/Remark:-

.....

.....

For Charms India Pvt. Ltd.

Authorized Signatory

To,
M/s. Charms India Pvt. Ltd.,
NH-58, Main 6 Lane Highway,
Raj Nagar Extension, Ghaziabad (U.P.).

[Subject: Flat Booking in Charms Castle]

Dear Sir,

This is with reference to our booking of Flat No.....;Tower.....;Phase..... on dated.....;having super area.....Sq.ft.approx.(.....Sq.mtr.approx.) i.e. covered area.....Sq.ft.approx.(.....Sq.mtr.approx.). In this connection, I/We hereby give my/our consent for any kind of change in the Map/Layout/Increase in height of building in case of any change in F.A.R. /Construction in the Group Housing Project "Charms Castle" situated at Khasra No. 1055/1056/1099 at Noor Nagar (NH-58, Main 6 Lane Highway, Raj Nagar Extension),Ghaziabad. The same changes shall be valid & binding on us. I/We am/are aware of and has/have knowledge that the building plans are tentative and agreed that the builder may make some changes, modification, alteration, and additions etc. permissible as per law there in. If I/We will not be agreed with the changes than the company have the right to cancel the allotment of the flat and return back the whole amount which I/We have paid, with interest if applicable any. I/We will not create any objection regarding this.

Thanking You,

Regards

(First Applicant Sign.)

(Second Applicant Sign.)