

RERA REGISTRATION NUMBER : UPRERAPRJ5697

<http://up-rera.in>



Tentative Application Form

**Tentative Application for Booking
SIKKA KIMAANTRA GREENS**

**State RERA Registration No. UPRERAPRJ5697
State RERA website [_www.up-rera.in/](http://www.up-rera.in/)**

Dear Sir(s),

I/We hereby apply for the registration as the provisional applicant for the booking of a Residential Apartment/Flat in "Sikka Kimaantra Greens", a project situated at Plot No. SC-01/A1 - Beta, Sector-79, Noida, UP. under your Payment Plan.

I/we remit herewith a sum of Rs./- (Rupees only) by Bank Draft / Pay Order / Cheque No. dated drawn upon Bank as the application fee/ token amount. I/We agree that only in case of acceptance of my application by the Developer Company shall the application fee/ token amount be considered as the part of consideration towards the cost/consideration of the said Residential Apartment/Flat and I further undertake to faithfully make the balance payment towards the cost/consideration of the said Residential Apartment/Flat as per the payment plan opted and agreed by me/us. I also accept all the conditions mentioned in the present application including the forfeiture of money by the Developer Company.

I/We hereby state and declare that I/We have gone through all the documents pertaining to the project and am/are fully satisfied with the status of the sanctions, approvals, licenses, services, facilities, amenities, etc. related to the project and the unit as on the date of the preferring the present application and hereby unconditionally agree and undertake that I/We shall not raise any objection/claim/dispute in this regard at any time in future. I/We further state that I/We have made my/our own independent enquiries about the project and the status of its various sanctions, approvals, licenses, etc. including the details available on the government website created under the provisions of The Real Estate (Regulation and Development Act), 2016. I/We hereby specifically state that as per my/our own independent enquiries the Developer Company has complied with all the provisions and conditions prescribed under The Real Estate (Regulation and Development Act), 2016 applicable to the developer/builder with respect to the said project and hereby undertake to not raise any objection/claim/dispute in this regard at any time in future. I/We further state that I/We are preferring the present application out of our own free will and without any inducement or any additional offer/representation from the side of the Developer Company.

I/We have clearly understood that this application is merely a request from my/our side to the Developer Company to make an offer of allotment of a unit in the project to me/us and does not constitute a confirmed Allotment and I/We do not become entitled to the provisional and/or final allotment of a unit in the project notwithstanding the fact that the company may have issued a receipt in acknowledgement of the token money tendered with this application or subsequently. I/We hereby state that we clearly understand and agree that the Company shall be conducting its own independent enquiries about me/us and I/We shall be required to fulfil such other and further conditions as may be prescribed by the Developer Company at its own discretion before offering us the allotment of the unit in the project. It is only after I/We and the Company sign and execute the Allotment/Buyer Agreement on the company's standard format agreeing to abide by the terms and conditions laid down therein that Allotment/Buyer Agreement shall become final and binding upon the company. If, however, I/We fail to execute the Allotment/Buyer Agreement within 15 (Fifteen) days from the date of being called upon for by the Developer Company to execute/sign the same, then in such case this application shall be treated as cancelled/rejected at the sole discretion of the Company and the Company shall be free to forfeit the amount paid by me/us till the date of such cancellation/rejection.

I/We have clearly understood that the design(s)/pictures/graphical presentations as provided in the marketing brochure are only artistic/conceptual designs but the said Residential Apartment/Flat/Complex shall be constructed as per the sanction granted by the concerned authority only. I/we have clearly understood that only those facilities and amenities which have been specifically mentioned/provided in the details/description of the said Residential Apartment/Flat/Complex, whether paid separately or included in the BSP, shall only be provided to the final Allottee(s). Any additional or further facilities which are provided by the Developer whether upon the request of the final Allottee(s), due to change in the applicable laws/rules/regulations, directions/orders of any authority, subsequent change in the design of the said Residential Apartment/Flat/Complex, due to the market conditions, due to circumstances beyond the control of the developer, due to any court order, directions of the architect, in the overall interest of the Complex and/or all of allottee(s) of the Complex, etc. or otherwise shall always be paid additionally on pro-rata basis by the final Allottee(s). I/We hereby specifically state and declare that I/We have gone through the sanction plan of the project and the list of facilities/amenities proposed to be provided in the said project and hereby agree that I/We shall not raise any objection/claim/dispute in this regard at any time in future. I/We further state and declare that, in case the company accepts my/our present application, then it would mean that I/We have unconditionally agreed to the rates of the units as well as other charges payable towards the consideration of the said unit and hereby agree that I/We shall not raise any objection/claim/dispute in this regard at any time in future. I/We also undertake and agree to additionally pay all present and future taxes, as applicable.

I / We agree and undertake to abide by all the terms and conditions of this application including those relating to payment of Basic sale price and other charges, forfeiture of earnest money as laid down herein and the execution of the Allotment Agreement.

Signature of Applicant

Signature of Co-Applicant

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OR

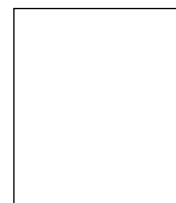
1. SOLE/FIRST APPLICANT :

Mr/Mrs/Ms _____
 S/W/D of _____ Nationality _____
 Profession _____ Age _____
 Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐
 Income Tax Permanent Account (PAN) No. _____ Date of Birth

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 Residential Address _____

 Tel No. _____ Mobile No. _____
 Fax No. _____ Email Address _____



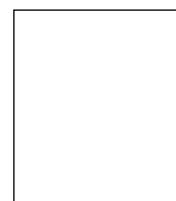
2. SECOND APPLICANT :

Mr/Mrs/Ms _____
 S/W/D of _____ Nationality _____
 Profession _____ Age _____
 Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐
 Income Tax Permanent Account (PAN) No. _____ Date of Birth

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 Residential Address _____

 Tel No. _____ Mobile No. _____
 Fax No. _____ Email Address _____



3. M/s _____ a Company/partnership/proprietorship
 firm having its office at _____
 through its authorized director/partner/sole proprietor Mr/Mrs/Ms _____

Income Tax Permanent Account (PAN) No. _____ Date of Incorporation

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 Tel No. _____ Mobile No. _____
 Fax No. _____ Email Address _____

Signature of Applicant

Signature of Co-Applicant

4. Date of Booking

5. Super Area (sq.ft.) Approx. 6.Type. 7.Tower 8.Block 9.Floor 10.Unit No.

6. Basic Sale Rate (BSP) per sq.ft. super area

In Words (₹)

(*Super Area is merely the rough estimation of the sum of carpet area and the proportionate common areas under the project and indicative in nature. As per applicable rules, the rates shall always be considered in relation to the carpet area only and shall not be affected by the actual super area.)

S. No.	I N D E X	R A T E	T O T A L
1.	Basic Price (per sq.ft.)	₹	₹
2.	Preferred Location Charges Road/Corner/Park/Club/Pool/S.Park/FNG	₹ /Sq.Ft.	₹
3.	Interest Free Maintenance Security	₹ /Sq.Ft.	₹
4.	Lease Rent	₹ /Sq.Ft.	₹
5.	External Electrification Charges	₹ /Sq.Ft.	₹
6.	Power Back up Charges (1KVA)	₹ /KVA	₹
7.	Fire Fighting Charges	₹	₹
8.	Club Membership	₹	₹
9.	Covered Parking	Nos.	₹
10.	Other charge/s (if any)	Nos. each	₹
	TOTAL		

In Words

(**The break up of total price is rough estimation of the total cost of the unit and is merely indicative in nature. The final price and the list of facilities, amenities, services, etc. specifically provided in the allotment agreement, if executed, shall only be applicable and binding on the applicant(s) as well as the Developer.)

Signature of Applicant

Signature of Co-Applicant

Applied Through

Company/Developer

CONSTRUCTION LINK PLAN / FLEXI PAYMENT PLAN / DOWN PAYMENT / ANY OTHER PAYMENT PLAN

[illegible]

7. I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/ understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the Brief Terms and Conditions as appearing herein above as well as in Schedule-I to this application and further declare that the above particulars/information given by me/us are true and correct.

Signature of Applicant

Signature of Co-Applicant

4) Applications shall be considered as incomplete if not accompanied by photographs, PAN No. of the applicant(s) & copy of Address proof
Booking amount :Local Cheque/ Draft



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To be filled in case the application is made through a Real Estate Agent)

Details of Real Estate Agent:

Name: _____
Office address: _____

State RERA Registration No.: _____
Authorised person/signatory: _____
PAN NO: _____

Declaration by the Broker:

I /We hereby state, certify and declare that as registered Real Estate Agent has duly informed the Applicants(s) and shown all the necessary documents pertaining to the project including the status of the various sanctions, approvals, licenses, services, facilities, amenities, etc. related to the project and the unit to the Applicant(s) prior to the preferring the present application by the Applicant(s). I further state that as Real Estate Agent and/or any of its directors, partners, officers, employees, staff, agents, etc. has made no inducement or any additional offer/representation for/on behalf of the Developer Company except for the information which is publically available on the website of the State Government/Authority created under The Real Estate (Regulation and Development Act), 2016.

For and on behalf of the Real Estate Agent

**(Authorised Signatory)
(With office seal)**

Declaration by the Applicant(s):

I/We hereby state, certify and declare that the Real Estate Agent has duly informed me/us and shown all the necessary documents pertaining to the project including the status of the various sanctions, approvals, licenses, services, facilities, amenities, etc. related to the project and the unit to me/us prior to the preferring the present application by me/us. I/We further state that the Real Estate Agent and/or any of its directors, partners, officers, employees, staff, agents, etc. has made no inducement or any additional offer/representation for/on behalf of the Developer Company except for the information which is publically available on the website of the State Government/Authority created under The Real Estate (Regulation and Development Act), 2016.

Applicant

Co-Applcant

KYC DOCUMENTS TO BE SUBMITTED ALONGWITH THE APPLICATION FORM

RESIDENT OF INDIA

- Self attested Copy of Pan Card and Aadhar Card Mandatory
- Passport size colored photographs of all applicants
- Self attested Current address proof
- Any other document/certificate as may be required by the Company.

PARTNERSHIP FIRM

- Copy of Pan Card of the Partnership Firm
- Notarized copy of the Registered Partnership Deed.
- In case of one of the partner signs the document on behalf of the other partners, a letter of authority from all the other partners authorizing him to act & sign documents.
- Photograph of the Partner who shall sign the application on behalf of the Partnership Firm.

PRIVATE LIMITED & LIMITED COMPANY

- Copy of Pan Card of the Company
- Certified copy of Memorandum & Articles of Association (MOA duly signed by the Company Secretary of the Company.
- Certificate of incorporation issued by Registrar of the Companies
- Photograph of the Authorised Representative of the Company who shall sign the application on behalf of the Company.

HINDU UNDIVIDED FAMILY (HUF)

- Copy of PAN Card of HUF.
- Authority Letter from all Co-Parcenor's of HUF authorizing the Karta to act on behalf of HUF.
- Self attested address proof/proof of residence of the Karta of the HUF
- Passport size colored photographs of the Karta of the HUF.

NRI / FOREIGN NATIONAL OF INDIAN ORIGIN

- Copy of Individuals Passport / PIO card.
- In case of demand draft (DD) is submitted, a confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of cheque all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.
- Photographs of the Applicants.

Signature of Applicant

Signature of Co-Applicant

TERMS AND CONDITIONS

A. The Applicant(s) has applied seeking an offer of allotment of Residential Apartment/Flat in the Project named "Sikka Kimaantra Greens" to be developed and constructed by M/s. Pinnacle Superstructures Pvt. Ltd. (herein after referred to as the Company) on land situated at Plot No. SC-01/A1 - Beta, Sector-79, Noida, UP.

B. NATURE OF APPLICATION

Nature of the present Application is purely tentative thereby seeking an offer of allotment of a unit in the project from the side of the Company. The making of an offer of allotment of Residential Apartment/Flat is entirely at the discretion of the Company and is subject to the independent enquiries to be conducted by the Company and fulfilment of such other and further conditions by the applicant(s) as may be prescribed by the Developer Company at its own discretion. The Company shall be at liberty to prescribe fulfilment of additional conditions by the applicant(s), in addition to the general conditions, at its own discretion. The allotment of the said Residential Apartment/Flat shall be confirmed only upon the execution of the Allotment Agreement by the Company and the due execution/acceptance of the same by the Applicant(s).

C. REGISTRATION & OTHER CHARGES

Registration charges, stamp duty and incidental expenses there to, as applicable at the time of registration of the documents including the allotment agreement, shall be extra and shall be borne solely by the Applicant(s)/Final Allottee(s). Other statutory taxes and charges for additional facilities as applicable from time to time shall be extra and are to be borne by the Applicant(s).

D. TIMELY PAYMENTS TO BE THE ESSENCE OF APPLICATION

Timely Payment of instalment of basic sale price and all other allied charges pertaining to the Residential Apartment/Flat, by the Applicant(s), shall be the essence of the present application and the subsequent Allotment Agreement. However, in the event of breach of any of the terms & conditions of the present application and/or the payment plan opted by the Applicant(s), the present application will be cancelled/rejected at the sole discretion of the company. The rejected/cancelled application shall not be ordinarily revived/reconsidered however, the Company may in its absolute discretion revive/reconsider the rejected/cancelled application on such terms and conditions as may be framed by the Company, from time to time, in this regard and which may include the payment of whole of the outstanding dues with higher rate of penal interest and other administrative/restoration charges.

E. ACTIVITY AGAINST THE COMPANY/PROJECT

That, if at anytime after the submission of the present application, if the Applicant(s) is/are found to be involved in any act/activity thereby intending to harm/harming the reputation/goodwill of the project and/or the Developer Company, whether through word of mouth and/or through written communications (including in any electronic form and/or on any internet/social site/group/media and/or mobile/cell phone application/group/media); and/or whether individually and/or as a part of group (whether the group is formed by the Allottee(s) or by some other person); and/or whether directly and/or indirectly; and/or whether personally or through any other person(s), then it shall be considered as an event of fundamental breach of the terms of the present Application by the Applicant (s) and in all/any of such case(s) the Developer shall have the unfettered right and discretion to reject/terminate the present application of the Applicant (s) and the consequences of termination shall automatically follow. It is clearly understood, agreed and declared by the Applicant (s) that the Registration/Formation of any group/society/association by using the name of the Developer/Project without the prior written consent of the Developer Company or against the provisions of any Law/Act/rules/regulation shall be considered as an event of fundamental breach of the terms of the present application by the Applicant (s) and in all/any of such case(s) the Developer shall have the unfettered right and discretion to reject/terminate the application of the Applicant (s) and the consequences of termination shall automatically follow.

F. MODE OF PAYMENT

All payment would be accepted through Demand Drafts/Pay orders/Local cheques only and to be made in the name/favour of M/s. Pinnacle Superstructures Pvt. Ltd. payable at New Delhi. After each payment the Applicant(s) must insist on a duly signed receipt from the duly authorised personnel of the Company failing which the payments shall not be binding on the company. All payments from outstation locations are to be paid through DEMAND DRAFTS/PAY ORDER ONLY.

G. DELAYED PAYMENTS

Simple interest shall be charged on all delayed payments including the payment of the instalments as per the payment plan accepted by the Applicant(s) and other charges. The rate of interest for the purpose of the delayed payments shall be the highest rate of interest offered by the State bank Of India to the non-senior citizens for the one year fixed deposits.

H. HOUSING LOANS

Applicant(s) may, as per their own individual choice and at their sole discretion, choose to avail the loan/financial facility from the banks/financial institutions to finance the said Residential Apartment/Flat. However, availing of such facility by the Applicant(s) shall in no manner change/vary the obligations of the Applicant(s) under the present application including the condition of the timely payment as per the payment plan opted by the Applicant(s). If a particular Institution/Bank delays or refuses to extend financial assistance to the Applicant(s), on any ground whatsoever, the applicant(s) shall not make such refusal as cause for delay or non-payment of further instalments/dues. The Company shall not be liable/responsible in any manner whatsoever in this regard.

I. CANCELLATION OF THE APPLICATION AND CONSEQUENCES OF TERMINATION/REJECTION

The applicant(s) agrees that the 10 % of the Total consideration/cost of the Residential Apartment/Flat shall constitute the EARNEST MONEY.

1. The token money paid alongwith the present application shall be considered as the application fee and no amount from application fee i.e. Rs. _____/- (Rupees _____ Only) shall be refunded under any circumstances.
2. If for any reason, whatsoever, the applicant(s) applies for the cancellation of the application then in such case the amount equal to earnest money alongwith the tax and the brokerage shall stand forfeited and the balance amount shall be refunded to the applicant(s) without any interest within 45 days from the date of fulfilment of the applicable conditions/formalities by the Applicant(s), as may be prescribed by the Company in this regard.
3. If, due to any default/breach of any terms of this application including any default in making the timely payments by the applicant(s), the present application is cancelled/rejected/terminated by the Company then the earnest money alongwith the tax and the brokerage shall stand forfeited. Refund, if any, shall be made to the applicant(s) within 45 from the date of fulfilment of the applicable conditions/formalities by the Applicant(s), as may be prescribed by the Company in this regard.

J. POSSESSION

The company shall deliver the possession of the completed Residential Apartment/Flat to the Applicant(s) only on payment of all dues to the company and fulfilment of other applicable terms and conditions.

K. CHANGES IN DRAWINGS/DESIGNS

Due to any unforeseen requirement of the authority/government/architect, the company has every right to change the design/s and specification of the Residential Apartment/Flat/Complex/Project and the applicant(s) agree to not raise any objection in this regard.

L. ADDRESS FOR COMMUNICATION

The Applicant(s) shall duly provide his complete residential address and the e-mail address to the company at the time of making the present tentative application and it shall be his/her/its responsibility to inform the company by registered A.D letter about all subsequent changes in his/her/its address failing which all demand notices and letters posted at the first registered address will be deemed to have been received by his/her/it at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur there from. For multiple bookings separate letters shall be required for each booking thereby clearly providing the particulars of each Residential Apartment/Flat. In case there are joint Applicants all communication shall be sent by the Company to the First Applicant whose name appears first at the address given by him for mailing and which shall for all purpose be considered as served on the Applicant(s) and separate communications shall not be necessary to the other/co-applicants. The Communication sent at the e-mail address of the Applicant(s) provided in the present application shall be deemed to be sufficient service.

M. OTHER TERMS & CONDITIONS

The Applicant(s) undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/ made applicable to said Residential Apartment/Flat/complex/Project. All of the terms & conditions of the _____ Authority shall also apply.

In case, the Residential Apartment/Flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the instalments and due dates mentioned herein.

In case of down payment plan, if the applicant(s) fail to pay the instalments in the promised frame, the payment plan will be automatically considered to be the time linked/construction linked plan whichever is available. Also the down payment rebates or any discounts promised in lieu of timely payments will be taken off.

The Applicant(s) give free consent for purchase and utilization of FAR as and when deemed fit by the Developer Company. That the Developer Company may also revise the plan of the project to be submitted to the concerned Authority in case of unforeseen circumstances and the applicant(s) agree to not raise any objection in this regard.

The present application shall always be deemed to have been preferred/submitted at the office of the Company at Delhi. The Applicant(s) accept and admit that by merely applying to the Company for the allotment of a flat/apartment by way of present tentative application they do not become a consumer and the offer of allotment shall be made by the Company only after the due scrutiny of the present application by the Company and fulfilment of all the criterion/conditions prescribed by the Company in this regard.

In case of any dispute between the Applicant(s) and the Company under/touching the present application the same shall be referred to a sole arbitrator appointed by the Company. The Arbitration shall be conducted in English at an appropriate place at Delhi/New Delhi and the award shall be final and binding upon the parties.

Subject to the arbitration agreement/clause above, the present application shall be subject to the sole and exclusive jurisdiction of the courts at Delhi/New Delhi Only.

_____ I/We hereby declare that I/We have gone through and understood the terms & conditions mentioned above and shall abide by the same.

Signature of Applicant

Signature of Co-Applciant

M/s Pinnacle Superstructures Pvt. Ltd.

"Sikka House" C-60, Preet Vihar,

Vikas Marg, Delhi -110092

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FEEDBACK FORM

(1) How did you come to know about Sikka

Through Newspaper ad ☐

Radio ☐

Website ☐

Outdoor ☐

Broker ☐

Reference ☐

Other ☐

(2) Please rate the quality of following :

Sikka Website

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

Project Brochure

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

Overall appearance of Sales office

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

Interaction with our Sales team

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

Attitude of Sales team

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

(3) Please rate your overall experience with Sikka so far

Excellent ☐ Good ☐ Satisfactory ☐ Poor ☐

(4) Please mention the name of member of our sales team who interacted with you

(5) Any other suggestion / comments :

Name

Project

Mobile

Email

Date

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Signature



M/s Pinnacle Superstructures Pvt. Ltd.

CORPORATE OFFICE:

Sikka House, C-60, Preet Vihar,
Vikas Marg Delhi-110092

Tel: +91 11 4050 0000, E-mail: info@sikka.in, www.sikka.in

Sikka Kimaantra Greens:

Site Office : Plot No. SC-01/A1 - Beta, Sector-79, Noida, UP.

Member of
CREDAI

