

Application Form

To,
M/s Palm Infra Homes PVT.LTD.
70 Chander Puri, Near PNB Bank, Navyug Market,
Ghaziabad - 201001 (U.P.), Ph.:0120-2852790,91

Sir,

I/We request that I/We may be registered for provisional allotment of a residential Flat/Unit of description specify below in the Group Housing Scheme in the name & style of "PALM HEIGHT" AT Noor Nagar (Raj Nagar Entn.), NH-58, Ghaziabad, being developed and promoted by your company M/s PALM INFRA HOMES PVT.LTD. (hereinafter called the Company).

I/We also agreed to sing and execute, as and when desired by by the Company, the Allotment Letter on the company's standard format, contents, Whereof have been read and understood by me/us in my/our vernacular language and I/We agree to abide by the terms and conditions thereof.

I/We understand that Plot/Land on which proposed Group Housing is being developed and promoted by M/s PALM INFRA HOMES PVT. LTD.

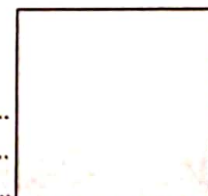
I/We remit herewith a sum of Rs.....(Rupeesonly)
by Bank Draft/Pay Order/Cheque No.....Dated.....
Drawn on
being the booking amount/earnest money for the allotment of the Flat/Unit. (Booking will be confirm subject to realization of Cheque/DD).

I/We further agree to pay the installments or basic cost and allied charges as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment will be cancelled and the booking amount shall be forfeited by the Company.

My/Our Particulars are given below

FIRST APPLICANT

Applicant Name:Mr./Mrs./Ms.....
Father/Husband Name.....
Permanent Address.....



Pin:..... Phone.....
Correspondence Address.....

..... Pin..... Phone.....
Phone Resi..... Mobile No..... Office:.....

Fax:..... Email:..... PAN:.....
Date of Birth:..... Marital Status : ☐ Single ☐ Married Date of Anniversary:.....

Residential Status: ☐ Residential ☐ Non-Residential ☐ Foreign National of Indian
Occupation: ☐ Govt. Service ☐ Private Sector ☐ Self Employed ☐ Professional

Office Name & Address:.....

Designation:.....



INFRA HOMES PVT. LTD.

Co-Applicant

Applicant Name: Mr. /Mrs. /Ms.....

Father/Husband Name:.....

Permanent Address:.....



Pin:..... Phone:.....

Correspondence Address:.....

Pin:..... Phone:.....

Phone: Resl..... Mobile No.:..... Office:

Fax:..... Email:..... Pan:.....

Date of Birth:..... Marital Status : ☐ Single ☐ Married Date of Anniversary:.....

Residential Status: ☐ Residential ☐ Non-Residential ☐ Foreign National of Indian

Occupation: ☐ Govt. Service ☐ Private Sector ☐ Self Employed ☐ Professional

Office Name & Address:.....

Designation:.....

DETAILS OF RESIDENTIAL UNIT APPLIED FOR

Type	Super Area	Particulars

Phase: Unit No.:.....

Floor: Tower No.:.....

Reserved Car Parking Space: ☐ Covered ☐ Open

Payment Plan: ☐ Down Payment ☐ Flexi Plan ☐ CLP

Basic Sale Price (BSP)	Per Sq. ft.	Rs.
Preferential Location Charges (PLC)	Per Sq. ft.	Rs.
Reserved Car Parking Space	Each	Rs.
TOTAL(A)		Rs.
External Electrification Charges (EEC)	Per Sq.ft.	Rs.
Additional Development Charges (ADC)	Per Sq. ft.	Rs.
Interest Free Maintenance Security (IFMS)	Per Sq. ft.	Rs.
Fire Fighting Charges (FFC)	Per. Sq. ft.	Rs.
Club Membership	Per Unit	Rs.
Power Backup System Installation	Per KVA	Rs.
TOTAL (B)		Rs.
Total Payable (A+B)		Rs.
Total Cost(In Words)		

Declaration:

I/We hereby under signed declare that the above mentioned particulars/information provided by me/us is true and correct and nothing has been concealed there from.

Place:

Date:.....

First Applicant

Second Applicant

Agent

FOR OFFICE USE ONLY

Receiving Officer's Name:..... Signature.....

Payment received vide Ch/DD No..... Dated For Rs.

Drawn on

Booking: Direct/ Authorised Agent

Agent Name & Address.....

Sales Officer

Marketing Manager

Director

TERMS & CONDITIONS FORMING PART OF BOOKING APPLICATION FOR FLAT/UNIT AT NOOR NAGAR (RAJ NAGAR EXTN.), NH-58, GHAZIABAD, RESIDENTIAL PROJECT KNOWN AS "PALM HIEGHTS"

The terms and conditions given below are tentative and of indicative nature with a view to acquaint the applicant with the terms and conditions as comprehensively set out in the Flat/Unit Allotment Letter which, upon issue, shall supersede the terms and conditions set out in this application. That for all intents and purposes for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. The applicant has applied for registration of the above said Flat/Unit in the above scheme/project being developed by the Company under the approval from Ghaziabad Development Authority, Ghaziabad (GDA).
2. The applicant has also satisfied himself about the right and interest of the Company in the above said Land on which the Flat/Unit is being constructed and has understood all rules, regulations and limitations in respect there of which have been explained by the Company and understood by the applicant and there will not be any objection by the applicant/allottee in respect in future.
3. The application is to be accompanied with the booking amount, as earnest money as per payment plan by an a/c payee cheque or draft favouring PALM INFRA HOMES PVT. LTD. payable at New Delhi. No out station cheques shall be accepted.
4. The final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject an application without assigning any reason thereof.
5. The applicant has seen and accepted the proposed building plans, specifications, location of the Unit/Building, floor plans and other terms and conditions of the aforesaid project as sown in the sale brochures/documents which are subject to alterations and modifications by the architect/Company or any competent authority before or during the course of construction and applicant is making this application with full knowledge about the same and agrees that the Company shall be entitled to do so without any objection or claim from the applicant/allottee.
6. The applicant agrees that he shall pay the price of the residential unit and other charges on the basis of super built up area of the unit, which comprises of the built up area/covered area of the unit including area under periphery walls and columns, the area of balconies/verandahs, cupboards, windows projections etc. propotrtionate share of common areas withing the building like staircase, mumty, lift well & machine room, lobbies and passages on all floors and the proportionate share of common service areas in the complex like community facilities, security rooms, maintenance staff rooms, electric sub-stations, pump rooms, underground/overhead water tanks etc..
7. The applicant agrees to pay additional preferential location charges as fixed by the Company in a manner and within the time as stated in the payment plan. However the applicant agrees that if due to any change in the lay out plan, the allotted residential flat/unit ceases to be in a preferred location the company shall be liable to refund only the amount of preferential location charges paid by the allottee. If due to any change in the lay out plan, the allotted residential flat/unit becomes preferentially located, then the allottee shall be lible and agrees to pay additional preferential location charges as stated in the price list/payment plan.
8. The applicant hereby agrees that 10% of the basic sale price of the unit shall constitute earnest money. In case of non-fulfilment of these terms and conditions and /or those of Flat/Allotment Letter by the allottee or if inability is expressed by the allottee to perform his/her part of the contract, the allotment shall stand cancelled and the earnest money paid by him to the company shall be forfeited and balance amount, after adjustment of overdue interest and other dues if any shall be refunded to the allottee without any interest.
9. The applicant/allottee agrees to sing and acknowledge acceptance of the company's standard flat allotment letter when called upon to do so by the company.

However, the company may in its sole discretion, waive its right to terminate the flat allotment, and enforce all the payments and seek specific performance of sale. In such a case, the parties agree that the possession of the unit will be hand over to the applicant only upon the payment of all outstanding dues, penalties

etc. alongwith interest by the applicant to the satisfaction of the company.

10. In case the allottee wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the unit applied for, the company shall facilitate the process subject to the following:
 - (a) The terms of the financing agency shall exclusively be binding and applicable upon the allottee only.
 - (b) The responsibility of getting the loan sanctioned and disbursed, as per the company's payment schedule shall rest exclusively on the allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the company, as per schedule, shall be ensured by the allottee, failing which, the allottee shall be governed by the provision contained in clause 9 as above.
11. The applicant understands that this application is purely on tentative basis and the company may its sole discretion decide not to allot any or all the apartments in the said complex/said building to anybody or altogether decide to put at abeyance the project itself, for which the applicant shall not have a right to raise any dispute and claim any right/title/interest on the acceptance of the application and receipt of the booking amount being received by the company with this application from the applicant.
12. The applicant agrees that in case the applicant is on NRI or non-resident/foreign national of Indian origin/foreign national/foreign companies than all remittances, acquisition/transfer of the said Flat/Unit, any refund, transfer of security etc. shall be made in accordance with the provisions of Foreign Exchange Management Act. 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and it shall be the sole responsibility of non-resident/foreign national of Indian origin/foreign national/foreign companies to abide by the same. The company accepts no responsibility in this regard.
13. The allottee shall not use or allow to be used the unit for any non-residential purpose or any activity that may cause nuisance to other allottee in the complex.
14. a) The Company shall endeavor to complete the construction of the Flat/Unit within a period specified in the Flat Allotment Letter, subject to timely payment by the Allottee of installments and other charges when due and payable or demanded by the Company and other conditions beyond control of the Company. The Company on obtaining completion certificate/certificate of occupation and use from GDA, shall hand over the Flat/Unit to the Allottee subject to the Allottee having complied with all the terms and conditions of the Flat Allotment Letter.
b) The applicant agrees that the development of the project is subject to force majeure conditions delay for any reason beyond the control of the Company like non-availability of building materials, labour problems or enemy action of natural calamities or any Act of God. In case of delay in possession as a result of any notice, order, rule, notification of the Government/Public/competent authority, delay in issue of completion certificate/occupancy certificate, electric power supply connection or any other reason beyond the control of the Company including force majeure and in such an event, the Company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of any nature whatsoever for the period of delay.
15. The Allottee shall also be required to pay requisites and charges as fixed by the Company for connections for water, sewer and electricity for the allotted residential Flat/Unit.
16. In case there are joint Applicants/Allottees all communications shall be sent by the Company to the First Allottee only at the mailing address given by him which shall be deemed as served on all Applicants/Allottees and not separate communication shall be sent to the joint Applicants/Allottees. The address given in the Application Form shall be final unless any change in intimated under Registered A/D letter. All demand notices, letters etc. posted at the given address shall be deemed to have been received by the Allottee and the Allottee shall be responsible for any default in payment and other consequences that might occur therefrom.
17. The applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this application including the interpretation and validity of the terms thereof and the respective rights and obligations of the applicant and the company, shall be referred by any party for adjudication, to a sole arbitrator to be appointed by the company, whose decision shall be final and binding upon the parties. It is understood that no other person or authority shall have the power to appoint the arbitrator. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act. 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at Delhi only.
18. This application is subject to a lock-in -period of Thirty (30) days from the date of signing of this Application Form and after Thirty (300) days this application shall automatically be cancelled, if allotment is not done.
19. All the above terms and conditions are as per prevailing rules/orders as on the date of launch of the project. any subsequent order or rule shall not affect any of the content as agreed upon herein above.

The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Dated :

Place :

SIGNATURE OF THE FIRST APPLICANT

SIGNATURE OF THE SECOND APPLICANT

PALM INFRA HOMES PVT. LTD.

Corporate Office : Dholana Road , Pilkhuwa (TVS Compound) 09219636713, 0875510059
Holds Office : A-102, First Floor, Tower No.-1, Land Craft River Height, Raj Nagar Ext., NH-58, Ghaziabad (U.P.), Ph.: 09219636713, 08756100559
Branch Office : 70, Chander Puri, Near PNB Bank, Navyug Market, Ghaziabad-201001 (U.P.), Ph.: 0120-2852790, 91 D-247/29 Sector-63 (Mob.) 8010491104, 09711003735

E-mail :- sales@palminfrahomes.com
Website :- www.palminfrahomes.com

