

Application Form

Date:

To,
M/s. Purvanchal Projects Pvt. Ltd.
Purvanchal Business World,
A-103, Sector-136,
Noida -201305
Distt. Gautam Budh Nagar, (U.P.)

Dear Sir,

I/We request that I /We may be registered for allotment of a residential apartment (hereinafter referred to as the "**Apartment/Flat**") in the Group Housing Project known as "**PURVANCHAL ROYAL CITY**" being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED ("Developer/Company")** on a plot bearing No. GH- 05, Sector CHI-V, Greater Noida, Gautam Budh Nagar, Uttar Pradesh, India (hereinafter referred to as the "Plot")

I/We agree to sign the **AGREEMENT FOR SALE** containing the detailed terms and conditions of allotment of the Apartment, within 30 days of intimation by the Developer and also appear before the concerned Sub-Registrar to execute the same.

I/We have read and understood the accompanying Terms & Conditions for Allotment of an Apartment in "**PURVANCHAL ROYAL CITY**" and acknowledge that the said Terms & Conditions form a part of this Application and also agree & undertake to abide by the same.

I/We remit herewith Rs. /- as booking amount & Rs. /- against Goods & Service Tax (GST), making a total of Rs. / (Rupees..... .. only) by Bank Draft/Local Cheque No..... .. dated..... .. drawn on in favour of "**Purvanchal Projects Private Limited**", for the provisional allotment of the Apartment.

I/we clearly understand that the Allotment of an Apartment by the Developer pursuant to this Application shall be purely provisional till an **AGREEMENT FOR SALE** on the standard format is executed by the Developer in our favour. Further, the Allotment of an Apartment in the "**PURVANCHAL ROYAL CITY**" is subject to the terms and conditions, restrictions, and limitations as contained in the offer brochure for group housing plot of Noida Authority /Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Developer for lease of the said Plot in favour of the Developer.

I/We have perused the price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me.

Signature of the Applicant(s)

PARTICULARS OF THE APPLICANT(S):

1. SOLE/FIRST APPLICANT:

Mr. /Ms./M/s.....

S/W/D/ of Mr.

Nationality Date of Birth

Occupation Designation.....

Name of Company:

Office Address:

.....

Resident Status: Resident () Non Resident () Foreign National of Indian Origin ()

Other (Please Specify)

Photograph of
First Applicant

Permanent Account Number (PAN).										
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Mailing Address

.....

Email.....

Alternative Email:

Tele. No.Fax No.....Mobile No.....

Permanent Address:

.....

Tele No.Fax No.....

Mobile No..... Alternative Mob. No.

Other information:

2. SECOND/JOINT APPLICANT

Mr. /Ms./M/s.....

S/W/D/ of Mr.

Nationality Date of Birth

Occupation Designation.....

Name of Company:

Office Address:

.....

Resident Status: Resident () Non Resident () Foreign National of Indian Origin ()

Other (Please Specify)

Photograph of
First Applicant

Permanent Account Number (PAN).

Mailing Address

.....

Email.....

Alternative Email:

Tele. No.Fax No.....Mobile No.....

Permanent Address:

.....

Tele No.Fax No.....

Mobile No..... Alternative Mob. No.

Other information:

3. DETAILS OF THE APARTMENT APPLIED FOR:

Unit/Apartment/Flat No.:	
Floor:	
Tower No.:	
Carpet Area of the flat Sq. Ft (..... Sqm.)
Area of exclusive balconies Sq. Ft (..... Sqm.)
Area under external walls Sq. Ft (..... Sqm.)
Lawn/Terrace Area(if/as applicable) Sq. Ft (..... Sqm.)
Common Area Sq. Ft (..... Sqm.)
Total Super Built-up Area Sq. Ft (..... Sqm.)

4. No extra charges for:

Club Membership	Generator Power Back-up upto: 3 KVA
One time Lease Rent	Fire Fighting Charges
External Electrification Charges	

5. Payment Plan Opted: (please tick)

- i) **PLAN A** - Possession Linked plan. ()
- ii) **PLAN B** - Subvention Plan ()

Payment Plans

PLAN - A ---- Possession Linked Plan		
Booking Amount		Rs. 99,000/-
Within 15 days of booking	10%	of total cost of Property -Rs. 99,000/-
Within 60 days of booking	30%	of total cost of Property
Within 90 Days of booking or offer of possession whichever is earlier	40%	of total cost of Property
On offer of possession	20%	of total cost of Property + other charges
Total	100%	

GST as applicable shall be extra.

PLAN - B ---- Subvention Plan		
<i>Upto 80% home loan available only from "HDFC LTD." under subvention plan (subject to eligibility of the customer) BSP will increase by Rs. 50/- per sft.</i>		
Booking Amount		Rs. 99,000/-
Within 15 days of booking (customer payment)	10%	of total cost of Property- Rs. 99,000/-
On casting of Top Floor slab (Bank Payment)	60%	of total cost of Property
On start of external Finishing work (Bank Payment/customer payment)	20%	of total cost of Property (subject to eligibility of customer for home Loan)
On offer of possession (Customer/Bank Payment)	10%	of total cost of Property + other charges
Total	100%	
Note: Pre EMIs will be borne by the Developer till 31.12.2018 only.		

GST as applicable shall be extra.

6. Cost break up:

Description	Rate	Amount (Rs.)
Basic sale price	Rs. per sq. Ft. of carpet area	
Preferential Location Charges	Rs. /- per sq. Ft. of carpet area	
Cost of "ONE" basement Car parking	Rs. 2,50,000/- per Parking	2,50,000.00
Cost of "ONE" Back to Back basement Car parking (space for two car parking back to back) if/as applicable)	Rs. 4,00,000/- per Parking	
Cost of additional basement parking (..... Nos.) if/as applicable	Rs. 2,50,000/- per Parking	
Cost of Lawn/terrace (if/as applicable)	Rs. per sq. Ft. of Lawn/terrace area.	
Other charges (if any)		
Goods & Service Tax as per prevailing rate		
Total		

(Rupeesonly)

Other charges to be paid at the time of offer of possession of flat:

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 65/- per sq. Ft. of carpet area	
Advance Maintenance Charges for one year	Rs. 3.70 per sq. Ft. Per month of carpet area	
Advance Maintenance Charges for club facilities for one year	Rs. 10000/- per annum	10,000.00
Electricity Connection Charges for.....KW (for A1- 10 KW, A2- 8 KW, A3- 6 KW, B1- 5 KW, P1-15 KW & P2- 11 KW)	Rs. 2500/- per KW	
Installation charges of Electric Sub-Meter	Rs. 11000/-	11,000.00
Sewer & Water Connection Charges	Rs. per sq. Ft.	
Security for FTTH (Fiber To The Home)	Rs. 5000/-	5000.00
Other charges (if/as Applicable):		
1.	
2.	
Goods & Service tax as per prevailing rate (if/as applicable)		As applicable
Total		

Signature of the Applicant(s)

7. I/We the above applicant(s) do hereby declare that the Terms & Conditions for Allotment have been read/ understood by me/us and I/We shall be abiding by the same.

(i)

Signature of Sole/First Applicant

ii)

Signature of Joint Applicant

Place.....

Date.....

Documents to be submitted along with the Application Form:

(The all photo copies should be self attested)

In case of Individual (Resident of India):

- a. The copy of PAN card.
- b. The Copy of residence proof/ Adhaar Card/ copy of Passport/ Voter ID.

Private Limited / Limited Company:

- a. The copy of PAN card of the Company.
- b. Board resolution authorizing person to sign the documents on behalf of the Company prior to the Application Date & signature proof. The copy of Adhaar Card of authorised person.
- c. The copy of Memorandum & Articles of Association.
- d. List of Directors & Share Holders duly certified by Chartered Accountant.

NRI / Foreign Nationals of Indian Origin:

- a. The copy of Passport.
- b. The Copy of residence proof/ Adhaar Card/ Voter ID
- c. All payment shall be received by cheque from NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad only. In case of DD confirmation from Banker will be required that DD has been prepared from proceeds of NRE/NRO account. Copy of OCI/PIO card in case of Foreign Nationals of Indian Origin.

Partnership Firm:

- a. The copy of PAN card of the Firm.
- b. The copy of partnership deed/ agreement.
- c. The copy of address proof of the firm.
- d. The copy of authority letter to sign the document on behalf of the Firm.
- e. Photo ID / Adhaar Card & Signature proof (from bank) of signing partner.

BRIEF TERMS & CONDITIONS FOR ALLOTMENT OF APPARTMENT IN "PURVANCHAL ROYAL CITY" AT GH-05, SECTOR-CHI-V, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

1. The "**PURVANCHAL ROYAL CITY**" is a Residential Group Housing Project being developed on a Plot of land numbered as No. GH- 05, Sector-CHI-V, GREATER NOIDA, Distt. Gautam Budh Nagar, U.P. admeasuring **87965.51** sq.mtr (approx) (hereinafter referred to as the 'Plot'). The said Plot has been allotted by GREATER NOIDA to M/s PURVANCHAL PROJECTS PRIVATE LIMITED. Accordingly the Lease Deed dated 13.05.2011 of the said Plot has been executed by GREATER NOIDA in favour of the Company on the terms and conditions contained in the said Lease Deed for development of a Group Housing Project.
2. The Allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Company and the intending Allottee(s) having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.
3. THAT the intending Allottee(s) has applied for allotment of an Apartment in the Group Housing Project being developed on the said Plot known as "PURVANCHAL ROYAL CITY". The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the Greater Noida offer brochure of scheme/Lease Deed executed in favour of the Developer.
4. THAT the intending Allottee(s) has fully satisfied himself/herself about the interest and title of the Company in the said Plot of Land.
5. THAT the timely payment of installments as per the payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Greater Noida Lease. In case at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him/her, the same will be as per clauses prescribed in the Agreement for Sale as per RERA. The delay in payment of installment shall attract an interest as prescribed by U.P. RERA and will be calculated from the due date of outstanding amount.
6. That applicant(s) clearly understood & agrees that the developer has planned the entire project on said "Land" on the basis of FAR of 3.50 and approximately 2700 units/apartments of different sizes, club & construction for other facilities and one tower for commercial activities will be constructed. The entire area of the said "Land" shall be developed in **two phases**. The Phase- 1, consisting of approximately 1372 units & club shall be developed first and Phase-2 will be developed later.
7. THAT the intending Allottee(s) shall pay to the Company the entire consideration of the Apartment as per the Payment Plan opted by the intending Allottee(s).
8. THAT the intending Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex as determined by the Company or its nominated agency.
9. THAT the Company apart from basic sale price of the Apartment has already fixed Preferential Location Charges (PLC) for certain apartments and if the intending Allottee(s) opts for the booking of any such apartment, he/she shall also pay such charges.
10. THAT Booking Amount shall deem to be 10% of the total consideration of the Basic Sale Price (BSP) of the Apartment.

Signature of the Applicant(s)

11. THAT the Applicant(s) agreed that the Applicant(s) shall not have any right in any commercial premises, building, shops, club building and school, if any, constructed in the said complex. The company shall be free to dispose off the same on such terms and conditions, as it may deem fit. The Applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale of the shops, commercial premises, buildings, club, schools, etc or in the operation and management including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture operation and management or any other mode including transfer to Govt.; Semi- Govt; or any other authority, body or any person, institution, trust and /or any local bodies which the company may deem fit in its sole discretion.
12. THAT subject to the restrictions and limitations in the GREATER NOIDA Lease Deed, the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per company's payment schedule will rest exclusively on the intending Allottee(s). In the event, the intending Allottee(s) loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the intending Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee shall be liable for consequences including cancellation of the allotment.
13. THAT all taxes and statutory levies presently payable in relation to Land comprised in "PURVANCHAL ROYAL CITY", have been included in the price of the Apartment till the date of booking. However, in the event of any further increase and/or any fresh tax or otherwise, cess, land compensation, duty or levy by the Government or any other statutory authority, the same shall be payable by the intending Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority shall also be additionally payable by the intending allottee(s). However, it is also agreed by the allottee that the amount of Goods & Service Tax as per prevailing rate has been included in the total price mentioned herein & any increase in future shall be payable as per Govt. norms as and when demanded by the Developer/Company.
14. THAT if due to any "Force Majeure" or such circumstances beyond the Developer/Company's control, the Developer/Company is unable to make allotment after receipt of full booking amount; the deposits depending on the stages of payments will be refunded without any interest.
15. THAT upon completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by Greater NOIDA Authority. All expenses towards execution of the said sub-lease deed shall be borne by the intending Allottee(s).
16. THAT the allotment of Apartment is at the sole discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Apartment, the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding.
17. THAT the Company is not required to send reminders / notices to the Applicant(s) in respect of the obligations of the Applicant(s) as set out in this Application and / or the allotment letter / agreement and the Applicant(s) is required to comply with all its obligations on its own.
18. THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
19. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of allotment.

Signature of the Applicant(s)

I/We, the Applicant(s), do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agrees, affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i)

Signature of Sole / First applicant

ii)

Signature of Joint applicant

Place

Date

For Office use only
Check List for Application Form
Project: Purvanchal Royal City, Greater Noida

Flat No.		Tower No.	
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- | | |
|--|----------------------|
| 1. Photograph of Sole /First Applicant: | <input type="text"/> |
| 2. Photograph of joint Applicant 1 (if applicable): | <input type="text"/> |
| 3. Photograph of joint Applicant 2: (if applicable) | <input type="text"/> |
| 4. Two extra Photographs of all Applicant 2 for sale agreement | <input type="text"/> |
| 5. Basic Sale Price & other charges calculation checked | <input type="text"/> |
| 6. Possession charges checked | <input type="text"/> |
| 7. Signatures of applicant(s) on every pages checked | <input type="text"/> |
| 8. KYC documents completed | <input type="text"/> |

Remarks:

- | | |
|--|----------------------|
| 9. Is customer interested for home loan (Yes/No): | <input type="text"/> |
| 10. If yes, which Bank/Financial institution | |
| 11. Any other condition/ offer given at the time of booking (Please specify) | |

Signature of sales Person

Signature of Accountant

Name:

Name:

Signature of the Applicant(s)