

SHRI RADHA
AQUA
GARDENS
Greater Noida (W)

APPLICATION FORM

Customer Name:.....

Apartment/Unit No.:.....

Block/Tower: ☐ NLV ☐ SLV ☐ LAG ☐ CAS ☐ FON ☐ COMMERCIAL

Application form for Booking of an Apartment/Unit

Shri Radha Aqua Gardens ("Project") at GH-05A, Sector 16B, Greater Noida

To,

M/s Decent Buildwell Private Limited ("Company")
(A Company Registered under The Companies Act, 1956)
Registered office: 111, Shri Jamuna Dham, Govardhan X-ing, Mathura
Corp. Office: A-133, Sector-63, Noida 201301.

Apartment/Unit No.Floor.....
Block/Tower.....
Use of Apartment: Residential / Commercial

Dear Sir,

I/We request to Book above mentioned Apartment/Unit under Payment Plan.

I/We remit herewith a sum of Rs..... (Rupees.....

.....only) by Bank Draft/Cheque No./UTR No.

.....dated.....drawn ontowards my booking.

The applicant(s) have clearly understood that this application does not constitute an Agreement to Sell/Sub-Lease and the applicant(s) do not become entitled to the provisional and/or final allotment of an apartment/unit notwithstanding the fact that the Company has issued a receipt in acknowledgment of the money tendered with this application. It is only after the signing and execution of the Allotment Letter agreeing to abide by the terms and conditions laid down therein, that allotment shall become final and binding.

The Applicant(s) acknowledges that the Company has provided all the information and clarifications as sought by the applicant(s), and satisfied with the same. The applicant(s) have relied on own judgment and conducted inquiry before deciding to apply for purchase of the said Apartment/Unit. The applicant(s) has neither relied upon nor is influenced by any architect's plans, advertisements, representations, warranties, statements or 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 condition of the said project/said Apartment/Unit. 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.

The applicant(s) do agree to abide by all the terms and conditions as laid down herein and the execution of the Allotment Letter.

My/Our particulars are given below for your reference and record:

1. 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.

Permanent Address.....

Correspondence Address.....

Telephone Nos. Mobile No.

Fax No..... E-mail ID.....

Designation, Office Name & Address.....

Official Phone No..... Official E-mail ID.....

Signature of the First Applicant

Signature of the Co-Applicant(s)

2. SECOND APPLICANT (Co-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.

Permanent Address.....

Correspondence Address.....

Telephone Nos. Mobile No.

Fax No..... E-mail ID.....

Designation, Office Name & Address.....

Official Phone No..... Official E-mail ID.....

3. THIRD APPLICANT (Co-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.

Permanent Address.....

Correspondence Address.....

Telephone Nos. Mobile No.

Fax No..... E-mail ID.....

Designation, Office Name & Address.....

Official Phone No..... Official E-mail ID.....

4. M/s....., A partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at.....through its partner authorized by along with firm resolution Shri/Smt.....S/D/W/o Shri/Smt.....(Copy of the resolution signed by all Partners required.)
PAN/TIN:.....Registration No.....
Telephone Nos. Email ID
Or

Signature of the First Applicant

Signature of the Co-Applicant(s)

5. M/s.....Company registered under the Companies Act, 1956, having its corporate identification no.....and having its registered office atThrough its duly authorised signatory Shri/Smt.....S/D/W/o Shri/Smt.....
Authorized by Board resolution dated.....(Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required). PAN No.....Telephone Nos.Email ID

6. DETAILS OF APARTMENT/UNIT

Apartment/Unit No.onFloor, Block/Tower.....
Type of Apartment.....Use of Apartment ☐ Residential ☐ Commercial
Carpet Area of the apartment.....Sq.mtr.(.....Sq. ft.)approx.
Total Area of the apartment.....Sq. mtr.(.....Sq. ft.) approx.
1SQ.MTR. = 10.764 SQ.FT.

7. Payment Plan

8. I/We require electrical connection for.....kVA (Minimum load of 4kVA for 2 BHK & 5kVA for 3BHK and Commercial)

9. I/We require Power Back-up ofkVA (Minimum 2 kVA for Commercial & Residential Units) & I/We am/are ready to pay the per unit charges of the power back-up (i.e. running on DG set) which will be decided at the time of offer of possession depending upon prevailing prices of fuel.

- All the terms & conditions of agreement for electricity & power back-up shall be also applicable and binding.
- The electrical installation / transformers / Gen. Sets / E.S.S. equipment and cabling shall be designed with 60 % diversity factor therefore for 10000 kVA load only 6000 kVA capacity shall be installed.

10. SALE PRICE OF APARTMENT/UNIT

Description	Rate (Rs./ Sq ft on Total Area)	Total (In Rs.)
Basic Selling Price		
Car Parking (Type.....)	/ No.	
Total		

Note: Payments to be made by Demand Draft (s) payable at Delhi/Noida/Ghaziabad or A/c payee cheque(s) payable at par in favor of "Decent Buildwell Pvt. Ltd."

Service Tax and /or GST as applicable.

11. OTHER CHARGES (On offer of Possession):

Dual Meter Charges @ Rs. 25,000/-, Water & Sewage Connection Charges @ Rs. 10,000/-, IGL Infrastructure Charges @ Rs. 1800/-, Power Back-up Charges @ Rs. 25,000/kVA & Electrical Connection Charges @ Rs.10,000/kVA will be payable on offer of possession. FTTH Connection & Installation charges and IGL Connection & Installation charges will also be payable to the finalized agencies directly.

12. IFMS (Interest Free Maintenance Security)@..... Rs/Sq ft on Total Area. Total Amount Rs.....(In wordsOnly)

13. Monthly Maintenance Charges of Apartment/Unit @..... Rs/Sq ft. along with Service Tax and/or GST on Total Area.

14. Estimated Date for the Possession of Apartment / Unit+ Grace Period of 6 months.

15. In Case of Cancellation of Apartment/Unit, Refund to be made as details mentioned below.

- Name :
- Bank Name & Branch :
- Account Number :
- IFSC Code :

Signature of the First Applicant

Signature of the Co-Applicant(s)

16. Any other Remark.....
17. DECLARATION
I/We the applicant(s) do hereby declare that my/our above particulars/information's given by me/us are true and correct and nothing has been concealed there from. It is also clear to me/us that this application form is not an allotment and does not constitute any right in the said apartment/Unit. I/We shall be considered as intending allottee(s) only.

DATE:

PLACE :

Yours faithfully

Signature of the First Applicant

Signature of the Co-Applicant(s)

FOR OFFICE USE ONLY

1. BOOKING ☐ DIRECT ☐ AGENT
2. Agent Details
Name.....Address.....
.....
Executive Name.....Signature.....
Contact No.....
Email Id.....
RERA Regn. No.....
3. Relationship Officer (Sales).....Signature.....

Sales Head

Receiving Officer
CRM

CRM Head

Approved by

Signature

Signature

Signature

Signature

TERMS AND CONDITIONS

1. This is a provisional booking for an Apartment/Unit as mentioned above in the project "SHRI RADHA AQUA GARDENS" being developed by Decent Buildwell Pvt. Ltd and this booking doesn't convey in favour of applicant any right, title or interest of whatsoever nature unless and until required documents such as Sales Agreement/Sale Deed/Allotment Letter etc. are executed.
2. That the applicant(s) has/have seen all the documents of titles and other relevant papers/documents etc. pertaining to the aforesaid Project and is/are fully satisfied about the title and rights of the Company. The drawing and plans of the project has been displayed at the site office of the project & the corporate office of the Company.
3. That the schedule of payment/installment mentioned in the price list has been duly explained to the applicant(s) who shall be responsible for making payments on time.
4. That the Interest at the rate of 10% per annum shall be charged on all delayed payments but company reserves the right to cancel the booking of Apartment/Unit without any prior notice.
5. That the applicant(s) at his/her discretion and cost may avail housing loan from a bank/financial institution. The company shall under no circumstances be held responsible for non sanction of the loan to the applicant(s) for whatsoever reason. The payment of installment to the company shall not be linked to the housing loan availed/to be availed by the applicant(s).
6. That it is hereby agreed, understood and declared that the Company may take construction finance/demand loan for construction of the above said Project from the banks/financial institutions after mortgaging the land/apartment or unit of the said Project. However, the sale/sub lease deed in respect of apartment/unit in favour of applicant(s) will be executed and registered free from all encumbrances at the time of registration of same.
7. That In case the Applicant(s)/Allottee(s) surrender /cancel the booking/allotment at any stage due to any reason what so ever then after deducting 10% amount of the cost of the apartment/unit, any interest for delayed payment, any amount paid in terms of taxes to the government or authority and any other outstanding default charges, and the balance amount (if any) shall be refunded without any interest.
8. That In case the applicant(s) wish to transfer this unit in favour of any third party, prior written permission of company shall be obtained by the applicant before any such transfer. Any processing charges determined by the company for any transfer as such will have to be paid by the applicant(s).
9. That the applicant(s) is/are aware of and has/have knowledge that the building plans are tentative and agree to that the Company may make such changes, modification, alterations and additions therein as may be deemed necessary or may be required to be done by the Company in accordance with the Government/Development Authority or any other local authority or body having jurisdictions.
10. That the Stamp Duty, Registration charges ,any other government charges & all other applicable taxes including Service Tax and /or GST are not included in the sale price and shall be charged extra and are to be borne by the Applicant(s)/Allottee(s).
11. That In case there are joint applicants, all communications shall be sent by the company to the applicant whose name appears first and at the address given by them for mailing and which shall for all purpose be considered as served on all the applicants and no separate communication shall be necessary to the other co-applicant.
12. That in case the cheque issued by you at the time of booking is dishonored the booking of apartment/unit shall be stand automatically terminated and the company shall not be bound to inform applicant(s) any such eventually. That encashment of booking cheque is the responsibility of Applicant(s).
13. That in case reissuance of allotment letter, tri partite agreement, permission to mortgage or any other document is required and requested by the applicants(s) or bank/financial institution, the company has sole right to reissue or reject the reissuance. The reissuance at every time shall attract a fee of Rs. 10,000/- plus Service Tax and /or GST as applicable, as administrative charges and shall be payable by the applicants(s).
14. That if the Applicant(s)/Allottee(s) make(s) payment through cheque, and cheque is dishonored due to any reason whatsoever, the company shall be entitled to charge Rs. 500/- (Five Hundred Only) per instance from the Applicant(s)/Allottee(s).
15. That the price list and payment plans can be changed without notice at the sole discretion of the company, However there shall be no escalation in price or change in payment plan for the booked apartments/units.
16. That it shall be the responsibility of applicant(s) to inform the Company in writing about subsequent change(s) in the address otherwise the address given in the booking application form will be used for all correspondence and it shall be deemed to have been received by the applicant(s) and the Company shall not be responsible for any default.

Yours Faithfully

Date:

Place:

Signature of the First Applicant

Signature of the Co-Applicant(s)



Decent Buildwell Pvt. Ltd.

CIN: U70102UP2012PTC053213

Corp Off.: A-133, Sector-63, Noida 201 301 T.+91-120-4919999

Regd. Off.: 111, Shri Jamuna Dham, Goverdhan X-ing, Mathura 281004 T.: +91-565-2425038

Site Off.: GH-05A, Sector 16B, Greater Noida

Email: sales.aqua@shirgroup.net | shrigroup.co