

THE FUTURE IS ALL SET TO CREATE HISTORY



# sikka KAPITAL GRAND

Sec-98, Noida Expressway



## Tentative Application Form

CORPORATE OFFICE: Sikka House, C-60, Preet Vihar, Vikas Marg, Delhi - 110092, India.  
Tel: +91 11 4050 0000, Mob.: +91-9599600002, 9599700002, 9650090221/22/23 E-mail: info@sikka.in, www.sikka.in

SITE: Plot No. C-01B, Sector 98, Noida Expressway, Noida (UP)  
www.thedowntownnoida.com

\*Visual representations shown are purely conceptual and not legal offerings. Building plans, pictorial, representations etc. are tentative and subject to variation and modification by the Company or competent authority

• 5 Star Hotel • Multiplex • Retail • Smart Offices



sikka  
**KAPITAL  
GRAND**  
Sec-98, Noida Expressway

sikka  
**KAPITAL  
GRAND**  
Sec-98, Noida Expressway

**DOCUMENTS TO BE SUBMITTED ALONGWITH THE APPLICATION FORM**

**RESIDENT OF INDIA**

- Self attested Copy of Pan Card / in case of applied for then Form 49A
- Passport size colored photographs of all applicants
- Self attested Current address proof
- Any other document/certificate as may be required by the Company.

**PARTNERSHIP FIRM**

- Copy of Pan Card of the Partnership Firm
- Notarized copy of the Registered Partnership Deed.
- In case of one of the partner signs the document on behalf of the other partners, a letter of authority from all the other partners authorizing him to act & sign documents.
- Photograph of the Partner who shall sign the application on behalf of the Partnership Firm.

**PRIVATE LIMITED & LIMITED COMPANY**

- Copy of Pan Card of the Company
- Certified copy of Memorandum & Articles of Association (MOA duly signed by the Company Secretary of the Company.
- Certificate of incorporation issued by Registrar of the Companies
- Photograph of the Authorised Representative of the Company who shall sign the application on behalf of the Company.

**HINDU UNDIVIDED FAMILY (HUF)**

- Copy of PAN Card of HUF.
- Authority Letter from all Co-Parcenor's of HUF authorizing the Karta to act on behalf of HUF.
- Self attested address proof/proof of residence of the Karta of the HUF
- Passport size colored photographs of the Karta of the HUF.

**NRI / FOREIGN NATIONAL OF INDIAN ORIGIN**

- Copy of Individuals Passport / PIO card.
- In case of demand draft (DD) is submitted, a confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of cheque all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.
- Photographs of the Applicants.

Contd. pg/5

**Tentative Application Form - "Kapital Grand"**

Dear Sir/s,

I/We hereby apply for the tentative booking of a Retail Space/Corporate Suites in "Kapital Grand"(The Downtown) a project at Plot No. C-01 B, Sector 98, Noida Expressway, Noida, UP, India under your Construction linked Plan/Flexi Payment Plan/Down Payment Plan.

I/we herewith remit a sum of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ only by way of Bank Draft / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ Bank as a token amount towards the tentative booking and undertake to faithfully make the balance payment towards the consideration of the Retail Space/Corporate Suites as per the payment plan opted/accepted/agreed by me/us.

I/we have clearly understood that the acceptance of this tentative application or the amount paid hereunder shall not entitle me/us or would constitute a confirmed Allotment of a Space and I/ We do not become entitled to the provisional, preferential and/or final allotment of Retail Space/Corporate Suites notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this tentative application or subsequently. I/We understand and agree that the final booking/allotment of the Space shall be considered to be made in my/our favour only upon the execution/acceptance of the Allotment Agreement by me/us on the company's standard format and only upon fulfilment of other conditions prescribed by the Company including but not limited to the making of the timely payments as per the payment plan opted/accepted/agreed by me/us.

It is clearly and categorically understood and accepted by me that if I/We fail to execute the Allotment Agreement within 15 (Fifteen) days from the date of being called upon by the Company to execute/sign the same, then in such case this application towards tentative booking of a Retail Space/Corporate Suites in "Kapital Grand"(The Downtown) shall be treated as cancelled at the sole discretion of the Company and the Company shall be free to forfeit the abovementioned token amount paid by me/us towards the tentative booking.

I/We clearly understand, agree and accept that the layout plan of "Kapital Grand"(The Downtown) is purely tentative in nature and is subject to change in order to comply with any directions/conditions/changes by any competent authority/ies. I also understand and agree that the Layout plan of "Kapital Grand"(The Downtown) may also be amended from time to time as required by the Company/Architect in overall interest of the project at the sole discretion of the Company and I/We shall have no objection in this regard. The Company and the tentative Applicant hereby agree that it shall never be necessary on the part of the Company to seek the consent from the applicant(s) for the purpose of making any such changes. It is also clearly agreed and understood by me/us that if due to any such changes in the layout plan if the super area of the flat is increased I shall immediately (or within 15 days from the date of demand by the Company in this regard) make the additional payment to the Company for such increased area at the rate accepted and agreed by us without interest. Similarly, if due to any such changes in the layout plan if the super area of the flat is decreased then the Company shall refund me the amount towards such decreased area at the rate accepted and agreed by us without interest.

I/ We agree and undertake to abide by all the terms and conditions of this tentative application including those relating to payment of Basic sale price and other charges, forfeiture of earnest money as laid down herein, additional payments in case of any changes & addition i.e., increasing area, change in specification of amenities etc in the execution of the Allotment Agreement.

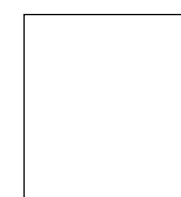
**1. SOLE/FIRST APPLICANT :**

Mr/Mrs/Ms \_\_\_\_\_  
S/W/D of \_\_\_\_\_ Nationality \_\_\_\_\_  
Profession \_\_\_\_\_ Age \_\_\_\_\_  
Residential Status : Resident  Non-Resident  Foreign National of Indian Origin   
Income Tax Permanent Account (PAN) No. \_\_\_\_\_ Date of Birth   
Residential Address \_\_\_\_\_  
\_\_\_\_\_  
Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
Fax No. \_\_\_\_\_ Email Address \_\_\_\_\_



**2. SECOND APPLICANT :**

Mr/Mrs/Ms \_\_\_\_\_  
S/W/D of \_\_\_\_\_ Nationality \_\_\_\_\_  
Profession \_\_\_\_\_ Age \_\_\_\_\_  
Residential Status : Resident  Non-Resident  Foreign National of Indian Origin   
Income Tax Permanent Account (PAN) No. \_\_\_\_\_ Date of Birth   
Residential Address \_\_\_\_\_  
\_\_\_\_\_  
Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
Fax No. \_\_\_\_\_ Email Address \_\_\_\_\_



Contd. pg/2



**FEEDBACK FORM**

(1) How did you come to know about Sikka

Through Newspaper ad  Radio  Website  Outdoor   
 Broker  Reference  Other

(2) Please rate the quality of following :

Sikka Website	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>
Project Brochure	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>
Overall appearance of Sales office	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>
Interaction with our Sales team	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>
Attitude of Sales team	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Satisfactory <input type="checkbox"/>	Poor <input type="checkbox"/>

(3) Please rate your overall experience with Sikka so far

(4) Please mention the name of member of our sales team who interacted with you

\_\_\_\_\_

(5) Any other suggestion / comments :

\_\_\_\_\_  
 \_\_\_\_\_?  
 \_\_\_\_\_

Name \_\_\_\_\_

Project \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

Date

Signature

**TERMS AND CONDITIONS**

**A.** The Applicant(s) has applied for allotment of Retail Space/Corporate Suites to be developed and constructed named as "Kapital Grand"(The Downtown ) by M/s. Granite Hill Properties Pvt. Ltd. (herein after referred to as the Company) over the land situated at Plot No. C-01 B, Sector 98, Noida Expressway, Noida, UP.

**B. NATURE OF BOOKING**  
 The allotment is entirely at the discretion of the Company. The allotment of the said Retail Space/Corporate Suites shall be confirmed only upon the issuance of letter of allotment by the Company and the due execution/acceptance of the same by the Applicant(s).

**C. REGISTRATION & OTHER CHARGES**  
 Registration charges, stamp duty and incidental expenses there to, as applicable at the time of registration, shall be extra and shall be borne by the Applicant(s). Other statutory taxes and charges for additional facilities as applicable from time to time shall be extra and are to be borne by the Applicant(s).

**D. MODE OF PAYMENT**  
 All payments from outstation locations are to be paid through DEMAND DRAFTS ONLY. Demand Drafts/Local cheques are to be made payable to M/s .Granite Hill Properties Pvt. Ltd. , payable at New Delhi. After each payment the Applicant(s) must insist on a duly signed receipt from the duly authorised personnel of the Company.

**E. DELAYED PAYMENTS**  
 Interest at the rate of 24% p.a. shall be charged on all delayed payments including the payment of the instalments as per the payment plan accepted by the Applicant(s) and other charges.

**F. LOANS FACILITY**  
 Loans from financial institutions to finance the said Retail Space/Corporate Suites may be availed by the applicant(s) at their own. Though the cases of loan/financial facility are to be applied for and pursued by the individual Applicant(s) on their own, however the Company, at its sole discretion, may designate its executive(s)/officer(s) to provide support to the Applicant(s) towards the availing of the loan/financial facility from the Banks/financial institutions but any such provision shall be without any obligation of any nature upon the Company In case the Company designates such executives/officials then it shall not be open to the Applicant(s) to shift the burden of delay in the approval of the loan/financial facility or the refusal to grant the same by any financial institution/bank upon the company and the company shall not assume any liability in this regard. Further, if a particular Institution/Bank refuses to extend financial assistance on any ground whatsoever, the applicant(s) shall not make such refusal as cause for non-payment of further instalments/dues.

**G. CANCELLATION CHARGES**  
 That the Retail Space/Corporate Suites Allottee (s) hereby agree/s that out of the amount(s) paid/payable by him/her/them towards the tentative booking of the Retail Space 10 % of total consideration of the Space shall be treated as the EARNEST MONEY to ensure fulfilment of all the terms and conditions by the Applicant(s). Any default on the part of the Applicant(s) towards the strict compliance of the terms and conditions of the present Application (or the Allotment Agreement) shall entitle the Company to forfeit the Earnest Money. It is further agreed by the Applicant(s) that:-

- No amount paid by the Applicant(s) towards the tentative booking prior to the execution of the Allotment Agreement shall be refunded under any circumstance.
- In case of termination/cancellation of the allotment, 15 % of total consideration of the flat (over and above the earnest money) shall be treated as the Cancellation Charges.
- Upon the execution of the Allotment Agreement, if, for any reason whatsoever, the Applicant(s) applies for the cancellation of the allotment in his/her/their favour or if the allotment of the Applicant(s) is terminated by the Company for the reason of any default(s) by the Applicant(s) towards the compliance of the terms and conditions of such allotment (including any default in making the timely payments as per the opted payment plan), then in such conditions the amount equal to earnest money and cancellation charges alongwith other incidental expenses incurred by the Company towards such allotment shall stand forfeited by the Company and the balance amount, if any, shall be refunded to the applicant(s) without any interest.
- Upon cancellation/termination of the allotment, the refund of the balance payment, if any, shall be made to the Applicant(s) within 90 days from the date of receipt of such request/ termination or upon the re-allotment of the cancelled Space whichever is later. However, before claiming such refund the Applicant(s) shall be required to fulfil such other and additional conditions as may be required by the Company in this regard.

**H. POSSESSION**  
 The company shall deliver the possession of the completed Space to the applicant(s) only on payment of all dues to the company and fulfilment of other terms and conditions.

**I. CHANGES IN DRAWINGS/ DESIGNS**  
 Due to any unforeseen requirement of the authority/government/company, the company has every right to change the design/s and specification of an individual flat (s), tower(s) or the project as a whole.

**J. OTHER TERMS & CONDITIONS**  
 The Applicant(s) undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/ made applicable to said Retail Space/Corporate Suites Project. Other terms & conditions in Allotment Agreement/Lease Agreement shall also apply.

In case, this is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the instalments and due dates mentioned herein.

IN case of down payment plan, if the applicant(s) fail to pay the instalments in the promised frame, the payment plan will be automatically considered to be the time linked/construction linked plan whichever is available. Also the down payment rebates or any discounts will be taken off.

The courts at Delhi shall alone have the jurisdiction in case of any dispute.

\_\_\_\_\_ I/We hereby declare that I/We have gone through and understood the terms & conditions mentioned above and shall abide by the same.

Signature of Applicant

Signature of Co-Applicant