

Application Form

Sports ParC

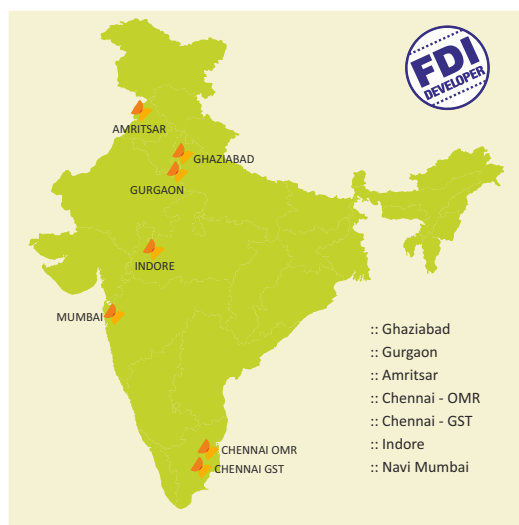
Sector 92, Gurgaon

SARE SMART INVESTMENT PLAN



BUILDING JOY IN A HOME CALLED INDIA

Operational since 2006 in the Indian realty market, SARE Homes is an offshore fund promoted by Duet Group focused on developing residential real estate in India. SARE's promoter, the Duet Group, is a global asset and real estate management firm based in London with offices in New York, Boston, New Delhi and Dubai. With a strategy to develop townships on a pan-India basis, SARE Homes currently has 7 projects in major cities of India namely Gurgaon, Mumbai, Chennai, Ghaziabad, Indore and Amritsar with a saleable area of 33.3 million sq.ft. and has sold over 5,600 homes. SARE is in a high growth mode and aims to double its area under development in the next three years.



AWARDS AND RECOGNITION



NDTV Property Awards 2015
Best Emerging Developer - Pan India



ABP News Real Estate Awards 2015
Residential Property of the Year
SARE Crescent ParC Township - Gurgaon



Franchise India Estate Awards 2015
Developer of the year - Residential North



CNBC Awaaz Awards (2014)
Most Promising Developer with an FDI Model



28th Builders Council of India Awards 2014
Best Residential Property of the Year
Club Terraces, SARE Crescent ParC, Gurgaon



Realty Plus Excellence Awards 2014
:: Best Integrated Township North
:: Best Integrated Township South



ASSOCHAM India Real Estate Excellence Award 2014
Best residential developer in Chennai



NAREDCO Award 2014
Under the aegis of Ministry of Housing & Urban Poverty Alleviation, Govt of India: On Time Project Delivery Award - Pan India



GURGAON | MUMBAI | CHENNAI | GHAZIABAD | INDORE | AMRITSAR

Site Sales Office : Sports ParC, Sector- 92, Gurgaon

For more information contact : SARE Homes Project Services Pvt. Ltd., Duet House, Plot No. 46, Udyog Vihar, Phase-IV, Gurgaon 122015
Website : www.saregroup.com



www.saregroup.com

Join our online community and stay connected with us:



/sarehomes | /sarehomes | /sarehomes | /saregroup | sarehomesblog

Member
CREDAI

APPLICATION FORM SPORTS PARC

Application No.
 Date.....
 Flat No.
 Customer Code No.

Please affix
Passport Size
Photograph

Please affix
Passport Size
Photograph

**To, M/s.
 Ramprastha SARE Realty Private Limited
 Sector 92, Pataudi Road,
 Gurgaon
 Haryana**

Sub: Application for Allotment of a Flat in your Group Housing Residential Project, SPORTS PARC”, situated at Sector 92, Gurgaon.

Dear Sir,
 I/We request that I/We may be considered for allotment of a Flat in the Group Housing Residential Project-Sports ParC, being developed by the Company at Sector 92, Gurgaon, (hereinafter referred to as the 'Flat'). I/we opt to pay the Total Sale Price of the Flat along with other charges and deposits, as per SARE Smart Investment Plan.

I/We remit, herewith, a sum of Rs.....(Rupees.....
only)by Demand Draft/Cheque bearing no.
dated..... drawn on favoring "Ramprastha Sare Realty

Private Limited- Collection A/c”, being prescribed booking amount as per the Price List (“Booking Amount”) for the proposed allotment for the Flat.

The submission of this signed application form and payment by me/us of the Booking Amount shall not constitute a right to allotment of the Flat and nor shall it create or result in any obligations on the Company towards me/us. I/We agree and note that the allotment of the Flat is entirely at the sole discretion of the Company and the Company has the right to reject my/ our application without assigning any reasons thereof and return the Booking Amount without interest.

I/We agree to pay future instalments of Basic Sale Price and Allied/ other charges and deposits as per terms and conditions of the allotment herein contained, and as per the payment-plan annexed hereto. I/ We have read and understood the terms and conditions of the allotment and agree to abide by the same. I/We also agree to execute the standard Flat Buyer's Agreement containing detailed terms & conditions and other subsequent agreements on company's format as and when called upon by the Company.

If, however, I / We fail to pay further instalments as per the payment plan, or execute the Flat Buyer's Agreement, as aforesaid, the Company shall be entitled to treat this Application / Flat Buyer's Agreement as cancelled, and forfeit the 10% of the Total Sale Consideration (hereinafter referred to as “Earnest Money”), along with deductions in respect to the brokerage paid by the Company to a broker in relation to the Said Flat and interest paid by the Company in terms of Clause 5.1 herein for which I/We shall raise no objection of any kind.

I/We agree that the acceptance of my/our application do not entitle me/us to any right in a Flat until the Flat Buyer's Agreement is executed and all payments towards Basic Sale Price and Allied/ other charges and deposits, in full, have been paid by me/us on or before the due dates. This Application does not constitute an Agreement to Sell

I/We further agree that I/we shall abide by the terms and conditions of the Company that are in force or that may be brought into force from to time, for allotment of the Flat.

My/Our particulars are given below:

FOR SOLE OR FIRST INTENDING ALLOTTEE																									
Intending Allottee 's Name																									
Father's / Husband's Name																									
Date of birth (in DD/MM/YY)						Nationality																			
Qualification (s) / Profession																									

DECLARATION

I/We the above Intending Allottee(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been mis-represented/concealed therefrom. I/We have read and signed all pages of this Application form and payment plan and agree to abide by the same.

First/Sole Intending Allottee

Co-Intending Allottee

Name _____

Name _____

SARE SMART INVESTMENT PLAN

PRICE LIST

Sports ParC

D.O.P : 28-01-2016

Unit Type	Saleable Area (sq. ft.)	Basic Sale Price for Subvention Plan (₹ per sq. ft.) *	Basic Sale Price (₹)
3 BHK + 2 T	1295 (120.30 sq. mtr.)	5,990	77,57,050
3 BHK + 3 T + S Qtr.	1660 (154.21 sq. mtr.)	5,990	99,43,400

*Basic Sale Price for Construction Linked Plan cases will be ₹ 5,499/- per sq. ft.

Allied Charges		Preferential Location Charges (PLC) - ₹ per sq. ft.	
Covered Car Parking (exclusive right to use)	₹ 2,50,000/-	Ground Floor	₹ 250/-
EDC & IDC (per sq. ft.)	₹ 277/-	First to Third Floor	₹ 150/-
Club Membership	₹ 2,00,000/-	Fourth to Sixth Floor	₹ 125/-
Fire Fighting Charges (FFC) (per sq. ft.)	₹ 75/-	Seventh to Eighth floor	₹ 100/-
External Electrification Charges (EEC) (per sq. ft.)	₹ 150/-	Green Facing	₹ 100/-
Power Back-up Charges	₹ 60,000/- (2.5 KVA - 3 BHK + 2T)		
	₹ 80,000/- (3.5 KVA - 3 BHK + 3T + S Qtr.)		

Construction Linked Payment Plan	
Milestone	% of Total Sale Price
At the time of booking	10%
Within 45 days of booking	10%
On start of ground floor roof slab	10%
On start of 4th floor roof slab	10%
On start of 8th floor roof slab	7.5%
On start of 12th floor roof slab	7.5%
On start of 16th floor roof slab	7.5%
On start of top floor roof slab	7.5%
On completion of brick work	7.5%
On completion of internal plaster	7.5%
On completion of flooring	5%
On offer-of-possession	10%

Terms & Conditions:

- All cheques / demand drafts to be made in Favour of "Ramprastha Sare Realty Pvt Ltd- Collection Account", Payable at Delhi/New Delhi. Cash payment will not be accepted by the Company.
- No price change on sold units, other than due to changes in saleable areas or force majeure conditions.
- This is a limited period offer and the Company reserves the right to change prices on unsold units.
- On possession, additional charges to cover the cost of maintenance and utility charges etc, shall be payable by the buyer.
- Stamp duty, registration charges and other miscellaneous statutory charges shall be payable by the buyer at the time of registration of sale deed.
- Applicable Government taxes and levies such as service tax, VAT, cess etc and applicable State Government External Development Charges & Internal Development Charges shall be payable by the buyer.
- For detailed Terms & Conditions please refer to the Application Form and Flat Buyers Agreement.
- 1 sq mtr = 10.764 sq ft

Conditions apply, License No. : 42 of 2010 dated 07.06.2010, Residential Group Housing colony on land measuring 17.212 acres, Licensee : Ramprastha Buildwell Private Limited, Developer: Ramprastha Sare Realty Private Limited, Building Plan approval No. : ZP-714/AD(RA)/2014/ 23173 dated 26.09.2014. Copies of approval can be seen with prior intimation at Sports ParC - Sec92, Gurgaon.
*Percentage of Total Sale Price, subject to home loan approval terms of banks.

FOR OFFICE USE ONLY

Receiving Office		Accepted		Not Accepted
Application Money (Rs.)				Date Received
Application Money (Rs.)				Date Received

Broker Name:
Signature of the Intending Allottee(s)

Verified by:

NOTES:

- Free hold Flats
- The rebate for early payment, if any shall be allowed as may be decided by the Company from time to time, at its sole discretion.
- Registration fees, stamp duty, maintenance security/charges, and other miscellaneous charges shall be borne and paid by the Intending Allottee (s), as applicable.
- Prices indicated above are subject to revision from time to time at the sole discretion of the Company.
- Prices, terms and conditions stated herein are not exhaustive, and have been indicated merely to apprise the Intending Allottee(s).
- Service Tax, if any, shall be charged extra, as applicable.
- All taxes, charges, cess or fee, whatsoever or of any kind, levied or that may be levied in future, whether retrospective or prospective, shall be borne and paid by the Intending Allottee(s).
- All payments are to be made by demand draft/pay order/cheque only drawn in favour of Ramprastha Sare Realty Private Limited, payable at Delhi.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF FLAT IN RESIDENTIAL PROJECT –SPORTS PARC, SITUATED AT SEC 92, GURGAON.

The Intending Allottee (s) will be allotted the Flat on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Flat Buyer's Agreement (hereinafter referred to as the "Agreement"). The following terms and conditions amongst other terms and conditions are indicative in nature, and shall always remain binding on the Intending Allottee (s)

The Intending Allottee (s) agree that company may at its sole discretions add to, modify or delete from these terms and conditions as provided in the subsequent agreements.

- The Intending Allottee (s) declare that he/she/they are competent to make and submit the present application for booking of the aforesaid Flat and there is no legal or contractual impediment or restriction on his/her/their making this application or the payment tendered hereunder
- The Intending Allottee (s) confirms that he/she/they have provided by the Company with all the relevant information, documents, plans, site map and such other credentials with respect to the title, ownership, competency, facilities, and basic infrastructure to be provided in the Project being developed by the Company which includes License No. : 42 of 2010 dated 07.06.2010, Residential Group Housing colony on land measuring 17.212 acres, Licensee : Ramprastha Buildwell Private Limited, Developer: Ramprastha Sare Realty Private Limited, Building Plan approval No. : ZP-714/AD(RA)/2014/23173 dated 26.09.2014. The Intending Allottee (s) has confirmed that he/she/they have examined the said documents, plans, site map etc., and are fully satisfied in all respects with regard to the rights, title and interest of the owners / Company in the land on which the Project is being developed, and has understood all limitations and obligations of the Company in relation thereto and has relied solely on his/her/its/their own judgment and investigation while deciding to apply for allotment. The Intending Allottee (s) confirms that no further investigation in this regard is or shall be required by him/her/their.
- The Intending Allottee (s) shall be liable to pay a Total Sale Price of Rs.(Rupees) towards Basic Sale Price and Allied charges) and other charges and deposits (collectively "Total Sale Consideration") for the purchase of the Flat as per the payment plan. The Company has calculated the Total Sale consideration payable by the Intending Allottee (s) for the Flat on the basis of the Saleable Area of the Flat.
- For the purpose of calculating the Basic Sale Consideration of the Flat, the Saleable Area shall mean and include the entire covered area of the Said Flat inclusive of area under periphery walls, area under columns & walls within the Said Flat, half of the area of the walls common with other apartment, area of plumbing and electrical shafts of the Said Flat , which forms integral part of the Flat.
- SARE SMART INVESTMENT PLAN ("SSIP") - INTEREST ON THE AMOUNTS PAID BY THE ALLOTTEE:
 - The Parties herein have agreed that the Company shall pay an interest of 10% (Ten percent) per annum payable quarterly, within 10 days from expiry of respective quarter, on the amounts realized by the Company from the Allottee as per the agreed Payment Plan (other than service tax, EDC/ IDC or any other taxes/levies, as may be applicable), till the time Company issues Offer of Possession of the said Flat. The interest payable to the Allottee on the amounts paid by it shall be subject to applicable rate of tax deduction at source as per the provisions of the Income Tax Act 1961 or any amendment or reenactment thereof. The interest payable to the Allottee on the amounts paid by it shall be paid by the Company on expiry of respective quarters, i.e. March 31, June 30, September 30 and December 31. For the sake of clarity an illustration has been provided herein below:
 - In case the Allottee has paid 1st installment of Rs. 2 lacs then interest shall be payable at 10% on Rs. 2 lacs. Thereafter, the Allottee has paid 2nd installment of Rs. 4 lacs then the interest at 10% on Rs. 6 lacs shall be payable by the Company from the date the Company has realized Rs. 4 lacs from the Allottee.
 - In the event the Allottee has paid installment in February then the quarterly interest shall be payable on pro-rata basis on the expiry of March 31. In the event the Allottee has paid installment in August then the quarterly interest shall be payable on pro-rata basis on the expiry of September 30. It is further agreed that any advance amount paid by the allottee, over and above the due instalment as per the agreed payment plan, such advance amount shall also be entitled to the said 10% interest per annum. The said interest will be directly paid by the Company to the bank account of Allottee.
 - The Parties agree the interest payable by the Company to the Allottee shall be subject to following conditions:
 - The Allottee has not defaulted and or breached the terms and conditions stipulated in this Agreement including that of timely payment of due instalments as per the Payment Plan or in other words has complied with all the terms and conditions of this Agreement and without prejudice to the right to recover interest on overdue amount in terms of Clause 5.1 above, in case of default or breach, the same is cured within 30 days from the due date of the instalment or date of default /breach of conditions. In the event the Allottee fails to cure the breach or default within the said 30 days period then the Company shall not be under any obligation to make payment of the interest as envisaged under this clause 5.1 and this provision shall cease to have any effect.
 - Notwithstanding anything provided herein, the Allottee acknowledges that no interest shall be payable by the Company during the term the Allottee is in breach of the terms and conditions stipulated in this Agreement or default in making timely payment of due instalments as per the Payment Plan. For the purpose of clarity and for illustration purpose, in case the due date is 31st March and payment has been made by the Allottee on 18th April then no interest shall be payable by the Company on the amounts already received by it from the Allottee for the period between 31st March to 18th April.
 - The interest under this Clause shall be payable only to those Allottee who have not taken any loan or financial assistance from any bank or financial institution under subvention scheme.
 - The Allottee acknowledges that the Company is paying interest as provided under this Clause 5.1 on the amounts paid by the Allottee in terms of the agreed Payment Plan from the date of booking and thus in no circumstances neither the Allottee nor any person claiming under it shall raise any claim against the Company with respect to delay in offer of possession, if any, of the said Flat.
 - The Intending Allottee (s) declare that this Application is made solely for his/her/their and in the event, he/she/they intend to transfer this booking either in the name of any third party, he / she / they shall obtain the prior written consent of the Company and pay the necessary transfer charges of 0.5% of the Total Sale Consideration of the Flat for the first transfer. Transfer charges for the second and subsequent transfers imposed will be decided and imposed by the Company from time to time. The Intending Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer. In the event of any imposition of executive instructions at any time after the date of the application to restrict nomination/ transfer/ assignment of the Flat by any authority, the Company will have to comply with the same and the Intending Allottee(s) has specifically noted the same. It is further clarified that the subsequent allottee shall be entitled to the benefit of interest payment under SSIP as provided in clause above, subject to the Allottee and the subsequent allottee fulfilling the terms and conditions as provided in this Agreement
 - It shall be an essential condition of allotment that the Flat shall not be used for any purposes other than for residential purposes. The Intending Allottee(s) agrees and undertakes that he shall maintain the Flat at his own cost and in a good condition and shall not do or cause to be done anything in or around the Flat which may be against the rules or bye-laws of the municipal corporation or any other authority. The Intending Allottee(s) further agrees and undertakes that he shall not carry out any changes or make any addition or alteration or modification, whether temporary or permanent, in or around the Flat or any part thereof.
 - The Intending Allottee (s) hereby agrees to pay additionally the preferential location charges in a manner and within the time as stated in the payment plan. However, the Intending Allottee (s) has specifically agreed that if due to any change in the building or flat layout plan, the Flat ceases to be in a preferential location, the Company shall be liable to refund only the amount of preferential location charges paid by him/her/their and such refund shall be adjusted in the last instalment as stated in the payment plan. If due to any change in the layout plan, the Flat becomes preferentially located, then the Intending Allottee (s) shall be liable and agree to pay additional preferential location charge as may be demanded by the Company.
 - The Intending Allottee(s) shall be granted exclusive rights to use 1 (one) covered parking space on payment of fee as provided in the payment plan. The Intending Allottee(s) agrees that reserved car parking space shall be an integral part of the Flat and cannot be sold or dealt with independent of the Flat. All clauses of this Application and Flat Buyer's Agreement pertaining to allotment, possession, cancellation etc., shall apply mutatis mutandis to the said reserved parking space, wherever applicable. Rights to use additional covered parking space may be granted by the Company on payment of extra fee by him/her/their subject to availability of the same as provided in the payment plan.
 - The Earnest Money for the purpose of this application and Flat Buyer's Agreement shall always be 10% of the Total Sale Consideration that may be applicable from time to time. The Earnest Money and the brokerage ("Marketing Fee") paid by the company related to the said Flat and interest paid by the Company to the Allottee in terms of Clause 5.1 herein above, shall be liable to be forfeited in the event of cancellation of allotment on account of default/ breach of the terms and conditions of allotment/transfer including non-payment of due instalment of Total Sale Consideration as per Payment Plan herein provided or as set out in the Flat Buyer's Agreement or Intending Allottee(s) do not execute the Flat Buyer Agreement and other subsequent agreement within the time period stipulated by the company for this purpose or if any information provided by Intending Allottee(s) are found to be false or misleading. In the eventuality of cancellation, the Earnest Money along with deductions in respect to the brokerage paid by the Company to a broker in relation to the Said Flat and interest paid by the Company in terms of Clause 5.1 herein will stand forfeited and the balance amount paid, if any, will be refunded to the Intending Allottee (s), without any interest and such refund shall be made only once the Flat is re-allotted / sold to any other person(s).
 - The payment on or before due date of the instalment of Total Sale Consideration by the Intending Allottee (s) as per the payment plan and as demanded by the Company from time to time is the essence of the allotment. In case, the Intending Allottee(s) fails to make the payments, as aforesaid, the Intending Allottee (s) shall be liable to pay interest thereon @ 18% per annum from the due date of the instalment / payment till the date of actual payment. However, in case the Intending Allottee (s) fails to make the payment with interest as aforesaid within a period of three months from the said due date, the Company shall have the right to cancel the allotment and forfeit the Earnest Money and recover / deduct (a) the Marketing Fee paid by the company related to the said Flat and (b) interest paid by the Company to the Allottee in terms of Clause 5.1 herein and the Intending Allottee (s) shall be left with no right in the Flat. In such a case, the Earnest Money deposited will stand forfeited and the Company shall deduct / recover (a) brokerage paid by the Company related to the Said Flat and (b) interest paid by the Company to the Allottee in terms of Clause 5.1 herein and the balance amount paid, if any, will be refunded without any interest and such refund shall be made only once the Said Flat is re-allotted / sold to any other person(s). However, in exceptional and genuine circumstances, the Company may, at its sole discretion, condone the delay in payment of instalments by charging interest @ 18% per annum and restore the allotment of either the cancelled Flat or any other alternate Flat, at the Company's sole discretion, and on such terms and conditions as it may deem fit.
 - The Intending Allottee(s) has been made to understand and is aware that the Project is self-financed and the completion and progress of construction is subject to timely receipt of instalments and other charges as per the payment plan.
 - The Intending Allottee(s) hereby agrees that the Company shall have the right to raise finance/loan from any financial institution/bank by way of mortgage / charge/securityization of his respective Flat or the receivables, if any, accruing or likely to accrue therefrom, subject to the Flat being made free of any encumbrances at the time of execution of the conveyance/sale deed in favour of the Intending Allottee(s) or his nominee. The Company/financial institution/bank shall always have the first lien/charge on the Flat for all its dues and other sums payable by the Intending Allottee(s) or in respect of the loan granted for the purpose of the development of the Project. Presently, the project is financed by Bank of India, KKR India Asset Finance Private Limited and Debenture Subscription Amount (Collectively "Lenders") and project has been mortgaged in favour of Axis Trustee Limited ("Trustee"), acting for the benefit of Lenders. The Company, however, shall provide NOC from Trustee before execution and registration of the Sale deed in favour of the Allottee

14. In-case the Intending Allottee (s) wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the Flat applied for, the Company shall facilitate the process subject to the following: (a) The terms of the financing agency shall exclusively be binding and applicable upon the Intending Allottee (s) only. (b) The responsibility of getting the loan sanctioned and disbursed as per the Company's payment schedule will rest exclusively on the Intending Allottee (s). In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, the payment to the Company, as per schedule, shall be ensured by the Intending Allottee (s), failing which, the Intending Allottee (s) shall be governed by provisions contained in clause 9 above. (c) In case of default in repayment of dues of the financial institution/agency by the Intending Allottee (s), the Intending Allottee (s) authorize the Company to cancel the allotment of the Flat and repay the amount received by the Company till that date after deduction of earnest money, directly to financing/institution agency on receipt of such request from financing agency without any reference to the Intending Allottee (s).
15. The Intending Allottee (s) understands that the compliance hereof, by the Company shall be subject at all times to Force Majeure circumstances, and any event beyond the reasonable control of the Company by itself or in combination with other events or circumstances which cannot (i) by the exercise of reasonable diligence, or (ii) despite the adoption of reasonable precautions and/or alternative measures have been prevented, or caused to have been prevented, and which materially impairs or adversely affects the Company's ability to perform its obligation under this Agreement, and which events and circumstances shall include but not be limited to acts of God, i.e. a) fire, drought, flood, earthquake, epidemics, natural disasters or deaths or disabilities; b) explosions or accidents, air crashes and shipwrecks; c) strikes or lock outs, industrial dispute, dispute with contractor (s)/ work force etc. ; d) non-availability of cement, steel, water, power or other construction materials/supplies due to any reason whatsoever; e) war and hostilities of war, riots or civil commotion; f) non-grant of any approval from any governmental authority or imposition of any adverse condition or obligation in any approvals from any governmental authority, including delay in issuance of the occupation certificate, completion certificate and/ or any other approvals/certificate as may be required; g) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the Company from complying with any or all the terms and conditions as agreed in this Agreement; h) economic recession; i) any event or circumstances analogous to the foregoing. In the event of happening of any Force Majeure events, the Company shall be entitled to corresponding extension of time for performance of its obligations under this Agreement. The Intending Allottee(s) agrees that in case the Company is unable to deliver the Said Apartment and/or allot Parking Space(s) due to above, the Company may cancel the allotment of the Said Flat and shall only be liable to refund the amounts received from the Intending Allottee(s) without any interest or compensation whatsoever.
16. The Intending Allottee (s) has seen and accepted the layout plans, building plans, designs and specifications, which are tentative and the Intending Allottee (s) authorize the Company to effect suitable and necessary alterations/modifications in the same as the Company may deem fit or as directed by any Competent Authority(ies). However in case of any alterations / modification resulting in more than +/- 1% (one percent) change in the Saleable area of the Flat any time prior to and upon the grant of completion certificate, the Company shall intimate to the Intending Allottee (s) in writing the change thereof and the resultant change, if any, in the price of the Flat shall be paid by the Intending Allottee (s) or refunded as the case may be. The Company may on its own provide additional / better specifications and / or facilities other than those specifications provided in the brochure due to technical reasons or for reasons of over-all betterment of the Project and the proportionate cost of such changes will be borne by the Intending Allottee (s).
17. If the Company is unable to carry out the constructions of any of the said Building or the said Flat or is unable to construct and hand-over the possession of the said Flat for any reason whatsoever, the Company shall endeavour to offer an alternate flat of approximately the same type/specification and in the event of non-acceptability by the Intending Allottee (s) or non-availability of the alternate flat, the Company shall refund only the actual amount received from the Intending Allottee (s) till then and shall not be liable to pay any damages/compensation or interest to him/her/them , whatsoever. The Intending Allottee (s) irrevocably agrees not to raise any demand/claim against the Company on account of it not being to construct and hand-over the said Flat or not providing any alternate Flat. 18. Any charges, levies, taxes or fee, in whatever the manner, which, may be charged, imposed or levied, or any increase in the existing charges and taxes, either on the Flat / land or on the construction of the Project or on the input or materials or equipment's used or supplied in execution of or in connection with the construction of the Flat at any time, in future or retrospectively, by any statutory body, or by the Central/State Government, shall be paid by the Intending Allottee (s) only on pro-rata basis and the Intending Allottee (s) shall keep the Company duly indemnified for the same.
19. In case of any revision in the External or Infrastructure Development Charges, or if any additional charge for extra amenities/safety measures or any other charge, levy, tax, fee, cess etc. of any nature, is levied or imposed by any authority, in future or retrospectively, with respect to the Project, the same shall be binding on the Intending Allottee (s) and shall be charged to the account of the Intending Allottee (s) on pro-rata basis and be payable to the Company on demand.
20. The charges for providing electricity connection charges, water connection, telephone/ internet charges including security deposit for sanction and release of such connection in the Flat shall be payable by the Intending Allottee(s) in addition to the Total Sale Consideration as prescribed herein. If, however, due to any subsequent legislation / government order or directives or guidelines or if deemed necessary by the Company, additional fire safety measures/ other measures are undertaken then the Intending Allottee(s) shall be liable to pay proportionate charges, as may be determined by the Company in its absolute discretion.
21. The Basic Sale Price, as has been mentioned in the Instalment Plan attached hereto, has been fixed taking into consideration the cost of Steel and Cement, at prevailing rate. If there would be any increase in the cost of Steel and Cement beyond 10% of the prevailing rates, the said increase would be payable in addition to the Basic Sale Price on pro-rata basis.
22. The Company shall endeavour to handover possession of the Flat within a period of 48 (Forty Eight) months from the date of booking, subject to timely payment by the Intending Allottee (s) towards Total Sale Consideration, as demanded in terms of the Agreement. The time frame for possession provided hereinabove is tentative and shall be subject to force majeure and timely and prompt payment of all instalments and completion of formalities required. The Company shall be entitled to six (6) months additional period in the event there is a delay in handing over possession.
23. The Company shall nominate/appoint a maintenance service provider or any other agency or entity ("Maintenance Agency") in order to secure adequate maintenance services and upkeep of the common services, facilities and infrastructure in the Project, till such time, the same is taken over by the local authorities under the provisions of the relevant laws. The Intending Allottee(s) hereby agrees and undertakes to execute the Maintenance Service Agreement ("Maintenance Agreement") in the standard format prescribed by the maintenance service provider/ Company, which is applicable to all the Flat owners and the maintenance charges shall be elaborately described therein. The Intending Allottee(s) agrees to deposit with the Company or the Maintenance Agency as the case may be, an interest free maintenance security ("IFMS") deposit. The IFMS shall be payable at the rate and in the manner indicated in the payment plan
24. The Intending Allottee(s) shall at the time of possession, pay advance maintenance charges for a period of 6 (six) months forward, at the rates determined by the Company / maintenance agency. The Intending Allottee(s) agrees to pay to the Company or the maintenance agency, monthly maintenance charges as demanded by the Company / maintenance agency, from the date notified by the Company for taking over possession of the Said Flat, at the rates determined by the Company / maintenance agency, in which case the Intending Allottee(s) shall be liable to pay the same within the date notified, failing which interest @ 18% p.a. shall be charged for the period of delay. The maintenance charges shall be payable at the rates determined irrespective whether the Intending Allottee(s) is in occupation of the Flat or not. It is agreed that the maintenance charges may be enhanced, from time to time, as may be determined by the Company or the maintenance agency. In addition, a sinking fund may be created and will be paid extra by the Intending Allottee(s). The maintenance charges may be also realized in a pre-paid format by integrating them into the pre-paid electricity system or otherwise.
25. Further, the monthly maintenance charges as intimated to the Intending Allottee(s) by the Company, shall be payable by the Intending Allottee(s) within a period of seven (7) days of demand. In case of delay in monthly maintenance charges within this period, interest @ 18% p.a. shall be charged for the period of delay. In case of failure of the Intending Allottee(s) to pay the monthly maintenance charges on or before the due date, the Company/ Maintenance Agency will be entitled to effect disconnection of services to the Intending Allottee(s) that may include disconnection of electricity / water / sewer / power back-up, and debarment from usage of any or all common facilities within the Project. The Company may also, apart from other remedies open to it, restrict or object to the transfer of the Flat by the Intending Allottee(s).
26. All charges payable to various department for obtaining services/ connections to the Flat like electricity, telephone, water etc., including security deposits for sanction and release of such connection will be payable by the Intending Allottee(s). The Intending Allottee(s) shall be liable to pay monthly electricity consumption charges and power back-up charges in respect of the Flat. The Intending Allottee(s) shall also be liable to pay the municipal / house / property tax, by whatever name called, and water tax etc. in respect of the Flat from the date of levy thereof.
27. The common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc.. If any common space is provided in the Project for organizing meetings and small functions, the same shall be used on payment basis after prior permission from the Company / Maintenance Agency.
28. The Intending Allottee(s) shall be required to become a member of the club and shall be liable to pay to the Company charges for club and sporting facilities as per the payment plan. The membership of the club is mandatory by the Intending Allottee(s). In addition, Intending Allottee(s) shall be liable to pay to the company or its nominated agency such other charges as may be determined towards management and operation of the club.
29. The Intending Allottee(s) shall also be liable to pay to the Company cost of stamp duty, registration fee and legal charges for execution and registration of sale deed, at the rate which may be applicable then.
30. The Company has made clear to the Intending Allottee (s) that it shall be carrying out extensive developmental, construction activities for many years in future in the entire area falling outside the Project in which the Said Flat is located and that the Intending Allottee(s) shall not raise any objections or make any claims on account of inconvenience, if any, which may be suffered by him/her/them due to such developmental/construction activities or incidental/related activities.
31. The Intending Allottee (s) agree that it shall be the responsibility of the Intending Allottee(s) to comply with the necessary formalities as laid down in the Foreign Exchange Management Act (FEMA) (if applicable) with respect to remittance of payments, acquisition, sale, transfer of immovable property(ies) etc. and provide the Company with such permissions, approvals, which would enable the Company to fulfil its obligations. The Intending Allottee (s) agree that in the event of any failure on our part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall alone be liable for any action under FEMA and he/she/they will keep the Company fully indemnify and harmless in this regards.
32. The Intending Allottee(s) shall inform the Company in writing any change in the correspondence address mentioned in this application failing which all demands, notice etc., by the Company shall be mailed to the address given in this application and deemed to have been received by the Intending Allottee(s).
33. The Company reserves the right to give on lease or hire any part of the top roof/ terrace above the top floor, unless otherwise reserved specifically, of any of the building in the said Project for installation and operation of antenna, satellite dishes, communication towers, other communication equipment's or to use/ hire/ lease the same for advertisement purpose and the Intending Allottee(s) agrees that the Intending Allottee(s) shall not object to the same and make any claim on this account. The roof top/ terrace shall always vest with the Company and the Company shall be the sole owner thereof
34. In case there are joint Intending Allottees, all communications shall be sent by the Company to the First Intending Allottee only at the mailing address given by him which shall be deemed as served on all Intending Allottee(s) and no separate communications shall be sent to the Joint Intending Allottee(s). The address given in the application form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Intending Allottee(s) and the Intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
35. All payments by the Intending Allottee(s) shall be made to the Company through Demand Drafts/Cheques drawn upon scheduled banks in favour of "Ramprastha Sare Realty Private Limited- Collection A/c" payable at Delhi only. In cases of dishonour of the cheque(s) comprising the Earnest Money/ Token Advance or any other instalment due to any reason, without prejudice to any other legal right or remedy the Company may have, the Company may accept a fresh cheque by imposing administration charges of Rs. 1,000 per instance and/or the Company reserves its right to cancel the allotment and treat the Earnest Money/ Token Advance as forfeited, and the Company shall be freely entitled to re-allot the Flat to any other third party. All payments shall be subject to their actual realization in the aforesaid account. The date of credit into the aforesaid account of the Company shall be deemed to be the date of payment of an instalment by the Intending Allottee(s). Further, the Company may, on specific request from the Intending Allottee(s), chose to accept payments / remittances from a third party provided that the Company shall not be responsible towards such third Party in any manner whatsoever and such third party shall have no right whatsoever in the application/allotment of the said Flat applied for. The Company shall issue receipts for payment in favor of the Intending Allottee(s) only.
36. The Intending Allottee(s) has tendered this Application for provisional allotment of the Flat in the Project without relying on any oral representations and assurances of the Company or any of its representatives or agents or channel partners and with full cognizance of the fact that the Company cannot provide oral representations and assurances, and has agreed to purchase the Flat from the Company on as is where is basis (which shall refer not only to the physical condition of the land and the Project, their contents/inclusions at the time of this sale, but also to the condition of the title or other evidence of ownership and the extent and state of whatever rights, interests and participation over said land and the Flat with the Company at the time of the sale) without any recourse to warranties implied in terms hereof
37. The Intending Allottee (s) has fully read and understood the above mentioned terms and conditions and agrees to abide by the same. The Intending Allottee (s) understands that the terms and conditions given above are of indicative nature with a view to acquaint the Intending Allottee and are not exhaustive. The terms and conditions will be comprehensively set out in the Flat Buyer's Agreement.
38. The Intending Allottee (s) understands and agrees that under no circumstances shall, the payments made under this Application or subsequent agreements, be construed or deemed to create, in any manner whatsoever, a lien on the said Flat in favour of Intending Allottee. The Intending Allottee (s) clearly understands that the ultimate Conveyance of the said Flat in his/her/their favour is contingent on the payment of the complete Sale Consideration and all outstanding dues and faithful performance by him/her/them of all the obligations agreed and undertaken herein
39. The Intending Allottee (s) agree that any disputes arising out of or in connection with the interpretation of the terms and conditions and obligations contained herein shall be settled amicably by mutual discussions failing which the same shall be settled by recourse to arbitration under the Arbitration and the Conciliation Act 1996, wherein the Company shall appoint a sole arbitrator, whose decision shall be final and binding on the parties. The seat of arbitration shall be New Delhi and the language of arbitration shall be English. The Intending Allottee(s) hereby confirms that he/ she/ they shall have no objection to such appointment by the Company or any doubts about the impartiality of the sole arbitrator. Subject to the foregoing, the courts of Ghaziabad shall have the exclusive jurisdiction to adjudicate upon matters relating to the rights and obligation contained herein.

Sole Allottee/ Joint Allottee 7

Receipt:

Customer Name :

Unit No :

Received with thanks a sum of Rs. (Rupees)

..... only) vide Cheque/ Demand Draft No..... dated drawn on
..... towards Token Deposit/ Booking Amount of Apartment in the Project.

This receipt is subject to terms and conditions contained in the Application Form.

for Ramprastha SARE Realty Pvt. Ltd.