

APPLICATION FORM

Application for Booking a Residential Apartment in the Project, "Rosemont Residency (Phase 01)", situated at Plot No. GH-3/2, Parktown, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. 201002

Dated: _____

To

Park Town Complex Private Limited

CIN: U45400DL2007PTC163095

11, New Rajdhani Enclave,

Vikas Marg,

Delhi – 110092

Dear Sir / Ma'am,

1. I, _____ S/o _____ R/o _____ and _____ W/o _____ R/o _____ am hereby applying for allotment of residential apartment bearing no. _____ in the project, "Rosemont Residency (Phase 01)" admeasuring 13,880.68 Sq. Meters being developed by your company/Promoter at Plot No.GH-3/2, situated at Parktown, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. 201002 ("**Project Land**").
2. I further undertake that I am submitting this Application after being fully satisfied with the rights, title and interest of the Promoter in the aforementioned Project Land /Project/ Apartment.
3. I hereby confirm and acknowledge the payment of Rs. _____ vide cheque/DD/Online Transaction No. _____ dated _____, _____ (Bank Detail) alongwith the submission of this Application to your company. I undertake to pay the Booking Amount / Earnest Money of Rs. _____, which shall be an amount equivalent to 10% of the Cost of the Apartment (including GST) ("**Booking Amount**" / "**Earnest Money**") including amount already paid by me as abovesaid, as soon as possible as the complete booking amount was supposed to be paid by me at the time of submission of this form and in any case not later than thirty (30) days from the date of this Application.
4. I acknowledge that this Application and the payment of the Booking Amount does not create any right in my favor with respect to any Apartment or the Project, unless the allotment of the Apartment is confirmed by (i) execution of the Agreement for Sale; and (ii) payment of complete Booking Amount in the prescribed time period by me to the Promoter. If in case, the Applicant fails to complete the payment of the Booking Amount / Earnest Money and execute the Agreement for Sale within the stipulated period of 30 days from the date of this application, then in such case, the applicant will not have any sort of right in the Apartment.
5. I hereby declare and confirm that in case I am non-resident Indian / person of Indian origin / overseas citizen of India, I shall comply with all the statutory compliances as required from time to time under all applicable laws / rules, and the Promoter shall not be liable for the same in any manner whatsoever.
6. I hereby understand that the Project is located at Ghaziabad. Therefore, any disputes arising out of this transaction shall be subject to the jurisdiction of courts at Ghaziabad.
7. The terms and conditions mentioned herein shall be in addition to the terms and conditions of the Agreement for Sale.

Sole/First Applicant

Second/Co Applicant

8. In the event, that an Apartment is not allotted by the Promoter in my / our favour (excluding instances where the complete Booking Amount is not paid by the Applicant or the Agreement for Sale is not executed by me / us in a timebound manner), the Promoter shall refund the money deposited by the Applicant with the Promoter without any deduction or interest. Such refund shall be made only to my / our bank account (as per the below-mentioned details):

Name of Account Holder: _____
Bank Account Number: _____ Bank Name: _____
Branch Address _____ IFSC: _____
(Copy of cancelled cheque is attached herewith)

DECLARATION:

I / We confirm and declare that the particulars provided by me / us are true to my / our knowledge and correct to the best of my / our belief. No part of it is false and nothing material has been concealed or withheld by me / us therefrom. I / We have fully read and understood the above-mentioned terms and conditions and hereby agree to abide by the same. In case there is any change in the information provided by me / us, it will be the joint responsibility of Applicant(s) to inform the Promoter about the updated information at the earliest and in any case within 7 (seven) days.

Annexure A
PERSONAL DETAILS FORM OF APPLICANT

ANNEXURE-B DISCLOSURE

I. DETAILS OF THE PROJECT LAND

Description of the Project Land : Land Area admeasuring 13,880.68 Sq. Mtr. situated at Plot No.GH-3/2, situated at Parktown, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. 201002.

II. DETAILS OF THE PROJECT REGISTRATION UNDER RERA

1. Registration No.: _____ U.P. RERA Website Address: _____
2. U.P. RERA QR Code: _____

III. DETAILS OF THE APARTMENT

<u>Particulars</u>	<u>Details</u>
Apartment No.	
Floor No./Type No./Block No.	
Carpet Area (<u>In Sq. Mtr. / Sq. Ft.</u>)	
Balcony Area (<u>In Sq. Mtr. / Sq. Ft.</u>)	
Parking (Open/Covered)	

ANNEXURE-C
TOTAL PRICE AND PAYMENT DETAILS

A. Total Price of the Residential Apartment :

B. Payment Plan :

Notes:

1. In case of revision in GST or any other statutory tax, fee or charges, from time to time, the same shall be payable over and above the Total Price stated above.
2. The Applicable Stamp Duty & Registration Charges and Legal / Advocate Charges / Deed Writing Charges, and other Incidental Charges shall be extra and will be payable by the Applicant.
3. The interest due, on delayed payments (if any) by the Applicant shall be calculated by the Promoter @ MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India (“SBI’s MCLR”) + 1% or as per prevailing market rate / applicable laws.