



THE
HEMISPHERE
LIFE. CURATED.

Application No.

Date

I.D. NO.

PERSONAL DETAILS FORM

Sole/First Applicant:.....

S/W/D of

Permanent Address

Correspondence Address

Telephone Mobile Fax

Email Date of Birth

Residential Status: Resident ☐ Non-Resident ☐ PIO ☐

Nationality Permanent Account No. (PAN)

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Office Name

Designation

Office Address

Please affix passport
size photograph of
The Applicant

Co-Applicant:.....

S/W/D of

Permanent Address

Correspondence Address

Telephone Mobile Fax

Email Date of Birth

Residential Status: Resident ☐ Non-Resident ☐ PIO ☐

Nationality Permanent Account No. (PAN)

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Homemaker ☐

Office Name

Designation

Office Address

Please affix passport
size photograph of
The Applicant

Signature of Sole/First Applicant

Signature of Co-Applicant

(TO BE FILLED IN CASE OF COMPANY/FIRM PURCHASE)

M/s
 Registered Office
 Director/Authorised Representative
 Name of Authorised Person
 Son/Wife/Daughter of
 Mother's Name
 Designation / Nationality: India [] Other []
 Date of Birth / Marital Status: Married [] Single []
 Authorised by Auth. Letter / Board Resolution copy
 Registered Office Address

 Company's Name & Postal Address

 Tel. Residence Office
 Mobile Email
 Fax No. PAN No. of Co.

Please affix passport
size photograph of
The Applicant

Company stamp

DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Unit No. Tower / Buiding / Block No.
 Floor Super Area of Unit
 I / we hereby remit sum of ₹
 (Rupees only)
 Vide RTGS/Cheque/Draft No. (s) dated drawn on
 In favour of 'Royalgolf Link City Projects Pvt. Ltd.' towards earnest money / part of earnest money.

Signature of the Sole/First Applicant

Signature of the Co -Applicant

Authorised Signatory



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Details of Pricing:

i) Basic Sale Price (BSP):	@₹..... per sq.ft. x sq.ft.	= ₹.....
(Service Tax as applicable)		
ii) Preferential Location, if any (on extra charges):		
Floor	@₹..... per sq.ft. x sq.ft.	= ₹.....
View (Golf)	@₹..... per sq.ft. x sq.ft.	= ₹.....
View (Corner)	@₹..... per sq.ft. x sq.ft.	= ₹.....
(Service Tax as applicable)		
Total		= ₹.....
iii) Car Parking Charges (One parking mandatory):		
Open Parking	@₹.....	= ₹.....
Covered Parking	@₹.....	= ₹.....
Covered Parking (Double Bay)	@₹.....	= ₹.....
Total Car Parking Cost		= ₹.....

Other Charges (one time non-refundable):

i) Interest Free Maintenance Security	@₹..... per sq.ft. x sq.ft.	= ₹.....
i) Lease rent	@₹..... per sq.ft. x sq.ft.	= ₹.....
i) External Development Charges/IDC	@₹..... per sq.ft. x sq.ft.	= ₹.....
i) Fire Fighting Charges	@₹..... per sq.ft. x sq.ft.	= ₹.....
ii) Power Back-up Charges (Additional)	@₹..... per KVA sq.ft.	= ₹.....
iii) Club Membership Charges (per Unit)	@₹.....	= ₹.....
iii) EEC	@₹.....	= ₹.....
iv) Dual Meter Charges	@₹.....	= ₹.....
(Service Tax as applicable)		
Grand Total		= ₹.....

I/we, the applicant(s), do hereby declare that my/our application for allotment of a unit to the seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and if any misrepresentation/concealment/suppression of material facts is found to be made by the applicant(s), the allotment will be cancelled and the amount deposited by the applicant(s) shall be forfeited and the applicant(s) shall be liable for such misrepresentation/concealment/suppression of material facts.

Date

Place

Signature of the Sole/First Applicant

Signature of the Co -Applicant

Authorised Signatory



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TERMS AND CONDITIONS

1. M/s. ROYALGOLF LINK CITY PROJECTS PVT. LTD. (hereinafter the 'Developer') has acquired right, title and interest in a Recreational Entertainment Park being situated at REP-2, Sector-27, Greater Noida, District- GautamBudh Nagar measuring 363449(three lakh sixty three thousand four hundred and forty nine) Sq. Mtrs., from Greater Noida Industrial Development Authority (GNIDA) vide Lease Deed dated 09.12.2014 bearing No. 17284 Volume No. 36254 (hereinafter collectively referred as the 'The Hemisphere'); and is duly empowered to develop/build villas alongwith other recreational facilities in The Hemisphere , and to enter into an agreement to sell/sub-lease and sell/sublease the villa/s with parking space in the project.
2. The said Developer shall develop the said plot of land by developing and constructing thereon, as defined above and which shall be known as "THE HEMISPHERE" in accordance with the sanctioned building plans and necessary permissions from the concerned government authorities.
3. The project "The Hemisphere" shall have flat, villa, simplex, duplex (hereinafter called "Villa") and shop / office (hereinafter called "Commercial") of different sizes and dimensions in various blocks therein and will also have spaces for daily needs commercial and meeting room etc.
4. The right of the Applicant/Allottee shall be permitted and restricted to the allotment of Villa/ Commercial in the said project "The Hemisphere", Greater Noida (hereinafter referred as 'the unit'), on the terms and conditions hereinafter agreed on .
5. All terms & conditions of the lease deeds of the above project "The Hemisphere" executed in favour of the lessee by GNIDA shall be applicable to the Applicant/Allottee.
6. The building plans of proposed project "The Hemisphere" will be submitted to/sanctioned by the GNIDA.
7. The Applicant/Allottee has fully satisfied himself of the specification of "The Hemisphere" and the specific unit sought to be purchased by the Applicant / Allottee.
8. The Builder has right to develop and construct Villa/ Commercial on the said Project and also has right to allot different Villa/ Commercial in the said project "The Hemisphere" under the Agreement dated _____. The authorized signatory of the lessee has acknowledged the said right of the Builder by putting his signatures against the receipt of the payment received under this Booking form.
9. Except the particular Villa / Commercial allotted, the Applicant/Allottee shall have no claim or right of any nature or kind whatsoever in respect of unsold Villa / Commercial, open spaces, parking spaces/places, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, basements, parking spaces except what has been allotted by an agreement to Allottee(s), space for public amenities, shopping centers or any other space not allotted to him/her/them.
10. That the right to use common areas & facilities without hindrance / obstruction upon rights of other owners shall vest with the apartment owner association as per applicable.U. P. Apartment (Promotion of Construction,Ownership and Maintenance) Act, 2010
11. A Villa / Commercial shall be sold as an independent Villa / Commercial with impartible and undivided proportionate share in the land underneath the building. Allottee shall not be permitted to construct anything on the terrace. However, the Developer shall have the right to explore the terrace in case of any change in the F.A.R. and carry out construction of further Villa / Commercial. F.A.R stands for Floor Area Ratio.
12. That the area mentioned in the brochure, map or any other document is super area of the Villa / Commercial. Super area is calculated by adding the proportionate common area of the building on the built up area of the Villa / Commercial.
13. The building plans are tentative and the Developer may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Developer, the Government/GNIDA, any other Local Authority or Body having jurisdiction. The developer can construct additional floor on the already approved tower without changing the lay out and no NOC/consent for such purpose shall be required to be taken from the Allottee.
14. The building shall confirm to the mandatory requirements and compliances of Environmental Impact Assessment (EIA) norms, U.P. Pollution Control Board/Water Commission/any other rules and regulations laid down by State of U.P. or any other competent authority applicable at the time of sanction of plan. The Allottee shall abide by the terms and conditions imposed by such Authority after taking possession of the Villa / Commercial.
15. That the installments in respect of payment of Villa / Commercial will be due at the intervals, as per the agreed payment plans. In case payment is not received within stipulated period specified in the payment plan or the Allottee/Applicant is in breach of the terms and conditions of allotment, the allotment will be cancelled and 10% of the Basic Sale Price of the Villa / Commercial will be forfeited and balance amount, if any, shall be refunded without any interest after deducting the delayed payment interest or penalty on the installment. Notice shall be sent to the address of the First Applicant only.
16. Should the booking for any reason is withdrawn/cancelled by the applicant/allottee, then 10% of the Basic Sale Price of Villa / Commercial will be forfeited and balance amount, if any, will be refunded without any interest after deducting late payment interest or penalty on installment.
17. The schedule of installments under Payment Plan shall be final and binding on the Allottee. Timely payment of installment is the essence of the allotment. In exceptional circumstances, the developer shall charge interest at the rate of 18% p.a. for three month delay and at 24% p.a. interest up to next two months. If the payment of any of the installment is delayed by more than 5 months of its due date, the Developer shall have right to cancel the Villa / Commercial without sending any notice to the Allottee/Applicant. In the event of the Developer waiving the right of forfeiture and accepting the payment from any other applicant, no right whatsoever, would accrue to the Allottee/Applicant to claim the same.
18. For any alteration/modification resulting within $\pm 3\%$ in the super area of the Villa / Commercial, there will be no extra charge/claim by the Developer/Allottee. However, where the changes are more than $\pm 3\%$, the cost of the unit shall be enhanced/ reduced accordingly for area increase/decrease beyond the permissible limit of $\pm 3\%$.
19. The construction will be completed in phases. All the common facilities will be completed only after completion of construction of all the phases. However mandatory facilities like driveway, lifts, power back etc. for the phases in which the possession is given shall be functional on the possession date. The Developer may adopt the modern technology of pre-cast concrete slabs for construction of The Hemisphere.
20. The construction of the Villa / Commercial is subject to force majeure, which the Allottee must take into account.
21. After completion of the project, possession intimation letter shall be sent to the Applicant/Allottee and the Applicant/Allottee shall within 30 days of the possession intimation letter shall inspect the Villa / Commercial for any of the unattended work and take physical possession after executing

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the sub-lease deed of the Villa / Commercial. No complaint regarding any unattended work shall be taken up or entertained after one month of possession intimation letter. The Developer shall not be responsible for wearing and tearing in the Villa / Commercial after possession date (30 days from possession intimation letter) even if the same is happening due to seepage in the Villa / Commercial or in adjoining Villa / Commercial and if the same is not reported within 48 hours of such incidence. Sub-lease deed of the Villa / Commercial shall be executed only after full payment of the Villa / Commercial and other charges. In case the Applicant/Allottee does not take possession of the Villa / Commercial, he shall continue to be liable to pay the common area maintenance charge and minimum power backup charges and minimum meter charges.

22. Applicant/Allottee has to mention the Power back up kva in the application form. No request for extra/additional power back-up shall be entertained at later stage or at the time of possession.
23. Possession of Villa / Commercial shall be handed over to the Applicant/Allottee as per the mutually agreed terms in the builder buyer agreement.
24. In case of delay in possession beyond the grace period, delayed possession charges shall be paid which shall be inclusive of all kinds of claim/damages of the Applicant/Allottee. In no case any further claim for the delayed possession will be entertained. Delayed possession charges shall be adjusted in the outstanding payment to be made to the Developer/ Company at the time of possession.
25. Any request from the Applicant/Allottee for any change in specification of the Villa / Commercial will not be entertained.
26. After taking possession of Villa / Commercial the Applicant/Allottee shall have no claim against the Developer as regards quality of work, material, pending installation, area of Villa / Commercial or any other ground whatsoever.
27. All taxes such as House Tax, Water Tax, Sewerage Tax, Electricity charges or any other taxes or Charges shall be payable by the Allottee from the date of possession or deemed dated of possession.
28. The Applicant/Allottee will pay Transferrable Interest Free Maintenance Security Deposit (IFMS) as mentioned in the application/ booking form before taking possession of the Villa / Commercial. IFMS shall be transferred to the Maintenance Agency/RWA, after adjusting any unpaid charges/dues.
29. Maintenance Charges shall be payable in advance as fixed by the Developer as calculated by taking regards to the expenses to be incurred in maintenance of The Hemisphere. Maintenance of The Hemisphere shall be handed over to the RWA only after the completion of the entire project The Hemisphere and not before that in any event.
30. The rate for Electricity and Power back up consumption charges, common area maintenance charges and Fixed Charges (payable in case of minimum/non-usage of electricity and power back- up) payable as pre-paid system by the Applicant/Allottee to the Developer/company.
31. Any type of encroachment/construction in The Hemisphere including roads, lobbies, roof etc. will not be allowed.
32. Applicant/Allottee shall allow sweepers/maintenances staff to enter in his Villa / Commercial etc. for maintaining/ repairing of the service/common amenities in his or any other Villa / Commercial.
33. Cost of Stamp Duty for registration of the Sub lease deed/Registry, registration charges/fee, miscellaneous expenses and Advocate legal fee/charges shall be borne and paid by the Applicant/Allottee only.
34. Transfer of allotment shall be allowed upon payment of 80% of cost of the Villa / Commercial. In case of transfer of allotment, transfer charges shall be payable to the Developer as per company's prevailing policy at the time of transfer. The Applicant/Allottee and the transferee shall have to comply with the prescribed procedure of the Developer Company for such transfer.
35. The Applicant/Allottee shall name a nominee in the agreement or in any other communication, who will be responsible to administer the interest of Applicant/Allottee in the Villa / Commercial in case of death of the Allottee.
36. Applicant/Allottee shall abide by all laws, rules and regulations of the GNIDA/Local Bodies/State Govt. of U. P and of the proposed Body Corporate, Association of the Buyers (as and when formed till then as prescribed by the Developer) and shall be responsible for all deviations, violations or breach of any of the conditions of law/bye laws or rules and regulations after the completion of The Hemisphere. The Villa / Commercial shall be used for the purpose for which it is allotted.
37. Allottee shall not cause nuisance to the other Allottee and shall not use his Villa/Commercial in a manner that may cause inconvenience to the Applicant/Allottee of other Villa/Commercial or to crowd/encroach the passages or to use it for any illegal purpose.
38. The maintenance agency shall not be responsible for restoring any additional fittings installed in the Villa / Commercial or pay cost for the damage of such fittings while carrying out any maintenance work, provided the same has not been damaged due to sheer/willful negligence of the maintenance agency. In case of such installed fitting, the Applicant/Allottee shall have to carry the necessary repairs himself and at his own expenses for any maintenance work needed for his own Villa/Commercial or Villa/Commercial of others.
39. While installation of additional fitting by the Allottee in his Villa/Commercial, any damage is caused to others Villa/Commercial, such damage shall be repaired by the Allottee at his own cost and in case of neglect, the maintenance agency shall carry the necessary repairs and recover the cost from the Allottee, who has created such damage.
40. The Allottee will be responsible for any damage to any equipment in The Hemisphere e.g. lift, fire fighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their malfunctioning or willful act and shall pay for such damages to the affected person/party.
41. After possession, the Allottee through the RWA shall insure the building at his own cost against the fire, earthquake etc. The Developer after handing over the possession of a particular villa/ Simplex/Duplex/ shop/office shall in no way be responsible for insuring the building against fire, earthquake or any natural calamity. After possession the Allottee through RWA shall obtain the regular certificates of Fire Safety and other applicable certificates for safe habitation in the building.
42. In case of delay in Construction of the villa for reason other than force majeure condition, the Developer shall pay a sum at the rate of Rs. 12/- (Rs. 12 only) per Sq. Ft. of super area per month for the delayed period. The compensation for the delayed possession of villa shall be paid for the difference period between possession time period offered in the agreement and intimation date for possession. The Compensation shall be adjusted from the balance payment to made by Applicant/Allottee at the time of full and final payment of villa.

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