

GALAXY
APARTMENT
Joya Road Amroha

APPLICATION FORM

Application No.....

Booking Date

Dear Sir/Madam,

I/We the undersigned request for a provisional allotment of a Residential Flat in GALAXY APARTMENT Project.

In the event the S.Tech Developers agrees to allot a residential Flat. I/We further agree to sign and execute the necessary Allotment letter, stipulating the terms and conditions for the allotment and registration of the Residential Flat as and when desired by the S. Tech Developers on the S. Tech Developers's standard format Allotment Letter.

I/We have already seen the documents of the project including land. I/We in the meantime sign and execute this Application Form and agree to abide by the terms and conditions as contained herein including but not limited to those relating to payment of sale price and other charges, forfeiture of earnest money as contained herein an the allotment.

I/We remit herewith a sum of Rs.(Rupees) By the Bank Draft/

Cheque No. Date Drawn on Payable at AMROHA part

of the Earnest Money, for the provisional allotment of Residential Flat All draft and Cheque to be made in favour of

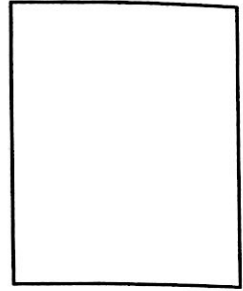
S.Tech Developers

I/We agree to pay further installments of sale price and other charges as stipulated/called for by the S. Tech Developers.

Applicant

Applicant

My/Our particulars as mentioned below may be recorded for reference communication:



- 1 Applicant (Sole/First).....
 Son/Wife/Daughter of
 Date of Birth
 Profession
 Designation
 PAN No.
 Ward/Circle/Special range and place where assessed to income Tax
 Nationality
 Permanent/Local Address

 Tel.: Fax :
 Mob.: E-mail :

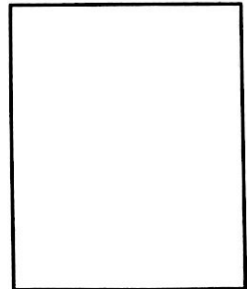
Residential State (Tick Whichever Applicable)

☐

Indian

☐

Non Resident India



CO Applicant

- 2 Co Applicant Name.....
 Son/Wife/Daughter of
 Date of Birth
 Profession
 Designation
 PAN No.
 Ward/Circle/Special range and place where assessed to income Tax
 Nationality
 Permanent/Local Address

 Tel.: Fax :
 Mob.: E-mail :

3 Residential State (Tick Whichever Applicable)

☐

Indian

☐

Non Resident India

4. Please Tick Whichever is applicable

PAYMENT PLAN	DP	FLEXI	CLP
BSP (Basic Sale Price)			

Other Charges*

Club Membership	-----	Rs. 50000/-
Covered Car Parking	Rs. 2,00,000/-	
Power Backup (3KVA Mandatory)	Rs. 15000/KVA	
IFMS	Rs. 25.00 PSF	
Floor PLC		
Total		

Flat Details: Area.....Type.....
 Floor.....Unit No.....
 Total Price of the Unit (Rs.).....(Excluding Service Tax)
 In words

Signature of the Applicant

5. Other Details of Flat/Unit

6. Self Finance / Bank Finance

Booking : DirectThrough Dealer / Agent

In the event the booking has been done through an agent, please give his particulars:

7. Name & Address..

Telephone.....Mobile.....Fax.....

PAN No.Service Tax No.

Terms & Conditions:

- 1 The Applicant(s) has/have applied for the registration and allotment of a Residential Flat at GALAXY APARTMENT with full knowledge and subject to laws, rules notifications and rule applicable to Which have been explained by the S.Tech Developers and understood by the applicant(s).
- 2 The Applicant(s) agree to sign and execute, as and when desired by the S.Tech Developers, the allotment letter in S.Tech Developers's standard format and also agree to abide by the terms and conditions as contained therein
- 3 The Applicant(s) has/have fully satisfied himself/herself/themselves about the right title interest of the S.Tech Developers in the land and understand all limitations and obligations in respect of the same and there will be no further investigation or objections by the Applicant(s) in this regard from the S.Tech Developers.
- 4 All payment towards the sale/purchase of Residential Flat shall be made only by the Applicant/First Applicant and Co-applicant to the S.Tech Developers through normal banking channels and the said payments shall be accepted only against the Residential Flat.
- 5 Payment must necessarily be made within the stipulated time as contained in the Allotment Letter appearing either under Down Payment plan, Installment Payment Plan or Flexi Payment plan. The Applicant(s) agree and acknowledge that timely payment of monies as per applicable payment Plans shall be the essence of the allotment letter. Provided however that the applicant(s) agree that in Case of joint allotment, failure to pay by anyone shall be deemed as failure to pay by both and the applicant (s) shall be treated as one single person for the purpose of this application form and the Allotment Letter and all the applicants shall be liable jointly and severally.
In the event of delay in payment of the applicable installments the S.Tech Developers may at its Sole discretion cancel the allotment made in favour of the applicant(s) and forfeit the Earnest Money, without the need on behalf of the S.Tech Developers to provide any prior intimation to the applicant(s) and applicant(s) shall have no claim/lien/charge/interest, right or remedy against the allotted Residential flat on against the S.Tech Developers and the S.Tech Developers shall have full right to receive application for allotment of the said Residential Flat and allot the same to any other person.

(Note: The terms and conditions contained herein and in the Allotment Letter apply equally without foregoing their generality for all the Payment Plans)

- 6 The applicant(s) shall comply with all legal requirements for the purchase of immovable property, wherever applicable after the execution of the allotment letter and shall execute all necessary forms of applications for that purpose. Registration charges and stamp duty/sub lease charges in respect of the sale and purchase of the residential flat shall be over and above the total price payable and shall be paid by the applicant(s) as per applicable ruled, regulations and laws and as determined by the government or local bodies or concerned authorities
- 7 This Application does not constitute and agreement to sell and the applicant(s) do not become entitle to allotment of the residential flat not with standing the fact the S.Tech Developers may have issued the receipt/acknowledgment of the Earnest Money tendered with this application. It's only after the applicant(s) sign and execute the allotment letter on the S.Tech Developers's standard format agreeing to abide by the terms and condition laid down therein that the allotment shall become final and binding on the S.Tech Developers. The allotment must be signed by the party within 15 days of signing of application form, in case of failure to sign the allotment or cancellation of flat by the party before signing of the allotment the amount constituting the earnest money shall stand forfeited at the discretion of the S.Tech Developers.
(Note: for the purpose of this application form earnest money shall refer to mean 10% (ten percent) of the total price of the Residential Flat pertaining to which this application has been made by the applicant (s))
- 8 All Taxes, or Government duty or liabilities or service tax after the allotment of the residential flat whether levied or levi-able in future on the land and/or the Residential Flat shall be borne by the applicant (s) only.
- 9 No alteration in the residential flat shall be acceptable and the applicant(s) shall not challenge the picture/photographs of the building appearing in the application form and/or the allotment
- 10 The S.Tech Developers may, on its sole discretion and subject to applicable laws and notification or any government directions as may be in force, permit the applicant(s) to get the name of his/her/their nominee substituted in his/her/thier place subject to such terms and conditions and charges as the S.Tech Developers may impose. The A applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequence that may arise from such nomination.
- 11 It is abundantly made clear that in respect of all remittance, acquisition/transfer of the said Residential Flat it shall be this sole responsibility of non resident/foreign national or Indian Origin nationals companies to comply with provision of Foreign Exchange Management Act. The S.Tech Developers accepts no responsibility in this regards.
- 12 The Applicant(s) shall get his/her/their complete address registered with the S.Tech Developers at the time of filing this application and it shall be his/her/thier responsibility to inform the S.Tech Developers by registered AD letter about all or any subsequent changes. If any, in his/her/their mailing address failing which all notices and correspondence from the S.Tech Developers shall be sent to the address as mentioned by the Applicant (s) in this application form and the said letter/notices sent by the S.Tech Developers to the applicant s shall be deemed to be received by them on the address first above mentioned. The provision of this clause is without prejudice to the obligation of the applicant(s) to make timely payment and the applicants shall be solely responsible for any default in payment and the consequence that might occur therefore.
- 13 The Applicant(s) agree and acknowledge that the sale price/total consideration of the residential flat sought by the applicant is fair and is based on the S.Tech Developers's norms. The Applicant (s) further agree and acknowledge that a similar resident Flat may have been sold/allotted by the S.Tech Developers at a different price/consideration and such difference in price duly accepted by the applicant willingly.
- 14 The applicant(s) agree that in the event a cheque deposited with the S.Tech Developers by the applicant(s) towards any payment due to S.Tech Developers is dishonored on technical grounds the applicant shall replace the dishonored cheque with a demand draft/Bankers cheque or cash equivalent amount within 3 (three) days of such dishonored falling which this application or the allotment or Residential Flat shall be treated as cancelled at the sole discretion of the S.Tech Developers. Provided however that in the event a Cheque is dishonored on grounds of insufficient funds, this application or the allotment of Residential Flat shall be treated as cancelled at the sole discretion of the S.Tech Developers.
- 15 The applicant(s) agree and acknowledge that upon the execution of the allotment Letter the terms and conditions contained therein shall supersede the terms and conditions set out in this Application Form.
- 16 This Application Form shall be governed and construed in accordance with the laws of Republic of India with exclusive jurisdiction conferred on the courts at Delhi for all matters arising out of or touching and / or concerning this Application and or the transaction contemplated herein.
- 17 In case of withdrawal before Possession 20% will be deducted as withdrawal charges.

Declaration

I/We agree that the registration in the project shall become definitive only after completion of the process of allotment and upon issuance of a final communication in such regard by the S.Tech Developers in writing which shall be subject to the terms and conditions as may be stipulated by the S.Tech Developers at the time of allotment.

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understood the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and condition as comprehensively set out in the allotment letter which shall supersede the terms and condition in this application. I/we are fully conscious that it is not incumbent on part of the S.Tech Developers to send us reminder/notices in respect of our obligations as set out in this application and/or the allotment letter and I/we shall be fully responsible for any consequences in respect of default.

Committed by me/us in no abiding by the terms and conditions contained in this application and I/we shall fully be responsible for any condition sequences in respect of default committed by me/us in not abiding by the terms and conditions contained in this application and/or the allotment letter. I/we have sought detailed explanation and clarification from the S.Tech Developers and the S.Tech Developers has readily provided such explanations and Clarification and after giving such careful consideration to all facts, terms, conditions and representation made by the S.Tech Developers. I/we have now executed this Application Form and paid the monies thereof fully conscious of my/our liabilities and obligations including the forfeiture of the Earnest Money as maybe imposed upon me/us. I/we further undertake and assure the S.Tech Developers that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in terms and conditions provide in this application, I/we shall be left with no right, title interest of item on the Residential Flat applied for and provisionally and / or finally allotment to me/us in any manner whatsoever.

I/we that understand (Sale/First and Co-Applicant), do hereby declare that the above mentioned particular information given by me/us are true and correct to the best of my/our knowledge and no material fact

Your Faithfully

Signature and Names of Applicant(s)

Date

Place.....

Contact Us:



H. Office.: Pakka Bagh, Bijnor Road, Amroha, UP (INDIA)
S. Office: Joya Road, Amroha, UP (INDIA)
Mob.: +91-9717277397, 9368130080

