

APPLICATION FORM

Application Date : _____

Name of Applicant : _____

Father/Husband/Guardian's Name : _____

Date of Birth : _____

Correspondence Address : _____

City : _____ Pin Code : _____

Telephone No. : _____ E-mail : _____

Mobile : _____ PAN No. : _____

Co-Applicant (1) : _____

Father/Husband/Guardian's Name : _____

Date of Birth : _____

Address : _____

Mobile : _____ PAN No. : _____

Co-Applicant (2) : _____

Father/Husband/Guardian's Name : _____

Date of Birth : _____

Address : _____

Mobile : _____ PAN No. : _____

PHOTOGRAPH

PHOTOGRAPH

PHOTOGRAPH

Project Name : **Skytech - Colours Delight**
Colours Avenue at (place) **GH-01/C, Sector-10, Greater Noida (West)**

1. Property Type : Residential / Commercial Unit No. _____ Floor _____
2. Payment Plan : (✓) Down Payment _____ Construction Linked _____ Flexi _____ Other _____
(As per price list)
3. Approx. (Super Area) : _____ sq. ft. Covered Area : _____ sq. ft. Carpet Area : _____ sq. ft.
4. Basic Price (Rs.) : _____ Per Sq. Ft., Cost Rs. _____
5. Car Parking Charges (Rs.) : _____ (Covered)
6. Car Parking Charges (Rs.) : _____ (Open)
7. Preferential Location (Type) : Central Park Facing ☐ Road Facing ☐ Corner Facing ☐
8. Preferential Location Charges (PLC) (Rs.) : _____
9. Power Back-up Charges (Rs.) : _____
10. Fire Fighting Charges (Rs.) : _____
11. Club Membership (Rs.) : _____
12. Lease Rent (Rs.) : _____

Cost Rs. _____ (+) GST : (as applicable)

* EEC, Meter, Water & Sewer Charges shall be extra as applicable.

* IFMS, Sinking Fund shall be Extras as applicable.

* Govt. Taxes, GNIDA additional demands, Stamp Duty/Registration Charges shall be Extra as applicable.

Amount Paid at the time of booking : Rs. _____ Cheque / Cash _____ Date : _____

Direct : _____ Through Agent : _____ Agent's Stamp _____

Name of Agent : _____

Address : _____ Mobile : _____

TERMS & CONDITIONS FOR ALLOTMENT

1. The intending allottee has fully satisfied himself / herself about the title / development rights of the Company In the project land on which the flat / shop (hereinafter referred to as 'unit') will be constructed/developed and has understood all limitations and obligations of the company in respect thereof. There will be no more investigation or objection by the intending allottee in this respect.
2. The drawing/plans displayed in the office of the Company showing the proposed Project (hereinafter referred to as 'the Project') are provisional and tentative. The Company can carry out such additions, alterations and deletions in the layout plan, building plans, floor 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 the intending allottee.
3. It is explained to the Applicant/allottee that the FAR of the project is with provision of 3.5 FAR. However, it may be increased in future subject to the change in GNIDA rules, regulation, permission, notification, direction order or due to change in law of land, time to time. Accordingly the developer may raise additional units/floor/tower over the plot of land/in project. In the said event/circumstances the allottee/applicant shall have no right entitlement and interest over the additional construction raised consequent to the increase in FAR. The applicant/allottee shall not create any hindrance in construction over enhance FAR directly or indirectly or by adopting any coercive method of any nature. It would be the sole desecration of the developer regarding the use of enhance FAR and the allottee shall have no right of any kind to challenge the same in any court & law or before any authority.
4. The intending allottee for a build-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
5. The External Development Charges, Infrastructure Development Charges or any other charges like additional farmers compensation as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company.
6. The amount paid to the extent of 10% of the basic sale 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 & conditions of allotment as also in the event of the failure by the intending allottee to sign the Builder Buyer Agreement/Allotment Letter.
7. The timely payment of installments shall be of the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging prevailing market rate of interest on the amounts in default.
8. The intending allottee shall reimburse to the Company and pay on demand all taxes, 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 allotment, proportionately till the unit is assessed individually.

9. The company on completion of the construction shall issue final call notice to the intending allottee, who shall within 30 days thereof, remit all dues & take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, He/She shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
10. The intending allottee shall pay proportionate charges for maintenance and unkeep of common areas and services of the Project to the Company / its nominated agency. The intending allottee shall sign a separate maintenance agreement with the Company / Maintenance Agency & make an interest free security deposit, sinking fund deposit as demanded by the Company/Maintenance Agency.
11. External electrification & individual meter charges shall be extra as applicable.
12. Maintenance charges / CAM charges shall be extra as applicable (at possession stage)
13. The intending allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/her address.
14. In all communications with the Company the reference of unit booked must be mentioned clearly.
15. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company,. Such approval shall be granted on payment of administrative charges as prescribed by the Company.
16. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
17. The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for by him/her out of the options prescribed by the Company.
18. The allottee shall not use the premises for any activity other than the use specified for.
19. In case there are joint intending allottees, all communications shall be sent by the Company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.
20. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Builder Buyer Agreement/Allotment Letter over and above the terms and conditions of allotment s set out in this application.
21. Cheque / Draft to be issued in favour of "JATASYA PROMOTERS PVT. LTD." payable at Delhi / NCR.
22. Govt. Taxes, VAT, Registration & Stamp duty charges will be extra as applicable.

I/We have now signed this application form 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 for the allotment.

For Jatasya Promoters Pvt. Ltd.

Signature(s) of Applicant(s)

Authorised Signatory

(1) _____

(2) _____

Date :

Place :

FOR OFFICE USE

Booking done by :

Direct ☐

Through Agent ☐

Agent Stamp

Authorised Signatory _____ Approved by _____

Corporate Office : 806, 8th Floor, A-block, Ithum Tower, Sector-62, Noida.
Site Office : GH01/C, Sector-10, Greater Noida (West)
Phones : 0120-4212515, 4212516, 9311190082, 9311190085