



APPLICATION FORM

Ghaziabad

PROJECT NAME:

APARTMENT/UNIT NUMBER :

BLOCK :

RERA REGISTRATION NUMBERS

PROMOTER REGISTRATION NO.: UPRERAPRM6558

Projects (Phase-wise) RERA Regn. Numbers

GHAZIABAD				
Sr. No.	Project Name	Towers As per Sanction plan	RERA Regn No.	Possession time for bookings on or after 15th August 2017
1.	PEBBLES	T1 to T3	UPRERAPRJ10091	18 August 2019
2.	WELLINGTON	T7 to T8	UPRERAPRJ8805	31 August 2022
3.	PRIME 390 (PHASE - I)	Block 1 to 5 & Block 14&18	UPRERAPRJ8667	31 August 2019
4.	PRIME 390 (PHASE - II)	Block 19 to 23 & Block 26 to 30	UPRERAPRJ8678	31 August 2020
5.	PRIME 390 (PHASE - III)	Block 8 to 13	UPRERAPRJ8684	31 August 2021
6.	PRIME 390 (PHASE - IV)	Block 24,25 & Block 31 to 39	UPRERAPRJ8687	31 August 2022

Details on UP-RERA Website (www.up-rera.in)

Application Form

Application No.....

Date.....

PANCHSHEEL BUILDTECH PVT. LTD.

H-169, Sector-63, Noida

Dear Sir,

I/We request to register my/our expression of interest (EOI) for provisional allotment of a residential/dwelling unit as per details given below, in the housing project "-----" being developed by you at----- under

Down Payment Plan ☐ Construction Linked Plan ☐ Flexi Payment Plan ☐

Other Plan ☐ (tick one).

I/We hereby remit a sum of Rs-----Rupees-----

-----only) vide RTGS/cheque/Draft No.(s)-----

drawn on-----

in favour of "**Panchsheel Buildtech Pvt. Ltd.**" towards earnest money/part of earnest money.

I/We agree that in the event "**Panchsheel Buildtech Pvt. Ltd.**" (hereinafter referred to as the 'Company') agree to provisionally allot a unit. I/We agree to pay further installments of sale price and all other dues as stipulated/demanded by the company in accordance with the mode of payment agreed upon in this Application and the Builder Buyer Agreement (Allotment Letter) as explained to me/us by the company and understood by me/us.

I/We have read and understood the company's terms & conditions forming part of this application and agree to abide by the same. I/We agree to sign and execute, as and when desired by the Company, the Builder Buyer Agreement (Allotment Letter) on the company's standard format on the terms and conditions laid down therein.

Signature of the Sole/First Applicant

1

Signature of the Co-Applicant

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

ID NO.

PERSONAL DETAILS FORM

Sole /First Applicant

S/W/D of

Permanent Address

.....

Correspondence Address:

.....

Telephone: Mobile: Fax:

E-mail: Date of Birth:

Residential Status: Resident ☐ Non-Resident ☐ PIO ☐

Nationality: Permanent Account No (PAN):

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Office Name:

Designation:

Office Address:

Co-Applicant

S/W/D of

Permanent Address:

.....

Correspondence Address:

.....

Telephone: Mobile: Fax:

E-mail: Date of Birth:

Residential Status: Resident ☐ Non-Resident ☐ PIO ☐

Nationality: Permanent Account No (PAN):

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Office Name:

Designation:

Office Address:

DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Unit No. Tower/Building/Block No.

Floor Salable Area of Unit (Sq. Ft.) (Sq. Mtr.) Built-Up

Area of Unit (Sq. Ft.) (Sq. Mtr.) Carpet Area of Unit (Sq. Ft.)

(Sq. Mtr.)

Signature of the Sole/First Applicant

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Signature of the Co-Applicant

Details of Pricing:

i) Basic Sale Price (BSP):	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
Less: GST Input credit discount @ _____ %	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
Net Basic Sale Price (BSP)	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
Add GST @ 12%	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
Effective Basic Sale Price	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
ii) Preferential Location Charges (if any)	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
GST @ _____	= ₹ _____
TOTAL	= ₹ _____

Car Parking Charges

i) Open Parking	@ ₹ _____ = ₹ _____
ii) Covered Parking	@ ₹ _____ = ₹ _____
iii) Covered Parking (Double Bay)	@ ₹ _____ = ₹ _____
GST @ _____	= ₹ _____
TOTAL	= ₹ _____

Other Charges (one time non- refundable):

i) External Electrification Charges	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
ii) Fire Fighting Charges	@ ₹ _____ per Sq.Ft/ Sq. Mtr. X _____ Sq.Ft/ Sq. Mtr. = ₹ _____
iii) Power Back-up Charges (1 KVA Mandatory)	@ ₹ _____ Per KVA _____ = ₹ _____
iv) Club Membership Charges (per flat)	@ ₹ _____ = ₹ _____
GST @ _____	= ₹ _____
TOTAL	= ₹ _____

GRAND TOTAL (1+2+3) = ₹ _____

Tower No. _____ Estimated Possession Time : _____

I/we hereby declare that complete information and clarifications related to land, layout plan, price, specifications, delivery time with payment plan given to me/us. I/we relied on own judgment and conducted inquiry before deciding to purchase the flat. I/we are fully satisfied about the project information.

Date : _____

Place :

Signature of the Sole/First Applicant

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Signature of the Co-Applicant

FOR OFFICE USE ONLY

Payment Plan Payment received vide RTGS/Cheque/Demand Draft no.

Dated for ₹.

Provisional booking receipt no. Dated

Mode of Booking - Direct/Authorized Agent ("AG") - if AG, details

Receiving/Dealing Officer: Agent code:

RERA Registration No.

Name: Name:

Signature: Signature

Date: Remarks:

	Sales Organizer	Received by (site sales head)	Checked by(Accounts)	G.M.-Sales	Director
Checked by.:	_____ Signature	_____ Signature	_____ Signature	_____ Signature	_____ Signature

Check List for Receiving Officer:

1. Booking Amount by RTGS/Cheque / Demand Draft .
2. Customer's Signature on all the pages of the application form.
3. PAN No. & Copy of PAN Card/ Undertaking Form No. 60.
4. Aadhar Card copy of all the applicants.
5. For Companies: Memorandum & Articles of Association including Incorporation Certificate and certified copy of Board Resolution.
6. For Foreign Nationals of Indian origin: Passport Photocopy & funds from NRE/FCNR A/c.
7. For NRI: Passport Photocopy & Payment through NRE/NRO A/c.

BASIC PRICE IS EXCLUSIVE OF:

1. Registration charges including cost of stamp papers, documentation etc.
2. All additional items such as parking, installation charges for power backup, membership charges for club and monthly usage charges of club facilities
3. Necessary payment required for external electrification, water connection charges, sewage connections & fire-fighting Installation charges.
4. IFMS and Maintenance Charges.
5. Individual Electric Meter Connection charges as applicable.
6. Impositions of taxes or duties, as applicable/ imposed by the local authorities for the sale of the said flat and any change in govt. taxation or levies shall be charged extra.
7. Any other charges as referred in the Allotment Letter.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FORM FOR BOOKING OF APARTMENT/UNIT

The terms and conditions given below are tentative and of indicative nature with a view to acquaint the Applicant with the terms & conditions as comprehensively set out in the Builder Buyer Agreement/Allotment Letter, which upon execution, shall supersede the terms and conditions set out in this application.

That for all intents and purposes 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 for provisional allotment of a residential unit in the above scheme/project being developed by Panchsheel Buildtech Pvt. Ltd.
2. The Application is to be accompanied with the registration amount which is 10% of the Basic Sale Price, Preferential Location Charges & Parking (BSP + PLC + Parking) as per payment plan, by A/c payee cheque or draft favouring "**Panchsheel Buildtech Pvt. Ltd.**" payable at Noida. Booking is subject to realization of amount.
3. The final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject the application without assigning any reason thereof.
4. (a) 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 shown 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, with prior written consent of the allottee. As per the layout plans; it is envisaged that the Dwelling Units/Apartments/Flats on all floors shall be sold as independent dwelling units with impartible and undividable proportionate share in the land area underneath the building.
- (b) The Company may on its own, provide additional/better specifications and/or facilities other than those mentioned in the specifications sheet or sale brochure due to technical reasons or due to popular demand or for reasons of overall betterment of the complex/individual unit with consent of the Allottee.
- (c) The Company shall have the right to effect suitable necessary alterations in the layout plans of the building, if and when found necessary. Such alterations may involve all or any of the following changes, namely change in the position of the unit, change in the number of the unit and/or change in its dimension or change in the height of the building or change in its area with consent of the Allottee.
- (d) The Company shall be responsible only for providing internal services within the peripheral limits of the complex. It is clearly understood that external services such as sewer, water, external roads, electricity power connection and its feeder line and any other essential connectivity to municipal/government facilities are to be provided by the government/concerned local authority up to the periphery of the complex.
5. The Applicant agrees to pay the price of the residential unit and other charges on the basis of Salable Area (Built-up Area+Common Circulation Area+Services) of the unit, if there is any increase/decrease in the area then necessary adjustment will be made in the price of the unit based on original rate at which the unit was allotted with the consent of the allottee.
6. The Applicant/Allottee undertakes to abide by all the laws, rules and regulations or any other law as may be made applicable to the said property i.e. land, building, residential unit, car parking spaces, other common areas, club house amenities and facilities. All taxes, or assessments levied by govt. or any other authority on the land or the building shall henceforth be payable by the allottee.
7. The Applicant hereby agrees that 10% of the Basic Sale Price, Preferential Location Charges & Parking for the Unit shall constitute earnest money and in case of non-fulfillments of these terms & conditions and/or those of Allotment Letter/Builder Buyer Agreement by the Allottee or if inability is expressed by the Allottee to perform the contract, the allotment shall stand cancelled and the earnest money paid by Allottee to the Company shall be forfeited.
8. (a) The Company shall endeavour to complete the construction of the unit within the period specified in the Letter of Allotment and/or Builder Buyer Agreement to be entered into, subject to timely payment by the Allottee of installments and other

Signature of the Sole/First Applicant

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Signature of the Co-Applicant

charges when due and payable or demanded by the Company. The Company on obtaining completion certificate/certificate of occupation shall hand over the Unit to the Allottee subject to the Allottee having complied with all the terms and conditions of the Builder Buyer Agreement.

- (b) The Applicant agrees that the development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the Company like non-availability of building materials and/or labour problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order rule, notification of the Government/public/competent authorities, delay in issue of completion certificate/ occupancy certificate, water/ 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.
9. Car parking will be available on request on payment basis and it shall be allotted to the intending allottees of apartments on first come first serve basis. Scooter/Two Wheelers/Cycle will be parked within the same parking space allotted to the intending allottees. Upon purchase, a separate agreement for the allotment of the car parking will be executed between Company or its nominees and the intending Allottee.
10. In addition to the external Electrification charges (EEC), as mentioned in the application form, if authorities levy additional charges on account of development at any point of time, the applicant agrees to pay the proportionate share of the apartment and in case of payment by the company, to reimburse on pro-rata basis to the company.
11. Timely payment of installment as indicated in the Payment Plan is the ESSENCE of the Contract/allotment. No separate letter for payment of installments on the due dates will be issued. It will be obligatory on the part of the Allottee to make payment on or before the due dates. If any installments as per payment schedule is not paid within due date, the Company will be charging interest @12% per annum on the delayed payment from the due date. Further, if the payment remains in arrears for more than 30 days, the allotment shall automatically stand cancelled at the sole discretion of the Company without any prior intimation/notice to the Allottee and the Allottee will cease to have any lien on the Unit. Out of the total amount deposited by the Allottee the earnest money being 10% of the Basic Sale Price (BSP) + Preferential location charges (PLC) + Parking will stand forfeited, and after deduction of due/overdue interest, amounts received from housing finance companies/banks against the said allotment and any other charges, the balance amount, if any shall be refunded. However, the Company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging interest and restore the allotment in case the allotted Unit has not been allotted to someone else. Alternate Unit, if available may also be offered in lieu. Time is the essence with respect to the Applicant's obligation to pay the sale price as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee and other charges more specifically stipulated in the Builder Buyer Agreement to be paid on or before due date or as and when demanded by the Company as the case may be and also to perform or observe all other obligations of the Applicant under the Builder Buyer Agreement. It is clearly agreed and understood by the Applicant that it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant as per the schedule of payments or obligations to be performed by the Applicant. However, the Company without prejudice to Applicant's right may terminate the Allotment/Agreement at its sole discretion and enforce all the payments and seek specific performance of this Agreement in such a case. The parties agree that the possession of the Unit will be handed over to the Applicant only upon the payment of all outstanding dues, penalties etc. along with interest by the Applicant.
12. The Allottee shall take possession of the allotted Unit within 30 days of intimation after settlement of all accounts and dues accruing to the Company. Possession of the allotted Unit shall be given only after receipt of total payment and dues including stamp duty charges and registration costs and any other charges etc. due in terms of Builder Buyer Agreement or otherwise for the allotted Unit. In case of failure to settle the account and to take possession within 30 days of intimation, the allotted residential unit shall lie at the risk and cost of the allottee and the Allottee shall also be liable to pay holding charges as fixed by the Company for the delay period along with recurring monthly maintenance charges etc. and the company shall be responsible only for a maximum period of 6(six) months from the date of offer letter for possession, for any observed deficiency in fixtures and fittings, the company is not liable for any such deficiency or to rectify the same.
13. In case of delay in possession of the unit to the allottee subject to force majeure and timely payment, compensation @12% per annum would be paid to the allottee by the company.

Signature of the Sole/First Applicant

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Signature of the Co-Applicant

14. The physical possession of the unit will be given to the allottee only after execution of the sale/transfer/conveyance deed. The Allottee shall get exclusive possession of the built-up area of the unit and shall have no right in the remaining part of the building/complex except the right of use and ingress and egress in the common areas, services and facilities within the building/complex. The sale/conveyance deed of the allotted residential unit shall be executed and registered in favour of the Allottee at the time of possession of the residential unit after receipt of total payments and dues in respect of the said unit including stamp duty charges and registration costs, legal charges, other incidental expenses and any extra charges which may be due etc.
15. The Allottee shall comply with legal requirements for purchase of immovable property wherever applicable, after execution of the Builder Buyer Agreement and sign all requisite applications, forms, affidavits, undertakings etc. required from time to time for purchase of said residential unit.
16. All charges, expenses, stamp duty, court fee, official fees etc. towards documentation, execution and registration of sale/conveyance deed, including nominal documentation & service charges, legal charges and other incidentals expenses will be borne and paid by the Allottee. If the Company incurs any expenditure towards the registration of the Unit, the same shall be reimbursed by the Allottee to the Company. In case the stamp duty or other charges payable by the Allottee to the authorities at the time of registration is discounted due to reason of prior payment of some/all charges by the Company. Such discount availed by the Allottee shall be reimbursed to the Company prior to registration.
17. Areas in all categories of apartments may vary upto 5% but the cost of the apartment will remain unchanged. Any change over and above 5% shall be adjusted on pro-rata basis. It is also agreed that the Company may make such changes, modifications, alterations and additions therein as may be deemed necessary to be done by the govt./ development authority or any other local authority with specific consent of the Allottee.
18. The Allottee shall also be required to pay requisite charges as fixed by the Company for connections for water, sewer and electricity for the allotted residential and also the Fire Fighting Charges, Power Backup Charges, Electricity Meter Charges, Administration Charges and all other such charges as may be fixed by the Company.
19. The complex and its common facilities are proposed to be managed by the Company or a facilities management agency nominated by the Company initially for a period of 2 years and thereafter for a renewed/extended period till the same is handed over to any local body or Society. The Applicant/Allottee agrees to enter into an agreement for complex maintenance & facilities management with the Company and/or any agency so proposed by the Company and pay for the monthly and other bills/demands for complex maintenance & facilities to the management/agency properly and regularly. However, the maintenance charges will depend upon the circumstances and prevailing rate at that point of time. Monthly maintenance charges shall be payable per month. It is however, clear that the Agency so appointed by the Company shall be an independent entity in itself and shall itself be solely responsible for its conduct. The Allottee shall pay Advance Maintenance Charges for 2 (two) years (AMC) at the time of possession of the said Unit. The Advance Maintenance Charges (AMC) shall be fixed on the rates prevailing at the time of offer of possession or as per actual cost basis during the maintenance period. The AMC shall be levied/payable from the date of deemed possession. The AMC shall be utilized for meeting cost of providing complex maintenance & facilities management services viz-a-viz campus security, common area housekeeping, garbage disposal, horticulture, maintenance of lifts, generators, water pumps, filtration Units, fire pumps, EPABX system and other common area electro-mechanical equipments including their AMCs, services of an electrician, plumber and Estate Manager for the maintenance of the complex. The proportionate share of expenses on account of common area electricity consumption, generator power backup (individual flat plus common areas) shall be charged extra on saleable area basis or as per actual Units consumed. It is understood that the right to use of common facilities, shall be subject to regular and timely payment of complex maintenance facilities, management bills and other charges as fixed from time to time. The Applicant/Allottee also agrees to deposit with the Company an Interest Free Maintenance Security (IFMS) at the time of possession/offer of possession, whichever is earlier.
20. Further, if there is any, additional Levies, Government Cess and Fees etc. as assessed unpaid and attributable to the Company as a consequences of Government/Govt. Statutory or other local authority order, the intending Allottee, shall pay the same in their proportionate share.

Signature of the Sole/First Applicant

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Signature of the Co-Applicant

21. Transfer of the unit before registration of the sale deed will be at the discretion of the company, which may be allowed only after payment of at least 50% of the total price subject to payment of prevailing transfer charges as decided by the company.
22. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the Allottee will be refunded without any interest within one year of its being abandoned.
23. All natural products such as tiles, marbles stones and wood etc. may have slight variations in texture colour and behaviour and may have surface cracks.
24. (a) The intending Allottee shall not be entitled to get the name of nominee substituted. The Company may, however, in its sole discretion, permit such substitution on such terms and conditions including payment of such administrative charges as it may deem fit. Any change in the name of the intending Allottee as registered/recorded with the company (including addition/deletion), amongst family members (husband, wife, and own children and real brother/sister) will be attracting administrative charges. Administrative charges as prescribed by the Company from time to time will be paid by the intending Allottee for such change.
- (b) The request letter for change of the right from intending Allottee would be duly signed by all the concerned parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions in case payment against the said Apartment was made by the intending Allottee by raising funds/loan against Allotted Apartment.
25. The intending Allottee, if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in the Foreign Exchange Management Act and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The intending Allottee shall furnish the required declaration for the same to the Company.
26. The intending Allottee shall give complete address to the Company in the Application Form for all communications and it shall be own responsibility to inform the Company by the registered A/D letter/courier about all subsequent changes, if any, in address, failing which, all demand letters/notices and letters posted at the first registered address will be deemed to have been received and the intending Allottee shall be responsible for any default in payment and other consequences that might occur therefrom.
27. In the event of any dispute whatsoever arising between the parties in connection with the Allotment of the said Apartment, the grievances of the consumer shall be referred to the consumer redressal forum formed by the CREDAI Western U.P. and may also be referred to the sole arbitrator to be appointed mutually and the decision of the arbitrator will be final and binding on all parties. The arbitration proceeding shall always be held in District Gautam Budhnagar / Ghaziabad (U.P.) India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceeding thereof. The High Court of Allahabad and its subordinate courts at Gautam Budhnagar / Ghaziabad (U.P.) shall have jurisdiction in all matters concerning this Allotment.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as comprehensively set out in the Builder Buyer Agreement which shall supersede the terms and conditions set out in this application.

Undertaking

I/We, _____ hereby extend undertaking and confirm that while deciding to book a flat in Panchsheel Project: _____ Tower No. _____ Floor No. _____ Flat No. _____, Area _____ Sq Mtr. (Sq. ft. _____) Salable/Built-up/Carpet Area, I was given complete information and clarifications related to land, layout plan, price, specifications, delivery time with payment plan in blue and black.

I relied on own judgment and conducted inquiry before deciding to purchase above flat. No oral or written commitment made by the Company or by any other selling agent/broker.

I also extend my full satisfaction about the project information.

Sole/First Applicant

NAME:

SIGNATURE:

DATE:

ADDRESS:

PHONE NO.

MAIL ID.

Co-Applicant

NAME:

SIGNATURE:

DATE:

ADDRESS:

PHONE NO.

MAIL ID.

Witness

NAME:

SIGNATURE:

DATE:

ADDRESS:

PHONE NO.

MAIL ID.

Signature of the Sole/First Applicant

Signature of the Co-Applicant



Panchsheel Buildtech Pvt. Ltd.

(ISO 9001:2008 Company)

Corporate Office: H-169, Sector - 63, Noida - 201301.

Enquiry No. : 0120-4777777 (15 Lines)

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www.panchsheelgroup.com

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