

BOOKING FORM

**Application for booking of an apartment/flat in _____ tower/ _____ Floor at
"JASMINE GROVE", NH-24 Ghaziabad.**

M/s Savfab Developers Pvt. Ltd.
959, NH-24, Mehroli,
Ghaziabad, U.P.

Dear Sir/Madam,

- a) It is requested that the applicant may be allotted a flat in the constructed project and/or an exclusive right to use parking space(s) (hereinafter defined) in the said complex as per the Companies payment plan i.e. Down Payment.
- b) The applicant encloses here with a sum of Rs. _____ (Rupees
_____ only) cash/by bank draft/cheque no. _____ dated
_____/drawn on _____ in favour of "M/s Savfab Developers Pvt. Ltd.",
payable at Ghaziabad as booking amount.
- c) The applicant acknowledges that the company has provided all the information and clarifications as sought by the Applicant. The applicant is satisfied with the same. The applicant has also relied on his/her own judgment and conducting enquiry before deciding to apply for purchase of the said apartment. The applicant has not relied upon nor is influenced by any architect's plans, advertisement, representations, warranties, statements of estimates of any nature whatsoever, whether written or oral made by Company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical conditions of the said complex/said apartment. This application is complete and self contained in all respects, no oral or any written representation or statements shall be considered constituting part of this application.
- d) The applicant agrees that if the company allots the said apartment (hereinafter defined) then the applicant agrees to pay the total price (hereinafter defined) and all other amounts, charges and dues as per the payment plan opted by the applicant and/or as and when demanded by the company or in accordance with the terms of this application/agreement (hereinafter defined) that shall be executed by the company in accordance with Company's standard document. The applicant has read and understood the terms and conditions of this application, stated herein after and is agreeable to the same.

The particulars of the Applicant(s) are given below for Company's reference and record:

1.(i) SOLE OR FIRST APPLICANT(S) Mr./Mrs./Ms. _____ S/W/D of _____

Nationality _____ Age _____ Years, Profession _____

Resident Status: Resident/Non-Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward/Circle/Special range and place where assessed to Income Tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

_____ Tel Nos _____
 E.Mail ID _____ Mobile _____

(ii) **JOINT OR SECOND APPLICANT (S)** Mr./Mrs./Ms. _____ S/W/D of _____

Nationality _____ Age _____ Years, Profession _____
 Resident Status: Resident/Non-Resident/Foreign National of Indian Origin _____
 Income Tax Permanent Account No. _____
 Ward/Circle/Special range and place where assessed to Income Tax _____
 Mailing Address _____

_____ Tel No. _____ Fax No. _____
 Office Name & Address _____

_____ Tel Nos _____
 E.Mail ID _____ Mobile _____

OR

M/s _____
 a partnership company duly registered under the India Partnership Act 1932, through its partner
 authorized by resolution dated _____ Shri/Smt. _____
 _____ (copy of the resolution signed by all partners required).
 PAN/TIN: _____ Registration No. _____

OR

M/s _____ a company
 registered under The Companies Act, 1956 having its corporate identification no. _____
 and having its registered office at _____
 through its duly authorized signatory
 Shri/Smt. _____ authorized by Board Resolution (copy of board
 resolution along with a certified copy of Memorandum & Articles of Associations required) PAN
 _____ (Delete whichever is not applicable)

2. **DETAIL OF APARTMENTS**

Apartment No.: _____ Floor: _____ Type: _____ Block: _____
 carpet area: _____ sq. mtr. i.e. _____ Sq. Ft.
 approx total super area _____ sq. mtr. i.e. _____ sq. ft.

3. **DETAIL OF PRICING**

Basic Sale Price: _____ /- (Rupees _____ only)

Optional Items

A) Car Parking:

(1) Covered Car Parking @ Rs. _____
 (2) Open Car Parking @ _____

B) Power Backup

@ Rs. _____

- Power Backup Required (1 KVA)** :
- : *At time of Possession*
- C) Fire Fighting** :
- D) Lifetime membership charges of CLUB** :
- E) Interest Free Maintenance Security: i.e. 25/- sq. ft.**
- F) Meter Charge** : Rs. _____
- G) Maintenance Charge** : Rs. _____ (as per prevailing rate of maintenance at the time of offer of possession)
- a) Basic Cost @ _____
- b) Other charges @ _____ (GST, Service Tax, VAT and other charges levied or leviable by competent authority will be chargeable)

DECLARATION

This Applicant does hereby declare that the above particulars/information given by him/her is true and correct and nothing has been concealed there from.

Yours faithfully

Date _____

Signature of First Applicant

Place _____

Signature of Second Applicant

4. FOR OFFICE USE ONLY

Mode of Booking: Direct/ Agent _____

Location Booked _____ Date of Booking _____

Discount offered: _____ Authorized by _____

Booklet Filed by: _____ Date _____

Booklet Checked by: _____ Date _____

Booklet approved by: _____ Date _____

Construction Link Payment Plan

Construction Link Payment Plan(CLP)		
PAYMENT SCHEDULE		
S.No.	Floors	Percentage of Total Cost (BSP + Car Parking)
1	Booking Amount	10 %
2	Within 45 Days of Booking	50%
3	On Start of 7 th Floor Slab	7%
4	On start of 10 th Floor Slab	7%
5	On Start of 14 th Floor Slab	7%
6	On Start of Top Floor Slab	7%
7	On Start of External Floor Slab	7%
8	Offer of Possession	5% or Balance Payment + Other Charges

(B.S.P) = Basic Sale Price + Car Parking

Signature of Applicant

Signature of Co-Applicant

Terms and Condition

1.. Nature of Booking

- a). *This is a booking form for proposed flat at - "JASMINE GROVE".*
- b). *The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Allotment Agreement is executed.*
- c). *That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impart able and undivided share in the land are underneath the plot. The intending Allottee(s) shall not be construct any thing on the terrace. **The proposed allottee has booked the constructed flat and also satisfied with quality of construction and seen the amenities i.e. swimming pool, community hall, park its location layout and fully satisfied prior to booking. The above said project is consisting of 3 towers, the project is in completion stage and developer is in process of obtaining completion certificate from competent authority.***

2.. Mode of Payment

- a). *All payments from outstation locations are to be paid through Demand Drafts only. Demand Drafts/local cheques are to be made payable to **M/s Savfab Developers Pvt. Ltd.** The purchaser must insist on a duly signed receipt from authorized personnel.*
- b). *That the schedule of instalments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.*
- c). *That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in payment by charging interest @ **12%** per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).*

3.. Delayed Payments

- a). *Interest at the rate of **12%** per month shall be charged on all delayed payments of installments.*

4.. Cancellation Charges

- a). *In case of cancellation either of booking or agreement, the statutory charges shall be **10%** of the agreed sale consideration.*
- b). *Refund shall be made to the purchaser within 90 Days from the receipt of cancellation letter with valid reason for cancellation, after adjusting the statutory deduction.*

5.. Possession

- a). *Since it is a constructed project, hence possession will be handed over within a stipulated period of _____ months / date _____ month _____ & year _____, subject to payment of total sale consideration including taxes.*
- b). *in case of delay in handing over possession of the said Flat attributable of delay of Developer, the Developer would pay a sum equivalent to **PMI interest** and in case of bank loan or Rs. 75/- per sq.*

mtr. in case of self funding per month for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.

- c). That in case the intending Allottee(s) fails to take possession of Apartment within given "Fit-out-period", Rs. 75/- per sq m. will be charged for the delay per month till physical possession".*
- d). The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.*

6.. Changed in Drawings / Designs

- a). Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s, however the project is duly approved by competent authority.*
- b). That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interest.*

7.. Other Terms and Conditions

- a). Other terms and conditions mentioned in **Agreement** shall apply.*
- b).. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project..*
- c). That the Interest Free Security Deposit give by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s)/Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.*
 - (i).. All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.*
 - (ii).. Security gates with intercom, lift rooms at terrace without terrace right.*

Note: *Roof Top, spaces for commercial, parking spaces or tot-lots, space for public amenities, (excepting what has been allotted by an agreement to intending Allottee(s) shopping centers & other unsold property of builder will remain the property of the Builder. Maintenance charges will be applicable on sold flats.*

8.. Registration & Other Charges

- a). Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.*
- b). Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.*

- 9.. *That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.*
- 10.. *That the Apartment shall be used for activities as are permissible under the Law.*
- 11.. *That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).*
- 12.. *That in case, the intending allottee makes any payment to any other person/company, except **M/s Savfab Developers Pvt. Ltd.** against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.*
- 13.. *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 'BUILDER', 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 proceedings shall always be held in the city of Ghaziabad, (U.P.), India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force.*
- 14.. **Jurisdiction:** *The High Court of Allahabad and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.*

Signature of Applicant

Signature of Co-Applicant