



6. Maintenance Charges for a period of Thirty months shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House-keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pump, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex. In the event the maintenance is extended beyond thirty months period, the Plot holders will be required to pay monthly maintenance charges in advance based on the area of the flat and as decided by the Developer.

**The Proportionate share of Expenses on account of generator power back (individual flat plus common areas) shall be charged extra on Builtup Area basis of as per actuals/units consumed.**

7. Interest Free Maintenance Security for Facility Management is a security deposit which shall be used in case of default/arrears in the payment towards Maintenance Charges. This Shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event Jai Krishan Svp JV or its nominee maintenance agency/company ceases to organization

#### BASIC TERMS AND CONDITIONS

- The allotment of the Residential Apartment is entirely at the discretion of the company. The allotment of the said residential apartment shall be provisional and shall be confirmed on the issuance of letter of allotment or signing of builder buyer agreement on the Jai Krishan Svp JV standard format.
- The applicant has fully satisfied himself about the nature of rights title, interest of the company in the said project. This is to be developed/constructed by the Jai Krishan Svp JV as per the prevailing bylaws/guidelines of the Ghaziabad Development Authority, Ghaziabad U.P and/or other authority and has further understood all limitations and obligations in respect thereof. The applicant further agrees to abide by the terms and conditions of all the permissions, sanctions directions etc. issued by (GDA), Ghaziabad U.P and/or other authority in this regards to the Jai Krishan Svp JV
- The applicant has examined the tentative plans, designs, and specifications of the residential apartment and has agreed that the company may affect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the project or as may be done by any competent authority. The necessary changes/alterations may involve change in position/location of the residential apartment. Change in its dimensions or area etc.
- Timely payment of the installments of the basic sale price and allied charges pertaining to the residential apartment is the essence of the terms of the booking/ allotment. However in the event of breach of any of the terms and conditions of the allotment / Flat Buyer's Agreement by the applicant, the allotment will be cancelled at the discretion of the Jai Krishan Svp JV and the 20% of received amount together with any interest on delayed/outstanding payments shall stand forfeited. The balance amount shall be refundable to the applicant without any interest within 120 days from the date of cancellation.
- All statutory charges, taxes, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant(s) from the date of booking as per demand raised by the company.
- Timely Payment of the Installments and other charges is the essence of the Agreement. In the event by the allottee in the payment of Basic Sale Price and other charges as mentioned in the payment plan by the due date, the allottee shall be liable to pay interest on delay payment @ 18% per annum.
- In case the Company is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Company shall refund the amount paid by the applicant along with simple interest @ 6% p.a. from the happening of such eventuality.

1st Applicant

Name : \_\_\_\_\_  
Signature : \_\_\_\_\_

2nd Applicant

\_\_\_\_\_

#### APPLICATION FOR ALLOTMENT IN THE RESIDENTIAL PROJECT NAMED "DELHI HEIGHTS" AT KAUSHAMBI, GHAZIABAD

To,

**Jai Krishan SVP JV**  
Plot No.34, Adjoining Hotel Radisson,  
Kaushambi, Ghaziabad | 201012  
0120-4187171/2

Dear Sir/s,

I/We, hereby apply for allotment of a residential apartment in your Housing Project named "DELHI HEIGHTS", to be developed and constructed by "Jai Krishan Svp JV" on land situated at Kaushambi, Ghaziabad U.P.

I/We remit herewith a sum of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_  
vide Bank Draft / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ being  
booking money for allotment of a residential apartment.

I/We further agree to pay installments as per the payment plan opted by me/us and annexed herewith:

#### FIRST APPLICANT

Mr./Mrs./Ms. \_\_\_\_\_

Son /Wife/Daughter of Mr./Mrs. \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marital Status \_\_\_\_\_

Residential Address \_\_\_\_\_

Income Tax Permanent Account No./Ward No. \_\_\_\_\_

Profession \_\_\_\_\_ Designation \_\_\_\_\_

Company/Firm Name \_\_\_\_\_

Office Address \_\_\_\_\_

Tel. Res. \_\_\_\_\_ Off \_\_\_\_\_

Mobile \_\_\_\_\_ Fax. No. \_\_\_\_\_ E-mail Id \_\_\_\_\_



**SECOND APPLICANT**

Mr./Mrs./Ms. ....  
 Son /Wife/Daughter of Mr./Mrs. ....  
 Date of Birth ..... Marital Status .....  
 Residential Address .....  
 Income Tax Permanent Account No./Ward No. ....  
 Profession ..... Designation .....  
 Company/Firm Name .....  
 Office Address .....  
 Tel. Res. .... Off. ....  
 Mobile ..... Fax. No. .... E-mail Id .....

**RESIDENTIAL STATUS**

Resident .....  
 Non- Resident .....  
 Foreign National of India Origin ..... Nationality .....  
 Mailing Address .....  
 Permanent Address .....  
 Pin code ..... Telephone Res. .... Office .....  
 Fax ..... Mobile No. .... E-mail Id .....

**Details of Residential Apartment :-**

Type ..... Tower Name ..... Apartment No. ....  
 Floor ..... Area .....  
 Basic Sale Price (BSP) @ Rs. .... Per sq.ft. Amount .....  
 Total in Words .....

Payment Plan Option ☐ Construction Linked Payment Plan  
 Mode of Booking ☐ Company ☐ Consultant  
 If Through Consultant ( Details of the Consultant) with Address and Contact information

Name ..... Signature with Stamp .....

**PROVISIONAL RECEIPT**

(Received a sum of Rs. .... (Rupees .....)  
 Vide Bank Draft/Cheque No. .... dated ..... drawn on ..... being  
 booking money for allotment of a residential apartment no. ....

Date:- .....  
 (Authorized Signatory) .....

**Package for 4BHK Rs. 10,25,000/-**

- Two Covered Car Parking
- Power Backup 4 KVA . Additional Power Backup @30,000/KVA
- Annual Maintenance Charges (AMC)
- Meter Installation Charges
- Interest Free Security for Facility Management (IFSFM) of Rs.20,000/-

**Package for 3BHK Rs. 6,00,000/-**

- One Covered Car Parking
- Power Backup 2 KVA . Additional Power Backup @30,000/KVA
- Annual Maintenance Charges (AMC)
- Meter Installation Charges
- Interest Free Security for Facility Management (IFSFM) of Rs.20,000/-

**Acceptance :**

I/We, the 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 is subject to the conditions attached to this application form and that of the allotment Letter/Buyer's Agreement, the terms and conditions where of shall ipso-facto be applicable to my/our legal heirs and successors. I/We undertake to inform the company of any change in me/our address of in my other particular/information, given above, till the booked property is registered in me/our name(s) falling which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall deemed to have been received by me/us.

**1st Applicant**

Name : .....  
 Signature : .....  
 Place : .....

**2nd Applicant**

Name : .....  
 Signature : .....  
 Date : .....

**Note** :- Persons signing the Application Form on behalf of other person/firm/company shall file proper Authorization / Power of Attorney.

**FOR OFFICE USE**

Total No. Applicants. ....  
 Type of Bank of Applicants (NRE/NRO/Foreign Nationals) .....

**Remarks :**

1. ....  
 2. ....  
 3. ....

Booked By ..... Checked By ..... Approved By .....

**NOTE:**

1. Registration Expenses, Stamp Duty, Legal Charges, Court Fee and Documentation Charges etc. shall be payable extra at the time of possession.
2. Any extra works including electrification charges, if any, executed in the flat shall be charged separately.
3. External Electrification Charges (EEC) comprise of equipment & installation charges for Transformer, Panels, VCB's Cables, Pumps, Internal Street Lighting & Common Area Lighting.
4. Fire Fighting Charges (FFC) for Automatic Fire Engine and Pump, Sprinkler System in Basement and provision for Fire Fighting Equipment on each floor.
5. The Complex, Maintenance & Facilities, Management services shall be organized by a separate organisation as nominated by the developer.