

TERMS & CONDITIONS

1. The Cheque/Demand Draft will be drawn in favour of "DEV SAI CONSTRUCTION PVT LTD" payable of Delhi/ Ghaziabad, outstation cheques will not be accepted.
2. The intending allottee(s) has applied for allotment of residential unit/flat with full knowledge and subject to all the laws/ notifications and rules applicable to this area in general which have been explained by the Company and understood by him/her.
3. The intending allottee(s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit/flat will be constructed and has understood all limitations and obligations in respect thereof and there will be no more investigation or objection by the intending allottee(s) in this respect.
4. The company shall have the right to effect suitable and necessary alterations in layout plan, building plan if and when necessary which may involve all or any of the changes, namely change in the position of unit/flat change in its number, dimensions, height, size, area layout or change of entire scheme.
5. The super area means and includes the covered area plus proportionate share of common areas such as projections, corridors, passages staircases, facilities etc. the covered/built up area of the unit/flat shall include entire carpet area and areas under toilets, kitchen, internal circulation, internal walls proportionate area under external walls, areas under balconies, lofts, cupboard etc. The method of calculation of sole able area as stated herein shall be final and binding upon the parties.
6. The Company and intending allottee(s) hereby agree that amount paid with the application for booking and in instalments as the case may be to the extent of 10% of the sale price of the unit/flat will collectively constitute the earnest money. The earnest money shall be forfeited in case of non fulfillment of these terms and conditions and those of allotment letter/ agreement and also in the event of failure by the intending allottee(s) to sign the allotment letter/ agreement may be cancelled at the sole discretion of the Company.
7. **In case of cancellation by allottee(s) the charges shall be _____ % of the cost of the flat and for Transfer of Allottee/Change in Name of Allottee(s) the Company shall charge @ _____ % or Rs. _____ per sq.ft. from the Allottee(s)**
8. **Financial assistance, if opted from FI's/Banks, the same shall be the sole responsibility of the allottee(s) and the Company shall not be liable for delay in documentation/remittance processes.**
9. The intending allottee (s) agree to reimburse to the Company and to pay on demand all taxes including service tax, VAT levies or assessments whether levied now or (leviable in future on land and/or the building as the case may be from the date of application.
10. The Company shall endeavor to give the possession of the unit/flat to the intending allottee(s) within period of 36 months with a grace period of 6 months from the date of start of foundation of the particular tower in which flat/ apartment is booked, subject to force majeure circumstances, as per the Agreement and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the sale price and other charges due, if any and payable up to the date of possession according to the payment plan applicable to him/her. The Company on completion of the construction shall issue final call notice to the intending allottee(s) who shall within 30 days thereof remit all dues and take possession of the unit /flat but in the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit/flat and shall bear all maintenance charges and any other levies on account of the allotted unit/flat.
11. The intending allottee(s) of the unit/flat shall pay necessary charges including security deposit for maintenance and upkeep of the complex and providing the various services as determined by the Company or its nominated agency and as and when demanded by the company or its nominee(s). This arrangement will be carried out until the 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/allottee(s).
12. The Sale Deed shall get executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/ construction at the site and after receipt from him/her full price and other connected charges, if any. Cost of stamp duty and registration/ mutation, documentation charges etc. as applicable will be charged extra and shall be borne by the intending allottee(s). The intending allottee(s) shall pay as and when demanded by the Company, stamp duty and registration charges/ mutation charges and all other incidental and legal expenses for execution and registration of sale deed/ mutation of the unit/flat in favour of the intending allottee(s).
13. The intending allottee (s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any is his/her address, failing which all demand notices and letters 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 there from. In all communications, the reference of property booked must be mentioned clearly.
14. The company shall have the first lien and charge on the said unit/flat for all its dues and other sums payable by the intending allottee(s) to the Company.
15. Unless a conveyance deed is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this registration/allotment/application form shall not give to the intending allottee(s) any right or title or interest thereon.
16. The intending allottee(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said property.
17. Delhi / Ghaziabad courts alone shall have jurisdiction in all matters arising out of/ touching and/or concerning this transaction of Delhi/ Ghaziabad.
18. The intending allottee(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc., on the external facade of the building or anywhere on the exterior of the building or common areas. The intending allottee(s) shall also not change the colour 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.
19. In case there are joint intending allottee(s), all correspondences shall be sent by the Company to the intending allottee (s) whose name appears first applicant and at the address given by him/her for mailing and which shall for all purposes be considered 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 condition of the Company.
20. The intending allottee(s) agrees that the sale of the unit/flat is subject to force majeure clause which interalia include delay on account of non-availability of steel, cement or other building materials or water supply or electric power or slow down strike or dupe to a dispute with the construction agency employed but the Company, civil commotion or by reason of war or enemy action or earthquake or any act of god, delay in certain decisions/ clearances from statutory bodies) or if non delivery of possession is as a result of any notice, order, rules or notification of the Government and/ or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid even the Company shall be entitled to a reasonable corresponding extensions of the time of delivery of possession of the said premises on account of force majeure circumstances.

The company as a result of such a contingency arising reserves the right to alter or vary the terms and condition of allotment or if the circumstances beyond the control of the Company so warrant, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature what so ever can be claimed by the intending allottee(s) for the period of delay/suspension of scheme.

In consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever.

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

(Signature of First Applicant)

Date:

(Signature of Second Applicant)

(Signature of Third Applicant)



DEV SAI
CONSTRUCTION PVT. LTD.

CORPORATE OFFICE / SITE OFFICE

Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida (West)

Tel : +91 120 4101011 | e-mail: info@sportshome.in | web: www.sportshome.in

RERA REGISTERED NO. : UPRERAPRJ6815

www.sportshome.in



READY STREADY! PLAY!

GET READY FOR SPORTY LIFE

APPLICATION FORM

Applicant for Provisional Booking of Residential Apartment at SPORTS HOME, City
Plot No. GH-02, Adjoining Tech Zone-IV, Greater Noida (West).

M/s DEV SAI CONSTRUCTION PVT LTD
A-42/6, First Floor-102
Pinnacle Tower, Sector-62
Noida-201301



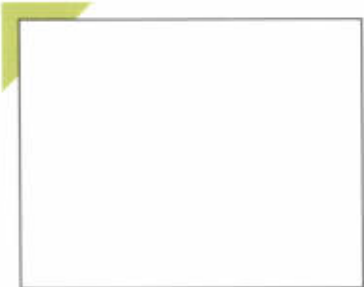
Dear Sir/Mam,
I/We request that I/We may be provisionally allotted a Residential Apartment in the Project SPORTS HOME at City Plot No. GH-02, Adjoining Tech Zone-IV, and Greater Noida (West)
I/We remit herewith a sum of Rs (Rupees) Only)
by Bank Draft/ Cheque No. dated Drawn on as booking amount.

In the event of M/s DEVSAI CONSTRUCTION PVT LTD. agreeing to provisionally allot/book an apartment in SPORTS HOME on sublease basis. I/We agree to pay further installment of sub-lease consideration and all other dues as stipulated in this application and the allotment Letter and the Payment Plan as explained to me/us by the Company and understood by me/us.

I/We have clearly understood that this application does not constitute as Agreement to sell and I/We do not become entitled to the provisional and/or final allotment of an apartment notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this application. It is only after I/We sign and execute the Allotment Letter on the Company's standard format agreeing to abide by the terms and condition laid down herein and the execution of the Allotment Letter.

SOLE OR FIRST APPLICANT

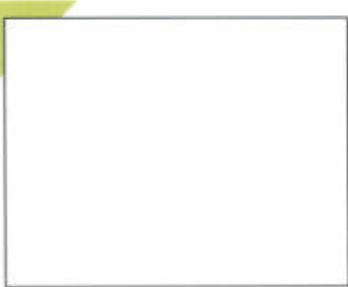
Mr./Mrs./Ms.
S/W/D of
Date of Birth Profession/Service Nationality
Residential Status [] Resident / [] Non-Resident / [] Foreign National of Indian Origin
Income Tax Permanent Account No.
Mailing Address
Telephone Nos.
Designation, Office Name & Address



Tel Nos. E-mail ID

SECOND APPLICANT / THIRD APPLICANT

Mr./Mrs./Ms.
S/W/D of
Date of Birth Profession/Service Nationality
Residential Status [] Resident / [] Non-Resident / [] Foreign National of Indian Origin
Income Tax Permanent Account No.
Mailing Address
Telephone Nos.
Designation, Office Name & Address



Tel Nos. E-mail ID

DETAILS OF PROPERTY

Tower No. / Name: Unit No. Floor
Super Area (Approx) (Sq. Mt.) Type (2, 3, 4)
Cost: Basic Rate Rs (Per Sq.ft) Basic Cost Rs
PLC Rs (Per Sq.ft) PLC Cost Rs
EDC/IDC Rs (Re Sq ft) EDC/ IDC Rs
Car Parking Rs (Open/Reserved/Covered)
Club Membership Rs (Annual/Monthly or One Time)
Others (If any) (IFMS/Power Back-up/ Meter Charges etc)
Total Price (Rs)

PAYMENT PLAN []

DOWN PAYMENT PLAN []

CONSTRUCTION LINKED PLAN []

I/We undersigned request that aforesaid unit may be allotted to me/ us as per Company's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by the Company.
I/We further agree to sign and execute any necessary agreement, as and when desired by the Company on the Company's standard format.
I/We remit herewith a sum of Rs. (Rupees) towards Registration/Booking Amount.

By Bank Draft/ Cheque No. Dated Drawn on towards Registration/Booking Amount.

BOOKING CHANNEL

Direct/ Broker 1. 1.
Date: Signature of 1st Applicant Signature of 2nd Applicant Signature of 3rd Applicant

FOR OFFICE USE

Application Accepted [] / Rejected []

DETAILS OF PROPERTY

Tower No. / Name: Unit No. Floor
Super Area (Approx) (Sq. Mt.) Type (2, 3, 4)
Cost: Basic Rate Rs (Per Sq.ft) Basic Cost Rs
PLC Rs (Per Sq.ft) PLC Cost Rs
EDC/IDC Rs (Re Sq ft) EDC/ IDC Rs
Car Parking Rs (Open/Reserved/Covered)
Club Membership Rs (Annual/Monthly or One Time)
Others (If any) (IFMS/Power Back-up/ Meter Charges etc)
Remarks:

Received By: Approved By:

Date: