



Application Form

Springview Heights

Crescent ParC Township, NH 24, Ghaziabad

**APPLICATION FORM
SPRINGVIEW HEIGHTS**

Application No.....

Date.....

Flat No.

Customer Code No.....



To,

M/s. Sare Saamag Realty Private Limited.
Crescent ParC Township, Near Lalkuan, NH 24,
Ghaziabad 201002

Sub: Application for Allotment of a Flat in your Group Housing Residential Project, "Springview Heights ", at Crescent ParC Township, NH 24, Ghaziabad.

Dear Sir,

I/We request that I/We may be considered for allotment of a Flat in the Group Housing Residential Project - Springview Heights, being developed by the Company at Crescent ParC Township, NH 24, Ghaziabad, (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 Pre-EMI Subvention Plan/ Construction Linked Payment Plan/ Flexi Payment Plan enclosed herewith (strike out whichever not applicable).

I/We remit, herewith, a sum of Rs..... (Rupees.....)

.....only) by

Demand Draft/Cheque bearing no.dated..... drawn on..... favoring "Sare Saamag Realty Pvt. Ltd.- Springview Heights", being prescribed booking amount as per the Price List ("Booking Amount") or a sum of Rs..... (Rupees.....)

.....only)

by demand draft/cheque nodateddrawn onas token deposit ("Token Deposit") out of the Booking Advance for the proposed allotment for the Flat.

If a Token Deposit is paid, I/ We undertake to pay the remaining Booking Amount on or before expiry of Thirty (30) days from the date of this Application falling which I/ We understand that the Company has the right to cancel this booking and treat the Token Deposit paid by me/ us as forfeited.

The submission of this signed application form and payment by me/us of the Booking Amount/ Token Deposit 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/ Token Deposit without interest.

I/We agree to pay future instalments of Unit 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.

Sole Allottee / Joint Allottee

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 Unit Sale Price (hereinafter referred to as "Earnest Money"), 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 due Unit Sale Price and Allied/ other charges and deposits, in full, have been paid by me/us on or before the due dates.

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

Occupation & Designation

Permanent Address

Correspondence Address

Telephone Nos. Residence Office
 Mobile

Email Address

Passport No.

Marital Status

(Tick one) Married Single No. of children

Resident Status (Resident/ Non Resident)

Pan No.*

Sole Allottee / Joint Allottee

* Attach Form 60 or 61, as the case may be, if PAN is not available

Co- Intending Allottee's

Co-Intending Allottee 's Name

Father's / Husband's Name

Date of birth Nationality

Qualification (s) / Profession

Occupation & Designation

Permanent Address

Correspondence Address

Telephone Nos. Residence Office

Mobile

Email Address

Passport No.

Marital Status (Tick one) Married Single No. of children

Resident Status (Resident/ Non Resident)

Pan No.*

* Attach Form 60 or 61, as the case may be, if PAN is not available

FIRMS / SOCIETIES / TRUST / OTHERS

Sole Allottee / Joint Allottee

Name of the Firm /Society / Trust

Registration No. (if registered)

Registered Office / Office Address

Correspondence Address

Telephone Nos. Office Fax

Email Address

Name of Authorised Signatory

Father's / Husband's Name

Address of Authorised Signatory

Sole Allottee / Joint Allottee

FOR COMPANIES

Name of the Company

Registration No. (if registered)

Registered Office / Office Address

Correspondence Address

Telephone Nos. Office Fax

Email Address

Name of Authorised Signatory

Father's / Husband's Name

Address of Authorised Signatory

I/We enclose herewith copies of following documents:

- 1) PAN Card
- 2) Identity Proof
 - a. Passport
 - b. Election Card
 - c. Driving License
 - d. Photo Identity issued by Government / Defence services / Public Sector undertaking with address
- 3) Resident Proof (in case permanent address is different from the address given in point 2 above)
 - a. Utility bill, which is not more than 3 months old
 - b. Bank statement / passbook not more than 3 months old containing residential address, along with the self-signed cheque from the same account and signed by the Intending Allottee
 - c. Letter from a recognized public authority or public servant verifying the address of the customer.
 - d. Domicile certificate with communication address Registered lease / leave and licence agreement with a utility bill in the name of the landlord.
 - e. Address proof in the name of the father / mother / spouse / blood relative of the Intending Allottee (s), with a supporting document that establishes the relationship between the Intending Allottee (s) and the person in whose name the address proof is available.
- 4) Copy of Memorandum and Articles of Association and Board's Resolution (if Intending Allottee is a company)
- 5) Copy of Partnership Deed/Authority Letter/Resolution (if Intending Allottee(s) is partnership firm/ society/ trust)
- 6) All payment received from the Non Resident Indian Intending Allottee shall be from NRE/ NRO account only and Intending Allottee shall be required to provide copy of passport/ certificate of POI/ OCI.
- 7) This application shall be considered incomplete if not accompanied by the required documents.

Sole Allottee / Joint Allottee

DETAILS OF FLAT

Flat No.	Building No.	Flat Type	Floor
Saleable Area _____ sq. mtrs. (_____ sq. ft.)			

SALE DETAILS

Particulars	Details	Amount in (Rs.)
Total Sale Price		
1. Unit Sale Price		
Less : Rebate, if any	Rs.....	
Unit Sale Price, after Rebate		
Allied Charges		
2. *Preferential Location Charges (PLC)	Floor PLC : Location/ view PLC :	
3. Fee for exclusive rights to use		
a. Covered/ Open car parking space (Mandatory)	Rs.....	
b. Additional covered car parking space	Rs.	
4. Power Backup Charges		
2BHK – 2KVA	Rs. 40,000/-	
3BHK – 3KVA	Rs. 60,000/-	
5. External Electrification Charges	@ Rs. 75/- per sq. ft.	
6. Fire Fighting Charges	@ Rs. 75/- per sq. ft.	
	Total Sale Price	

Amount in words :

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Sole Allottee / Joint Allottee

Other Charges and Deposits (Payable at the time of Offer for Possession)	
Particulars	Charges
Charges for Club and Sporting Facilities	Rs. 2,00,000
IFMS (Interest Free Maintenance Security- Non Refundable Deposits)	Rs. 50 per sf ft of Saleable Area
Maintenance Charges	6 months in advance
Stamp Duty & Registration Charges	As applicable

Payment Plan	
Pre-EMI Subvention Plan	
Payment Stages	Percentage of payment
At the time of Booking	10% of Total sale price
Within 90 days	10% of Total sale price
On Offer of Possession (Expected January 2016)	Other charges & deposits EMI commences

Construction Linked Payment Plan	
Payment Stages	Percentage of payment
Token Deposit	As Applicable
Within 30 days (Booking Amount)	10% of Total sale price less Token Deposit
Within 60 days of booking	10% of Total sale price
On Commencement of Construction	10% of Total sale price
On Start of Plinth level of Tower in which unit is booked	7.5% of Total sale price
On Start of 4th Floor Roof Slab of Tower in which unit is booked	7.5% of Total sale price
On Start of 8th Floor Roof Slab of Tower in which unit is booked	7.5% of Total sale price
On Start of 12th Floor Roof Slab of Tower in which unit is booked	7.5% of Total sale price
On Completion of Super Structure frame works	7.5% of Total sale price
On Completion of Brick work of Tower in which unit is booked	10% of Total sale price
On Completion of Internal Plaster of Tower in which unit is booked	7.5% of Total sale price
On completion of Plumbing, Flooring & Tiles works	10% of Total sale price
On Offer of Possession	5% of Total sale price + Other charges & deposits

Flexi Payment Plan	
Payment Stages	Percentage of payment
At the time of Booking	10% of Total sale price
Monthly for months 1 to 30	3% of Total sale price per month
On Offer of Possession	Other charges and deposits

(Strike out whichever not applicable)

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	Name		Signature
Co-Intending Allottee	Name		Signature

Place

Sole Allottee / Joint Allottee

FOR OFFICE USE ONLY

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

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 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 Sare Saamag Realty Private Limited – Springview Heights, payable at Delhi/ Ghaziabad.

Sole Allottee / Joint Allottee

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF FLAT IN RESIDENTIAL PROJECT, SPRINGVIEW HEIGHTS AT CRESCENT PARC TOWNSHIP, NH 24, GHAZIABAD.

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.

1. 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
2. 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. 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/them.
3. The Intending Allottee (s) shall be liable to pay a Total Sale Price of Rs.....
(Rupees)
.....) towards Unit 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.
4. For the purpose of calculating the Unit 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.
5. In case the Intending Allottee opt for Pre-EMI Subvention Plan, the
 - a. Intending Allottee shall apply for housing loan to State Bank of India or any other bank as may be notified by the Company ("Bank") and agree to submit relevant documents along with loan procession fee and requisite margin money as required by Bank.
 - b. Intending Allottee also agree to sign loan document as may be required by the Bank.
 - c. Intending Allottee understands that the loan is under the sole discretion of the Bank and the Bank has right to accept or reject the application. Intending Allottee undertake and confirm that if sanction of loan is not accepted by the Bank, he/ she/ they shall pay instalment under the Construction Linked Plan.
 - d. Intending Allottee understand that Company shall directly pay to the Bank, interest accrued on the disbursement, on behalf of the Intending Allottee till January 2016 or the date of offer of Possession, whichever is earlier and no EMI or interest shall be payable by the Intending Allottee till such date.
 - e. Intending Allottee shall be liable to pay EMI inclusive of interest after the date of Offer of Possession or January 2016 whichever is earlier.
 - f. Intending Allottee understands that this arrangement is exclusive between the Company and the Intending Allottee and Bank is not a party to such arrangement.
 - g. Intending Allottee(s) at the time of the sanctioning of the loan shall execute an Undertaking authorizing Bank to disburse the loan in tranches to the Company, as and when the demand is made by the Company.

Sole Allottee / Joint Allottee

- h. Intending Allottee understands that if the loan is sanctioned for less than the balance 80% of the Total Sale Price, the Intending Allottee(s) shall pay the deficit amount as "own contribution" to the Company.
6. The Intending Allottee (s) declare that this Application is made solely for his/her/them 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 Rs. 20 per sq ft of Saleable Area 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.
 7. It shall be an essential condition of allotment that the Flat shall not be used for any purposes other than for residential purposes.
 8. 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/them 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 agrees to pay additional preferential location charge as may be demanded by the Company.
 9. The Intending Allottee (s) shall be granted exclusive rights to use for one covered parking space for 2 BHK (Maxima) and 3 BHK (Maxima) / exclusive right to use for one open parking space for 2 BHK (Optima) on payment of fee as provided in the payment plan. Rights to use additional covered parking space may be granted by the Company on payment of extra fee by him/her/them subject to availability of the same as provided in the payment plan.
 10. The Earnest Money for the purpose of this application and Flat Buyer's Agreement shall always be 10% of the Unit Sale Price that may be applicable from time to time. The Earnest Money shall be liable to be forfeited in the event of withdrawal of allotment by the Intending Allottee (s) and/or 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 withdrawal / cancellation, the Earnest Money deposited 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).
 11. 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 the brokerage ("Marketing Fee") paid by the company related to the said Flat and the Intending Allottee (s) shall be left with no right in the Flat. In such a case, after recovery of forfeited Earnest Money and Marketing Fees the balance amount paid, if any, will be refunded, without any interest, and such refund shall be made only once the 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.

Sole Allottee / Joint Allottee

12. 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) understands that withdrawal or cancellation of allotment on account of default, at any time, shall affect the funding of the Project and hamper / delay its progress, resulting into incurring losses and/or damages by the Company. As such, in case, the Intending Allottee(s) desires for withdrawal of allotment or if the allotment is cancelled on account of default/breach of the terms and conditions of allotment including non-payment of Unit Sale Price and Allied / other charges, at any time after completion of 50% of the construction of the Flat, the Company, apart from forfeiting the earnest money, as aforesaid, shall be entitled to deduct an additional amount, as penalty, which shall be 10% of the total amounts paid by him/her/them till that time. The balance amount, 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.
13. 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).
14. 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 it self 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.
15. 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).

Sole Allottee / Joint Allottee

16. 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.
17. 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.
18. 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.
19. 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.
20. The Unit 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 Unit Sale Price on pro-rata basis.
21. The Company shall endeavour to handover possession of the Flat within a period of 40 (Forty) months from the date of sanction of building plans and receipt of all other approvals required for start of construction, 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. However, in case of delay beyond a period of six (6) months and such delay is attributable to the Company, the Company shall be liable to pay compensation @ Rs. 5.00 per sq. ft. per month of the Saleable Area of the Flat for the period of further delay.
22. 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, towards security for promptly paying the maintenance bills and other charges. The IFMS shall be payable at the rate and in the manner indicated in the payment plan.
23. 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.

Sole Allottee / Joint Allottee

24. 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).
25. 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.
26. 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.
27. 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.
28. 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.
29. 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 Springview Heights 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.
30. 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.
31. 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).
32. 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.
33. All payments by the Intending Allottee(s) / Intending Allottee shall be made to the Company through Demand Drafts/Cheques drawn upon scheduled banks in favour of " Sare Saamag Realty Private Limited – Springview Heights" payable at Delhi/ Ghaziabad 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. 1000 per instance and/or the Company reserves its right to cancel the allotment and treat the Earnest Money/ Token Advance as

Sole Allottee / Joint Allottee

forfeited, and the Company shall be freely entitled to re-allot the Flat to any other third party .

34. 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.
35. 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
36. 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



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