



Application No.:-

APPLICATION FORM

DATE:- _____

To,

Paras Developers Consortium LLP

Raj Nagar Extension Ghaziabad, Uttar Pradesh.

Sub: Application for Allotment of Apartment /Unit in “Klassic Homz”

Dear Sir/Madam

I/We.....Are interested for purchasing an apartment / unit , details of which are provided herein below in your residential property “Klassic Homz” bearing Rera Registration no.: UPRERAPRJ 15666 situated at “Raj Nagar Extension Ghaziabad’ for total sale consideration of Rs.....

Apartment/unit no.	
Wing No.	
Floor No.	
Tower/Building Name	
Carpet Area Sq. Ft.	
Exclusive Verandah/Balcony/Terrace area Sq. Ft.	
Count of Car Parking(s) reserved	
Count of 2 wheeler Parking(s) reserved	

We understand that:

- 1.) That I/we are aware that we shall be permitted exclusive right to use ____ vehicle parking pace in the building. It is also clarified by the Promoter that location of the vehicle parking shall be identified by Promoter only at their sole and absolute discretion at the time of offering the possession of the said Apartment/Flat
- 2.) I/we are aware that all payments in respect of the apartment/flat booked shall be made through Demand Draft / Cheques / NEFT / RTGS in favour of Paras Developers Consortium LLP, and the Buyer shall not be Responsible/Accountable for any payment made to agent/broker/any third person.
- 3.) That I/we undertake to make timely payment of the sale price in stages as per the Payment Plan underscheme which is to be provided by the promoter along with the allotment letter.

4.) That I/we are aware that the images, audio-visuals, show flats in the marketing documents/ presentations/prospectus/ website by the Promoter may show additional features, additional fixtures, loose furniture etc.to provide me/us the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to me/us and the committed layout and specifications shall only be as detailed separately in the agreement and its annexure.

5.) That Stamp duty, registration charges and other expenses incidental thereto as applicable at the time of registration of Agreement to Sale and Sale Deed in respect to the captioned Apartment/Flat shall be borne solely by me/us.

(Signature of Primary Allottee)

(Signature of second Allottee)

SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms.....

S/W/D of.....

Nationality.....DOB..... Profession

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.....

Income Tax Permanent Account No.(PAN No.)

Occupation.....Department (if).....

Annual Income.....Email

Mobile.....PhoneNo.....

Present / CommunicationAddress.....

City.....State.....Pin.....

Permanent Address.....

City.....State.....Pin.....

Office Address.....

City.....State.....Pin.....

JOINT OR SECOND APPLICANT (S)

Mr./Mrs./Ms.

S/W/D of.....

Nationality.....DOB..... Profession

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.....

Income Tax Permanent Account No. (PAN No.).....Occupation.....

Department(if Any).....Annual Income.....

Email.....Mobile.....Phone No.....

Present / Communication Address.....

City.....State.....Pin.....

Permanent Address.....

City.....State.....Pin.....

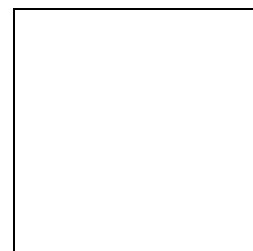
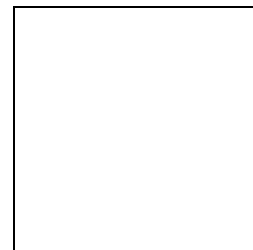
Office Address.....

City.....State.....Pin.....

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sign 1st Applicant

Sign 2nd Applicant



DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques.

Note: This registration form will be governed / superseded by a buyer agreement & the terms contained therein .

b) That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

9. Other Terms and Conditions

a) Other terms and conditions mentioned in Allotment Agreement shall apply.

b) In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, not with standing the installments and due dates mentioned herein.

c) In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available. Also the down payment rebates or any other discount will be taken off.

d) If successful allottee does not make full payment within the prescribed time limit the registration will be cancelled and deposit will be refunded after appropriate deduction of cancellation charges. Once allotment is complete and payment is done allottees must follow procedure for sale deed and registration and pay appropriate fees. If possession is not taken within specified time then penalty will apply. If possession is delayed then applicant can forfeit right to the property.

10. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project Apartment or any other ground whatsoever.

a) That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s) / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.

I) All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.

II) Security gates with intercom, lift rooms at terrace without terrace right.

Note. Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial. parks, parking spaces (except what has been allotted by an agreement to intending Allottee(s) or tot-lots, space for public amenities. shopping centres or any other space will remain the property of the Builder.

11. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

12. That the Apartment shall be used for activities as are permissible under the Law.

13. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER' . The intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Delhi, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Delhi and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

14. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).

15. That in case, the intending allottee makes any payment to any other person/company, except Paras Developers Consortium LLP against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.

a) If applicant does not disclose full details or gives false information his registration may be cancelled and he will not be eligible for refund of deposit.

b) For income calculation, total income of family including that of spouse and children is considered.

Sign 1st Applicant

Sign 2nd Applicant

FOR OFFICE USE ONLY

1.) Applicants Details: Sole / First Applicant- Mr./Mrs./Ms.....

Joint/Second Applicant- Mr./Mrs./Ms.....

2.) Detail of Unit Applied For: Project Name.....Unit No.....Floor.....

In Block/Tower.....of Carpet Area.....(Unit Type.).....

3.) Payment Plan: CLP [] Any OTHER [] (Specify)

4.) Amount Payable

Basic Sale Price: Rs(In Words)(Carpet Area).....(Type

Parking Two Wheeler Yes No Covered Car Parking Yes No

Power Back Up Charges (1KVA) Rs. Yes No

Internal Development Charges Rs.

External Electrification Charges Rs.

Club Membership Charges Rs.

Total Sale Price Rs.....

5.) Charges Payable at the Time of Possession:

Extra Covered Car Parking (No's....) Rs. 2,50,000 Yes No

Extra Power Back-Up: 1KVA@Rs..... Per KVA Rs. Total = Rs.....*taxes as applicable

6.) Total Flat Cost (4+5) Rs.....(exclusive of all Taxes)

PAYMENT OF APPLICATION AMOUNT

I/We remit herewith a sum of Rs.....Rupees.....by Cash / Bank Cheque /Draft No. dated.....Drawn on.....bank payable at Delhi / Noida as part of earnest money.

I / We hereby agree to pay further installment of sale price as stipulated / called for by the company.

Remarks:.....

SOLE/FIRST APPLICANT JOINT/SECOND APPLICANT MARKETING EXECUTIVE AUTHORISED SIGNATORY
.....

DECLARATION

I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE:PLACE:

7.) Information Under PMAY

Is This Your 1 Property Yes No

How Much Loan Is Required Rs.....

Monthly Gross Income Rs.....

Monthly Net Income Rs.....

Any Previous Loan Yes No

(If Yes Then EMI).....

Remaining Loan Amount.....

If Clubbing of your family member

Name.....

Relation

Monthly Net Income Rs.....

Any Previous Loan Yes No

(If Yes Then EMI).....

Remaining Loan Amount.....

Signature of Sole/First Applicant

Signature of Joint/Second-Application

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FROM:

- 1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: 1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein 2. The booking amount is non-refundable in case the applicant wants to cancel after allotment.

TERM AND CONSDITIONS

1. Nature of Booking.

- a) Applicant must be citizen of India and must be 18 years of age or older at the time of registration
- b) For self-contained flats there is no income limit.C
- c) Obtain registration form and follow instructions to fill up.
- d) Submit registration form before due date and deposit required amount.
- e) Application must be only in individual name, not joint name. Only husband or wife are eligible but must apply only in one name.

2. Registration & Other Charges

- a) Lease Rent, Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.
- b) Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.

3. Mode of Payment

- a) All payments from outstation locations are to be paid through Demand Drafts / Cheque / RTGS / NEFT / Demand Drafts / local cheques are to be made payable to The purchaser must insist on a duly signed receipt from authorized personnel.
- b) That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
- c) That in exceptional circumstances, the Builder may, in its sole discretion condone the delay In payment by charging interest @ 24% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).

4. Delayed Payments

- a) Interest at the rate of 2% per month shall be charged on all delayed payments of installments.

5. Cancellation Charges.

- a) If applicant wishes to cancel and withdraw deposit amount before the draw date he/she must apply to the company 7 days in advance for refund. Cancelled registrations will not be reactivated.
- b) If registration is cancelled for any reason and under appropriate circumstances a cancellation fee (As Per Rera Guidelines) may be charged on the deposit amount. Amount refunded will not carry interest. If application for refund is made within 3 months of registration cancellation fee (As Per Rera Guidelines) applies and if application is made thereafter then cancellation fee (As Per Rera Guidelines) applies.

6. Additions & Alterations

a) Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the purchaser shall be charged extra.

7. Possession

a) Since it is large project having number of buildings, the construction will be completed in phase. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.

b) That the developer shall complete the development / construction of the Flat as per the date mentioned in Allotment Agreement with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable of delay of Developer, the Developer would pay a sum at the rate of Rs.5/- per sq. ft. saleable/ Leasable area per month for the period of three months and As Rs 7/- per sq. ft. saleable/ Leasable area per month for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.

c) That in case the intending Allottee(s) fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned herein after.

d) That in case the intending Allottee(s) fail to take possession of Apartment within given "Fit-out-period", **Watch and Ward charges** (As Per Rera Guidelines) will be charged from the date of expiry of said 'Fit-out-period'.

e) The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

8. Changed in Drawings/ Designs

a) Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s Paras Developers Consortium LLP

b) If number of applicants is more than available units then draw system will be adopted by lottery. Unsuccessful applicants will receive refund of deposit without interest.

c) Name of applicant cannot be changed in registration form or processes thereafter if allotment is made.

Sign 1st Applicant

Sign 2nd Applicant