

Form No.



1BHK Studio Apartment

Sector – 75, Noida

Application Form

PROJECT NAME :

APPLICANT NAME :

SITE ADDRESS :

UNIT NO. :

APPLICATION FORM

Application Date

:

Project Name

:

Name of Applicant

:

Father/Husband/Guardian's Name

:

Date of Birth

:

Residential Status

: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Correspondence Address

:

City

:

Pin Code :

Telephone No.

:

E-mail :

Mobile

:

Off. No. :

Pan No.

:

Co-Applicant (1)

:

Father/Husband/Guardian's Name

:

Date of Birth

:

Residential Status

: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Pan No.

:

Co-Applicant (2)

:

Father/Husband/Guardian's Name

:

Date of Birth

:

Residential Status

: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Pan No.

:

Property Type

: Commercial/Residential ☐ Floor/Block/Tower ☐ Unit No.

Payment Plan	:	Down Payment	☐	Const. Linked	☐	Flexi Payment Plan	☐
Down Payment Rebate	:	%					
Approximate Area	:		Sq. Ft. / Sq. Yds. / Sq. Mtr.				
Basic Rate (Rs.)	:		Per Sq. Ft. / Sq. Yds. / Sq. Mtr.				
Basic Price (Rs.)	:						
Car-Parking Space	:	Open ☐	Covered ☐	No. Of Parking (s)			
Car-Parking Charge	:						
Preferential Location	:						
Preferential Location Charge	:						
Other Charge	:	As per price list attached					
Amount paid at the time of booking	:		Cheque No.				
Bank Name	:						
Direct	:	☐	Through Agent	☐	Stamp Agent		
Name of Agent	:						
Address	:						
	:						

TERMS & CONDITIONS FOR ALLOTMENT

- It is understood that the land of sector-75 has been allotted by the Noida, on a joint bidding, to M/s Aims Promoters Pvt. Ltd., M/s Maxblis Construction Pvt. Ltd., M/s Gardenia India Ltd., M/s AMR Construction Pvt. Ltd., M/s K J Infrastructure Pvt. Ltd. and M/s Quality Heightcon Pvt. Ltd., with a condition of forming a Consortium.
- All above companies formed a consortium i.e. M/s Aims Max Gardenia Developers Pvt. Ltd. (herein '**Consortium**'), as required and duly approved by the NOIDA. Out of above companies, M/s Aims Promoters Pvt. Ltd., acts as lead member and M/s Gardenia India Ltd., and M/s Maxblis Construction Pvt. Ltd., act as the relevant Members, who have been assigned responsibilities of development, construction & marketing as submitted to NOIDA as condition precedent of scheme of allotment issued by NOIDA.
- In pursuance of the responsibilities of the members of the consortium, as submitted to the NOIDA, consortium empowers M/s. Maxblis Construction Pvt. Ltd. to develop, construct and Market the project to be developed on Plot No. 01 situated at Eco City, Sector-75, Noida, under the name of "**Maxblis Grand Kingston**" and the consortium also authorized **M/s Maxblis Construction Pvt. Ltd.** (herein '**Company**'), vide registered General Power of Attorney dated 19.01.12 to develop, construct, market and sell the developed/to be developed flats, shop, space and apartment.
- The intending allottee has fully satisfied himself/herself about the title/responsibilities / development rights of the Company in the project land on which the flat/shop/villa/plot (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.
- 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 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.
- The intending allottee for built-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.
- The External Development Charges, Infrastructure Development Charges or any other charges 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 or as per the Price List/Payment Plan given.
- The amount paid to the extent of 15% 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 within 30 days of booking.
- The timely payment of installments shall be of the essence of the Agreement/Flat Allottee(s)'s Agreement. 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 interest at the rate of 18% per annum on the amounts in default.

10. 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.
11. The Company on completion of the construction / development 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.
12. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the Company / Its nominated agency. This agreement will be carried out until the services are handed over to a Body Corporate or Society or Association of the buyers. The Company/Maintenance Agency Shall be entitled to withdraw from maintenance of the Project without assigning any reasons. The intending allottee shall sign a separate maintenance agreement with the Company/Maintenance Agency and make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company / Maintenance Agency.
13. The conveyance deed shall be executed in favour of the intending allottee on receipt of all payments as due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending allottee.
14. 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.
15. In all communications with the Company the reference of unit booked must be mentioned clearly.
16. 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.
17. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
18. 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.
19. The allottee shall not use the premises for any activity other than the use specified for.
20. In case there are Joint intending allottees, all communications shall be sent by the Company to intending allottee(s) 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 allottee(s) and no separate communication shall be necessary to the other named intending all allottee(s).
21. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company after provisional and/or final allotment is unable to deliver the unit to the intending allottee the Company shall be liable only to refund the amounts received from him/her with interest as mentioned in the Builder Buyer Agreement/Allotment Letter.
22. 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 allotments set out in this application and all the said terms and conditions shall be acceptable to the allottee.
23. The Allottee hereby accords(s) his/her/their consent(s) to the builder/developer in advance for raising further construction of floors as per approved or to be approved FAR by the competent authority and allottee shall not demand any compensation in this regard from the builder.

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 of the allotment.

For MAXBLIS CONSTRUCTION PRIVATE LIMITED

Signature(s) of Applicant(s)

Authorised Signatory

(i) _____

Date :

Place :

FOR OFFICE USE

(ii) _____

Booking done by :

Direct

☐

Through Agent

☐

Full Booking Amount Received :

Yes

☐

No

☐

Agent Stamp

Name and Signature of Manager who has made entry in the system :

Dated :

Authorised Signatory

Approved by