

SCHEME CODE: _____

APPLICATION FORM FOR BOOKING OF RESIDENTIAL FLATS/UNITS/SHOPS

M/s High End Infratech Pvt. Ltd.,
A-96, Second Floor, Vivek Vihar, Phase-1,
Delhi-110095

Dated

1. The particulars of the applicant(s) are given below for Company's reference or record:

FIRST APPLICANT

Mr./Mrs./Ms.....

S/W/D/of

Permanent Address

.....

Correspondence Address

.....

Telephone Mobile

E-mail: Date of Birth Marital Status: ☐ Married ☐ Unmarried

Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign Nationals of Indian Origin

Nationality: PAN No.

Occupation/ Profession: ☐ Govt. Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others

Office Name: Designation

Office Address:

Telephone Mobile E-mail:

CO-APPLICANT

Mr./Mrs./Ms.....

S/W/D/of

Permanent Address

.....

Correspondence Address

.....

Telephone: Mobile

E-mail: Date of Birth Marital Status: ☐ Married ☐ Unmarried

Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign Nationals of Indian Origin

Nationality: PAN No.

Occupation/ Profession: ☐ Govt. Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others

Office Name: Designation

Office Address:

Telephone Mobile E-mail:

Signature of Applicant

Signature of Co- Applicant

2. PARTICULARS/DETAILS OF FLAT/UNIT/SHOP

1. Flat/Unit/Shop No.2. Tower/ Block No3. Floor4. Phase5. Type.....
6. Super Area..... Sq.Ft. (..... Sq. Mtrs.) 7. Carpet Area..... Sq.Ft. (..... Sq. Mtrs.)
8. Terrace Area (if any)Sq.Ft. (..... Sq. Mtrs.)
9. Type of Parking: ☐ Covered ☐ Open
10. Mode of Payment ☐ Self ☐ Loan
11. Other details (if any).....

3. TOTAL COST OF FLAT/UNIT/SHOP:

A. **TOTAL SALE CONSIDERATION OF FLAT/UNIT/SHOP:** : @Rs...../-
(Rupees only)

Remarks: _____

Note:

- 1 sq. mtrs. = 10.764 sq. Ft.
- Service Tax/GST/any other statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the applicant(s) as per payment schedules.
- IFMS, Electric Meter charges, Power Back-Up Charges, Water Connection Charges and it's running & installation cost shall be payable extra apart from Total Sale Consideration at the time of offer of Possession.

I/We remit herewith a sum of Rs. (Rupees Only) by Bank Draft/Pay Order/Cheque No. Dated Drawn on as booking amount/earnest money for the allotment of the Flat/Unit/Shop. (Booking shall be confirmed subject to realization of Cheque/DD/PO).

Declaration:

I/We the undersigned, hereby declare that the above mentioned particulars/information provided by me/us are true and correct and nothing material has been concealed therefrom. I/We declare and confirm that I/We have applied for the booking of the above said Flat/Unit/Shop directly or through your authorized property agent/broker namely (to be filled by the applicant(s) only.)

I/We further declare and confirm that if the agent/broker commits for other facilities which are not covered under the terms & conditions of the Application Form and Agreement to Sell then the Company shall not be responsible for the same.

Date:

Place: _____ Signature of Applicant _____ Signature of the Co- Applicant _____

DOCUMENTS TO BE SUBMITTED ALONGWITH THE APPLICATION FORM

- (1) Residential Proof (2) Photographs of all Applicants (3) Pan Card
(4) One cancellation cheque of each Applicant (5) GST Declaration

FOR OFFICE USE ONLY

Receiving Officer's Name Signature.....Date
Payment Received Vide Ch/ DD No..... Date.....Rs..... Drawn on
Booked by (Direct/Agent)
RERA Registration No. Of Agent
Remarks (If any).....

Sales Officer

Marketing Manager

Authorised Signatory

INDICATIVE TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FORM

I/We, have applied for the booking of residential flat in the under construction Group Housing Project named as "**WINDSOR PARADISE-II**" At Khasra no. 1005, 1006, 1007, 1008, Vill –Noornagar, Raj Nagar Extension, Ghaziabad (hereinafter referred to as the "Project") to be developed and constructed by **M/s. High End Infratech Private Limited** (hereinafter referred to as the "Promoter") having its Regd. Office at A-96, IInd Floor , Vivek Vihar-1, Delhi – 110095 on the following terms and conditions:

1. I/We, have fully satisfied about the title/development rights of the Company in the project land on which the flat (hereinafter referred to as "Unit") will be constructed/developed by the Company as per the prevailing bye-laws /guidelines of the Ghaziabad Development Authority and have understood all limitations and obligations of the Company in respect thereof.
2. I/We understand that the booking of the Unit **shall be confirmed after payment of 10% of total cost of flat and** on signing of Flat Buyer Agreement / Allotment Letter on the company's standard format which has been read and understood by me/us.
3. I/We have seen approved Plans/Drawings /NOC's and other documents related to the project. The Company can carry out such additions, alterations and deletions in the layout plan, building plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by me/us.
4. That for a built-up unit, I/We shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common area, balcony, cupboards, lifts etc. and all other charges as and when demanded by the Company.
5. I/We understand that the amount paid to the extent of 10% of the sales price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of booking and also in the event of failure by me/us to sign the Flat Buyer Agreement/ Allotment Letter within 30 days.
6. I/We understand that the timely payment of installments as indicated in the payment plan is the essence of the scheme. If any installment as per the payment plan is not paid by the due date, the Company will charge interest at the rate of **9%** p.a. on the delayed payment. If the delay in payment of the installments continues even after the lapse of two consecutive months in that eventuality the allotment shall be cancelled without any prior notice/intimation to me/us and I/We, shall have no lien on the unit. In the event of cancellation 10% of the total sales price of the unit with all taxes and charges paid by the Company with respect to the booked unit will be stand forfeited and the balance amount, if any, will be refunded without any interest.

However, in exceptional and genuine circumstances the Company may, at its sole discretion condone the delay in payment of installments exceeding two months by charging penal interest at the rate of **9%** p.a. and restore the booking in case it has not been booked to someone else on the waiting list. In such a situation, an alternate unit if available may be offered in lieu of the same.
7. That in case I/We, at any time desires for cancellation of the booking, it may be agreed to, though in such a case, 10% of the total sales price of the unit with all taxes and charges paid by the Company with respect to the booked unit will be forfeited and the balance, if any, will be refunded without any interest subject to sale of same booked unit.
8. I/We shall reimburse to the Company and pay on demand all taxes including GST, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of booking, proportionately till the unit is assessed individually.
9. I/We understand that the conveyance deed shall be executed in my/our favour on receipts of all payments as due. I/We shall pay the stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in my/our favour.
10. I/We understand that till the date conveyance deed is executed the company shall continue to be the owner of the project and also the unit agreed to be allotted. The Company shall also have the first lien and charge on the unit for all its dues and other sums payable by me/us to the Company.
11. I/We shall get the complete address registered with the Company at the time of booking and it shall be my/our responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, like my/our address.
12. I/We shall not be entitled to get my/our name substituted in its place without the prior approval of the Company. Such approval shall be granted on payment of Administrative charges as prescribed by the Company time to time.

Signature of Applicant

Signature of Co- Applicant

13. I/We shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
14. I/We shall pay the basic sale price and other charges of unit as per the payment plan opted for by me/us out of the options prescribed by the Company. **All payments shall be made in favor of "M/S High End Infratech Pvt. Ltd."** by Cheque/Bank Draft payable at Delhi/NCR. Outstation cheques shall not be accepted. That the cheque bouncing charges is applicable @ Rs. 500+GST or any other taxes.
15. I/we understands that in case of 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 purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant.
16. I/We understands that if as a result of any rules or directions of the Government or any Authority or if any competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the unit to the me/us the Company shall be liable only to refund the amounts received from me/us with simple interest @ 9% p.a. from the date of contingency.
17. I/We understand that the Company shall be entitled to raise finance/loan from any financial institution/Bank by way of mortgage/charge/securitization of receivables and creating charge on the project land. In case I/We have taken loan from any Financial Institution/Bank, the conveyance of the unit in my/our favor shall be executed only upon Company receiving "No Objection Certificate" from such Financial Institution/Bank and the conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the unit.
18. ***I/We specifically understand that the Company may incorporate additional terms and conditions in the Flat Buyer Agreement/ Allotment Letter over and above the terms and conditions of booking as set out in this application.***
19. To settle any confusion regarding any matter herein, I/We agreed that the reference shall be made to the detailed terms of Flat Buyer Agreement/ Allotment Letter, the terms whereof have been seen, read and understood/accepted by me/us.
20. If any misrepresentation/concealment/suppression of material facts is found to be made by me/us, the booking will be cancelled and the earnest money deposited shall be forfeited and I/We shall be liable for such misrepresentation/concealment/suppression of material facts in all respect.
21. I/We understand that any dispute or difference whatsoever arising shall be referred to a Sole Arbitrator appointed by Company and the award made in pursuance thereof shall be binding on the parties hereto. The arbitration proceedings shall be held at New Delhi. The power of Company to appoint a Sole Arbitrator shall not be challenged by me/us.
22. The Courts of Uttar Pradesh shall have the exclusive jurisdiction in case of any dispute.

I/We have now signed this application form in token of acceptance after giving careful consideration to all facts, terms and conditions and paid the monies thereof. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment. I/We do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Any Booking against this application shall be subject to the terms and conditions attached to this booking form and that of the Booking Form/ Flat Buyer Agreement, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors.

I/We undertake to inform the Company of any change in my/our address or in any other particular/information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the re- corded address by the Company shall be deemed to have been received by me/us.

Date:

Place:

Signature of Applicant

Signature of the Co- Applicant

HIGH END INFRATECH PVT. LTD.
Regd. Office: A-96, IInd Floor, Vivek Vihar-1, Delhi-110095
Corp. Office: B-208, Ansal Chamber-1, Bhikaji Cama Place, New Delhi-110066
Site Office: Windsor Paradise-II, Raj Nagar Extn., NH-58, Ghaziabad (U.P.).
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