

To

M/s RG Residency Pvt. Ltd.
Plot no. GH-02, Sector 120, Noida,
Gautam Buddha Nagar, Uttar Pradesh

Sub: **Booking of Apartment in the Project "RG Mirage Tower L" at Plot No. GH-02, Sector 120, Noida, U.P.**

Dear Sir(s),

Please find enclosed herewith the following documents duly signed by me/us towards the booking of apartment(s) in the above said Project: -

1. Application for Provisional Allotment of Apartment No. _____ in Tower _____
2. Booking amount Cheque bearing No. _____ Dated _____ of Rs. _____/-
(Rupees _____)
Drawn on _____
3. A. Copy of ID (with address) Proof ☐
B. Copy of PAN Card ☐
C. My/Our photographs ☐
D. For Companies: Memorandum and Articles of Association and Certified copy of Board Resolution.
E. For Partnership firms: Photocopy of Firm Registration and Partnership Deed.
F. For Foreign Nationals of Indian Origins: Passport Photocopy/Funds from NRE/FCNR A/C
G. For NRI: Copy of Passport and payment thru NRE/NRO A/C
H. For Hindu Undivided Family (HUF) : Authority Letter from all Co-Parcenors of HUF authorizing the Karta to act on behalf of HUF
I. For Limited Liability Partnership Firms: Certificate of Incorporation and LLP Agreement.

(Note the documents enlisted in para 4 above shall be furnished by each applicant, if there are multiple applicants)

Thanking You,

Yours Truly

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Signature of the Receiving Officer _____
Name of the Receiving Officer _____
Date _____
Time _____

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First Applicant

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Second Applicant

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Third Applicant

Instructions for Customer(s)

The Company is pleased to acknowledge your keen interest in our project and evincing your cherished desire to own an apartment in "**RG Mirage Tower L**", a group housing complex, proposed to be developed by the Company at Plot No. GH-02, Sector 120, Noida, Distt- Gautam Buddha Nagar (U.P.)

Without any prejudice to our commitment to develop and construct the aforesaid group housing complex and handover the possession of the apartments to the esteemed customers, we consider it prudent to advise our esteemed customer(s) that the development of residential project coupled with final delivery of apartments are dependent on several factors, contingencies, terms and conditions governing the allotment etc. to which the intending customers must be aware of.

In our bid to ensure transparency and fair deal with our esteemed customer(s), we with all humility suggest our esteemed customer to carefully go through the terms and conditions of this form and such other documents as are felt necessary. Ideally the customer may consult his/their counsel before submitting the duly filled application form.

The customers are advised that in case any commitment is made by any salesperson over and above the terms and conditions mentioned in this application form, the disclosure thereof shall be made/listed at para 14 of the application form Titled as "OTHER CONDITIONS (IF ANY)". Since lot of channel partners prepare their own website and get material printed about project, in the shape of price list or brochure on which the Company does not have any control so customer is advised to go through this application form carefully and if anything mentioned in the price list or brochure, relying on which the customer has decided to book an apartment, is not mentioned in this application form, should get it mentioned in this application form.

The Company further deems it prudent to advice the applicant that while he/she might read the contents carefully however to arrive at the finer nuances of legal terms and implications thereof, the applicant must seek the guidance of their legal counsel. To facilitate the same, the Company shall reimburse the legal advisory charges of the counsel of the applicant subject to maximum of Rs. 5,000/- (Five Thousand Only). The above amount shall be payable to the counsel of the applicant after 10% of the sale price of the apartment is paid and all documents related to the booking/allotment of the apartment are executed by the applicant and the original fees bill of the advocate is submitted by the applicant to the Company.

The customers are further advised that no payment shall be made otherwise than through account payee Cheque/Bank Draft and in case the applicant(s) is/are making any payment in cash to the company through any employee/agent of the company, the company will not accept the same and company shall not be responsible for such loss/theft/misuse of such cash payment. In case any customer is transferring the payment through RTGS/NEFT or any other means except by cheque or bank draft without the consent of the company, he/she will have no right on any unit against which the money has been deposited.

Confirmation

I/we have read the above instructions carefully and understood the same.

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First Applicant

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Second Applicant

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Third Applicant

APPLICATION FORM FOR RESIDENTIAL APARTMENT IN "RG MIRAGE TOWER L"

AT PLOT NO. GH-02, SECTOR-120, NOIDA, U.P.

To
M/s RG Residency Pvt. Ltd.
(Hereinafter referred to as the Promoter)
Plot no. GH-02, Sector 120, Noida,
Gautam Buddha Nagar, Uttar Pradesh

WHEREAS the project is being executed on Leasehold Land situated at Plot No. – GH – 02, Sector – 120, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN - 201301 admeasuring 51,067 Sq. Mtrs. Allotted by New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar to the Promoter on Leasehold basis, for 90 years.

WHEREAS RG Residency Private Limited thereafter executed and entered into a registered Lease Deed dated 29.03.2010 with the New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar with respect to the Said Land, duly registered in the office of Sub Registrar-II, NOIDA, Gautam Buddha Nagar, Uttar Pradesh as document no. - 2152, Book No. - 1, Volume No. – 2721, Pages No. - 753 to 788 Dated 29.03.2010.

WHEREAS the said project is being developed in phased manner and 3rd Phase of the Project is being developed on Land area admeasuring 5,034 Sq. Mtrs as **RG Mirage Tower L**.

WHEREAS the Project comprises of Residential Apartments / Units with various facilities.

WHEREAS the Promoter is authorized to develop and market the said project, the terms & conditions of the above said Lease Deed executed between the Promoter and New Okhla Industrial Development Authority (NOIDA) shall be mutatis – mutandis applicable on the allottee(s).

WHEREAS the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title, and interest of the Promoter regarding the said land on which project is to be constructed have been completed.

Dear Sir(s),

I/We (hereinafter referred to as "the Applicant") understand that M/S RG Residency Pvt Ltd. (hereinafter referred to as "the Company") is developing a Group Housing Project under the name and style of "**RG Mirage Tower L**" at Plot No. GH-02, Sector 120, Noida, Distt- Gautam Buddha Nagar (U.P.) comprising of multi-storeyed residential buildings (hereinafter referred to as "the said Complex / Project").

I/We agree to sign and execute, as and when required, the "**AGREEMENT FOR SALE**" containing the terms and conditions of Allotment of the Apartment / Unit and other related documents as prescribed, on the format provided by the Promoter.

I/We understand that the expression "**Allotment**" wherever used in the general terms and conditions for registration of allotment, as, mentioned herein, shall always means provisional allotment of the Apartment / Unit and the allotment shall remain provisional till such time as the "**Agreement for Sale**" is unconditionally executed by me / us and returned to the Promoter.

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First Applicant

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Second Applicant

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Third Applicant

Before applying for the allotment of an Apartment under this Application, the applicant has also compared the rates of Apartments in the vicinity and only after optimum satisfaction, this application is being made by the applicant.

The Applicant requests that a Residential Apartment in the said Complex may provisionally be allotted to him/them, under the Payment Plan mentioned in this application form:

The Applicant has read and understood the terms and conditions of this application, stated herein after and "the Applicant" agrees to the same.

The Applicant do remit herewith a sum of Rs _____

(Rupees _____ Only) by Bank

Draft/Cheque No. _____ dated _____ drawn on _____, payable at Delhi/NCR

In case of return/dishonour of first booking cheque with details as mentioned above, the application shall be deemed rejected and no written intimation or notice to the applicant will be given and no right of any kind whatsoever will accrue to such applicant by virtue of this Application.

The Applicant clearly understands that this application does not constitute an agreement to sale and the Applicant does not become entitled to the provisional and/or final allotment of Residential Apartment notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application.

In the event, the Company agrees to provisionally allot an apartment, the Applicant agrees to pay further instalments of the Total sale price (hereinafter defined "TSP") and all other dues as stipulated in this application and as may be intimated by the Company from time to time and in the manner set out in the payment plan opted by the Applicant which shall form part of the Provisional Allotment letter (hereinafter referred to as "the Provisional Allotment Letter") that shall be executed by the Applicant and the Company on the company's standard format.

The Provisional Allotment Letter shall be issued/dispatched for execution only after the receipt of 10% of the Total sale price of the said Apartment. The applicant further understands that the allotment shall become final and binding upon the company only after the Applicant signs and confirm the terms and conditions of the Provisional Allotment Letter.

If, however, the Applicant fails to sign/execute and return the Provisional Allotment Letter within thirty (30) days from its dispatch by the company then the company may at its discretion treat the application as cancelled and the earnest money paid by the Applicant shall be refunded without any interest/compensation and deduction.

The company shall have the option at its sole discretion to either accept or reject the signed Provisional Allotment Letter within 30 days after receiving the signed Provisional Allotment Letter from the Applicant. If the company decides not to issue the Provisional Allotment Letter, then the Company shall refund the money without any interest/compensation and deduction.

The Applicant specifically states that he has seen and read the contents of the draft Provisional Allotment Letter and the draft Agreement to Sale/Sub-lease deed and given his specific consent for the same and he hereby agree to the terms and conditions as mentioned in the draft Provisional Allotment Letter and the draft Agreement to Sale/Sub-lease deed.

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First Applicant

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Second Applicant

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Third Applicant

The Applicant acknowledges that the Company has provided all the information and clarifications as required by the Applicant and that the Applicant is fully satisfied in this regard. The Applicant has relied on his own judgment and investigation in deciding to apply for purchase of the said Apartment. The applicant has already disclosed all the other commitments made to him by the sales person/agent which were made to him pertaining to the unit applied herein, in para 13 of the application form titled as "other conditions (IF ANY)". The Applicant further understands that no other oral or written representations or statements shall be considered to be the part of this application and that this application is self-contained and complete in all respects.

The Applicant agrees to abide by the terms and conditions of this application including those relating to the payment of net sale price and other charges, rates, taxes (herein defined), cesses, levies etc. and forfeiture of earnest money as laid down herein and/or in the Provisional Allotment Letter.

The particulars of the Applicant(s) are given below for the reference and record:

1. SOLE OR FIRST APPLICANT:

S/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No.:

Ward/Circle/Special range and place where assessed to income tax: _____

Mailing Address:

Mobile. No.:

Office Name and Address: NA

E-mail ID:

2. JOINT/SECOND APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

3. JOINT/THIRD APPLICANT –

W/O:

Nationality: _____ Age: _____ Profession:

Residential Status: Resident/Non-Resident/Foreign National of Indian Origin

Income Tax Permanent Account No:

Ward/Circle/Special range and place where assessed to income tax:

Mailing Address: .

Please affix
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photograph
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your
photograph
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your
photograph
here

First Applicant

Second Applicant

Third Applicant

4. **DETAILS OF THE APARTMENT& PRICING (in Sticker Format)****FLAT NO-**

Type of Apartment

Carpet Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Built up Area: _____ sq. mtrs. (approx) _____sq. fts (approx.)

Super Built up Area: _____sq. mtrs. (Approx)_____ sq. fts (approx.)

Type of parking: Car Two Wheeler No. of Parking Space(s) : One(1) / Two(2)

Parking Space(s) No: ONE

Type of Parking Space(s): (i)COVERD

5. **DETAILS OF PRICING (in Sticker Format)**

Sale Price	
Cost of Additional Lawn Area (Sqft.)	
Net sale price	
Earnest Money (10% of Net Sale Price)	
*Taxes like VAT, Service Tax, GST or any tax levied in future on sale of apartments shall be charged as per the prevailing rates and guidelines of the Government.	

6. **PAYMENT PLAN**

Percentage	PARTICULARS	AMOUNT

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First Applicant

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Second Applicant

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Third Applicant

7. **INTEREST FREE MAINTENANCE SECURITY (IFMS)**

(the interest free maintenance security shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 1 year of maintenance charges)

8. **ELECTRIC METER CHARGES**

(a) Dual meter charges Rs. 25000/- + GST as applicable

9. **MAINTENANCE ADVANCE**

(The Maintenance advance shall be payable by the applicant at the time of possession of the said apartment which shall be equivalent to 2 years of maintenance charges)

10. **CLUB MEMBERSHIP FEE**

(The Social Club Membership Fee along with subscription charges for the first one year and GST as applicable thereon shall be payable by the Applicant at the time of possessions of the said Apartment).

(a) Membership Fee : NIL

(b) 1st Year Subscription Charges : To be conveyed at the time of possession

Note: The charges are for the family of four persons only. If there are more than four members then charges shall be applicable on pro rata basis

11. **OTHER CHARGES:**

A. Water & Sewer Connection Charges: As per the prevailing rates at the time of possession

B. Security Deposit for electricity: As per the prevailing rates at the time of possession

C. FTTH (fibre to home) charges: As per the prevailing rates at the time of possession

D. Security Deposit for PNG Connection from IGL: As per the prevailing rates at the time of possession

12. **BOOKING: DIRECT/THROUGH SALES ORGANISER (BROKER/REFERENCE).**

Broker's Name, Address & Seal with signature:

13. **OTHER CONDITIONS (IF ANY):**

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First Applicant

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Second Applicant

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Third Applicant

MODE OF PAYMENT

All or any payment shall be paid to the company through account payee Cheque/Bank Draft only, payable at Delhi/New Delhi/NCR and outstation cheque shall not be accepted.

Note:

The applicants are further advised that no payment shall be made otherwise than through account payee Cheque/Bank Draft and in case the applicant(s) is/are making any payment in cash to the company through any employee/agent of the company, the company will not accept the same and company shall not be responsible for such loss/theft/misuse of such cash payment. In case any customer is transferring the payment through RTGS/NEFT or any other means except by cheque or bank draft without the consent of the company, he/she will have no right on any unit against which the money has been deposited.

Declaration

I/we do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. I/we shall be liable and responsible for cancellation of booked Unit by the Company, if the enclosed document/ information found to be forged or fake. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Provisional Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). 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 recorded address by the Company shall be deemed to have been received by me/ us. I/we have applied for the allotment of the aforesaid Apartment through my/our aforesaid dealer/broker and I/we shall be liable and responsible for any action/inaction of aforesaid dealer in respect of aforesaid Apartment, and shall not hold the Company responsible for the same. My/Our application for booking may be considered on specific undertaking that, whenever I/we surrender/transfer/assign the booking or allotment right of the aforesaid Apartment then I/we shall provide NOC from my/our aforesaid dealer.

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First Applicant

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Second Applicant

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Third Applicant