

Application Form

PANCHSHEEL
PRIMROSE
2/3/4 BEDROOM APARTMENTS • HAPUR ROAD (NH-24), GHAZIABAD
Budget homes with modern lifestyle.



PANCHSHEEL BUILDTECH PVT. LTD.

Corporate Office: H-169, Sector-63, Noida-201301
Site Office: Main Hapur Road, Govindpuram Anaaj Mandi, Ghaziabad.
Tel: 0120-4777777 (15 Lines) • Email: sales@panchsheelgroup.com
Website: www.panchsheelgroup.com

Application Form

Application No

Date

To,
M/s **Panchsheel Buildtech Pvt.Ltd.**
H-169, Sector - 63,
Noida - 201301

Dear Sir,

I /we request to register my/our expression of interest ("EOI") for provisional allotment of a residential/dwelling unit ('Unit') as per details given below, in the housing project "**(PANCHSHEEL PRIMROSE)**" being developed by you at (Main Hapur Road, Opp. Govindpuram Anaaj Mandi, Ghaziabad) under Down payment plan Construction Linked Payment Plan Installment Payment Plan
(tick one). I/We hereby remit as sum of Rs.
(Rupees.....only)
vide RTGS/cheque / Draft No. (s).....drawn onin favour of
"**(Panchsheel Buildtech Pvt. Ltd.)**" towards earnest money/part of earnest money.

I/We agree that in the event "**(Panchsheel Buildtech Pvt. Ltd.)**" (herein after referred to as the Company) agree to provisionally allot a Unit, I/We agree to pay further installments of sale price and all other dues as stipulated/demanded by the company in accordance with the mode of payment agreed upon in this Application and Flat buyer's Agreement (Allotment Letter) as explained to me/us by the company and understood by me/us.

I/We further agree to pay the installments or basic sale price and allied charges as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment will be cancelled and the booking amount shall be forfeited by the Company.

I/we agree and understand that this application does not constitute any offer or definitive allotment or any agreement to sell and I /we do not become entitled to the provisional and/or final allotment of a unit notwithstanding the fact that the Company may have issued a receipt (s) in acknowledgment of the money tendered by me/us as EOI to the Company with this application. I/We have read and understood the company's terms & conditions forming part of this application and agree to abide by the same. I/We agree to sign and execute, as and when desired by the Company, the Buyer's Agreement (Allotment Letter) on the company's standard format on the terms and conditions laid down therein. I confirm and accept that my allotment shall be confirmed only upon execution of flat Buyer's Agreement.

I /we declare and confirm that I/ we have applied for allotment of the above said dwelling Unit directly or through your authorized property agent/broker.


Signature of the Sole/First Applicant

Signature of the Co-Applicant

My/Our particulars are given below for your reference and record

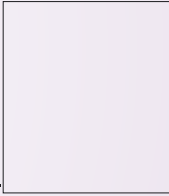
ID NO.

PERSONAL DETAILS FORM

Sole / First Applicant: 
 S/W/D of
 Permanent Address:

 Correspondence Address:

 Telephone: Mobile: Fax:
 E-mail: Date of Birth:
 Residential Status: Resident Non-Resident PIO
 Nationality: Permanent Account No (PAN):
 Occupation: Government Servant Self Employed Private Sector Professional Homemaker
 Office Name:
 Designation:
 Office Address:

Co Applicant: 
 S/W/D of
 Permanent Address:

 Correspondence Address:

 Telephone: Mobile: Fax:
 E-mail: Date of Birth:
 Residential Status: Resident Non-Resident PIO
 Nationality: Permanent Account No (PAN):
 Occupation: Government Servant Self Employed Private Sector Professional Homemaker
 Office Name:
 Designation:
 Office Address:

DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Unit No. Tower / Building / Block No.
 Floor Super Area of Unit.....

Signature of the Sole/First Applicant Signature of the Co-Applicant

Details of Pricing:

i) Basic Sale Price (BSP): @Rs. Per sq.ft. x sq.ft. = Rs.
 Service Tax @ Rs.
 ii) Preferential Location: @Rs. Per sq.ft. x sq.ft. = Rs.
 if any (on extra charges)
 Service Tax @ Rs.
 Total = Rs.
 iii) Car Parking Charges: (One parking mandatory) = Rs.
 iv) Open Parking @Rs. = Rs.
 Covered Parking @Rs. = Rs.
 Covered Parking (Double Bay) @Rs. = Rs.
 Total Car Parking Cost = Rs.

Other Charges (one time non-refundable):

i) External Development Charges @Rs. Per sq.ft. x sq.ft. = Rs.
 ii) Fire Fighting Charges @Rs. Per sq.ft. x sq.ft. = Rs.
 iii) Interest Free Maintenance Security @Rs. Per sq.ft. x sq.ft. = Rs.
 iv) Power Back-up Charges (1 KVA Mandatory) @Rs. Per KVA = Rs.
 v) Club Membership Charges (per flat) @Rs. = Rs.
 Service Tax @ Rs.
Grand Total = Rs.

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

Date:
 Place: Signature of the Sole/First Applicant Signature of the Co -Applicant

PAYMENT PLAN

CASH DOWN PAYMENT PLAN

At the time of Booking	:	10% of the Basic Cost+PLC
Within 45 Days from the day of booking	:	85% of the Basic Cost+PLC
At the time of Registry	:	5% + Car parking + Club Membership + IFMS +EDC & FFC

INSTALLMENT PAYMENT PLAN

At the time of Booking	:	10% of the Basic cost + PLC
Within one month of booking	:	10% of the Basic cost + PLC
Within 2 months of booking	:	15% of the Basic cost + PLC
Within 3 months of booking	:	10% of the Basic cost + PLC
Within 6 months of booking	:	10% of the Basic cost + PLC
Within 9 months of booking	:	10% of the Basic cost + PLC
Within 12 months of booking	:	10% of the Basic cost + PLC
Within 15 months of booking	:	10% of the Basic cost + PLC
Within 18 months of booking	:	10% of the Basic cost + PLC
At the offer of possession	:	5%+ Car Parking + Club Membership +IFMS + EDC & FFC

I choose the Payment Plan and agree to make the payment according to the plan agreed by me.

Note: Above payment plans price escalation free.

Signature of the Sole/First Applicant

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FOR OFFICE USE ONLY

Payment Plan: Payment received vide RTGS/Cheque/Demand Draft no.

Dated for Rs.

Provisional booking receipt no. Dated

Mode of Booking - Direct/Authorized Agent ('AG')-if AG, details.....

Receiving / Dealing Officer:.....Authorized Agent: (If Any) (Stamp)

Name: Name: Dealer Code

Signature: Signature:

Date: Remarks:

Check List for Receiving Officer:

1. Booking Amount by RTGS/Cheque/Demand Draft (No Outstation Cheques will be acceptable).
2. Customer's Signature on all pages of the application form.
3. Pan No. & Copy of PAN Card/Undertaking Form No. 60.
4. For Companies: Memorandum & Articles of Association including Incorporation Certificate and certified copy of Board Resolution.
5. For Foreign Nationals of Indian origin: Passport Photocopy / funds from NRE/FCNRA/c.
6. For NRI: Copy of Passport & Payment through NRE/NRO A/c.

BASIC PRICE IS EXCLUSIVE OF:

1. Registration charges including one time lease, cost of stamp papers, Documentation, official fees and other informal charges.
2. All additional items such as Parking, Installation charges for Power backup, membership charges for club and monthly usage charges of club facilities.
3. Necessary payment required for External electrification, water connection charges, sewage connections & Fire fighting Installation charges.
4. IFMS and Maintenance Charges.
5. Individual Electric Meter Connection charges as applicable.
6. All rights to terraces, basement, stilts, club etc, shall vest with the builder unless allotted separately.
7. Impositions of taxes or duties, service tax as applicable/ imposed by the local authorities for the sale of the said flat and any change in govt. taxation or levies shall be charged extra.
8. Any other charges as referred in the Allotment Letter.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

INDICATIVE TERMS & CONDITIONS FORMING A PART OF THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF A UNIT IN "PANCHSHEEL PRIMROSE" Main Hapur Road, Opp. Govindpuram Anaaj Mandi, Ghaziabad

1. The intending Allottee(s) confirms that he/she /they has/have seen all the documents of titles & other relevant papers/documents, agreements, arrangements entered into between the company and its nominee/associate companies hereinbefore stated pertaining to the aforesaid township and has/have fully satisfied themselves about the title & right of the company in respect of the said Township and subject to all law and undertaking given by the company to the Government/GDA.
2. The intending Allottee (s) has/have agreed and accepted the proposed plans, designs, specification, which are tentative and subject to variation, modification, alternations in the layout plan/building plan, design as the company may deem fit or as directed by any competent authority (ies) and the Allottee(s) hereby give his/her/their consent to such variations, modifications etc.
3. Saving and excepting the particular Apartment Allotted, the intending Allottee(s) shall have no claim, or right of any nature or kind whatsoever in respect of open space, parking places, lobbies, staircases, lifts, terraces, roof or any other space not allotted to him. which shall all remain the property of the company for all times unless the company decide to dispose them off. But subject to right of the intending Allottee(s) as mentioned hereinafter
4. As per the Layout plan it is envisaged that the Apartments on all Floors shall be sold as an independent Apartment with impart able and undivided share in the land area underneath the plot The Intending Allottee(s) shall not be permitted to construct anything on the terrace. However, the company shall have the right to explore the terrace in case of any change in F.A.R., carry out construction of futher Apartment in the eventuality of such change in the F.A.R. However, if as a result threof, there are any changes in the boundaries or areas of the said Apartment the same shall be valid and binding on the intending Allottee(s)
5. (a) Installments due towards payment of the Apartment will be made to the company on or before the due date as mentioned in the payment plan herein. The intending Allottee(s), has/have agreed that the company is under no obligation to send demands/reminders for payment. If payment is not received within the aforesaid stipulated period given as per the installment plan, or in the event of breach of any of the terms and conditions of this Allotment by the intending Allottee(s) the Allotment will be cancelled and 10% of the basic cost price of the Apartment will be forfeited and balance amount will be refunded without any interest.
 - (b) If for any reason the booking of the apartment is cancelled by the intending Allottee(s) company, then 10% of the Basic price of Apartment would be forfeited and balance amount will be refunded without any interest.
 - (c) Installment call Notice/Demand letter if issued by the Company to the effect that installment has become due as stated above shall be final and binding. It is made clear that timely payment is the essence of this Allotment.
 - (d) In exceptional circumstances, the company may, in its sole discretion condone the delay in payment, by changing interest @24% per annum. In the event of the company waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s)
6. The intending Allottee(s) has/have agreed that for the purpose of calculating the sale price in respect of the said Apartment the super area shall be the covered area, inclusive of the area under the periphery walls ,area under columns and wall within the floor, cupboards, plumbing shafts adjoining the said Apartment and balconies plus proportionate share of the service areas to be utilized for common use and facilities.
7. (i) The intending Allottee(s) shall not be entitled to get the name (s) of his /her/their nominees(s) substitute in his/her /their place. the company may ,however, in its `sole discretion, permit such substitution on such terms and conditions including payment of such administrative charges as it may deem fit. Any change in the name of the intending Allottee(s) as a registered/recorded with the company (including addition/deletion), amongst family members (husband, wife, and own children and real brother /sister) will be attracting administrative charges. Administrative charges as prescribed by the company from time to time will be paid by the intending Allottee(s) before such change.
 - (ii) The request letter for change of the right of the intending Allottee(s) would be duly signed by all the concerned

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- parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions in case payment against the said Apartment was made by the intending Allottee(s) by raising funds /loan against Allotted Apartment as security from bankers or financial institutions.
 - (iii) The substitution/change of name in place of the intending Allottee(s) will be done as per the applicable law.
8. The construction of the Apartment is likely to be completed by.....subject however, to force major circumstances, regular and timely payments by the intending Allottee(s), availability of building material, change of laws by Government /local authorities etc. no claim the way damage, compensation shall lie against the company in case of delay in handing over to the possession on account of the aforesaid reasons or any other reasons beyond the control of the company.
9. In case the company is unable to construct the Apartment within stipulated time subject to aforesaid reasons the company will compensate the intending Allottee(s) for delayed period @Rs5/per sq.ft. per month subject to regular and timely payments by the Allottee(s). On the other hand if the intending Allottee(s) fails to take the possession of the Apartment within one month from the date of asking him to take the possession, intending Allottee(s) shall pay @5/- per sq.ft. per month to the company for the period the Allottee(s) delays in taking possession.
10. It is hereby agreed between the parties that if there is either reduction or increase in the covered area of the said Apartment or its location, no claim, monetary or otherwise will be raised or accepted except that the agreed rate per sq.ft. and other charges will be applicable for the changed area i.e. at the same rate at which the Apartment was booked and as a consequence of such reduction or increase in the super area maybe the company shall be liable to adjust or refund without interest only the extra price or shall be entitled to recover the additional price and other proportionate charges without interest, as the case may be.
11. Any request for any change in construction of any type in the Apartment form the intending Allottee(s) will not be entertained/allowed
12. The intending Allottee(s) is/are aware that Apartment are being Allotted to various persons under terms and conditions mentioned in this letter. The intending Allottee(s) agree that he/she/they/will use the said Apartment for residential purpose and shall not use the aforesaid Apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other Apartment in the Township or to crowd the passages to use it for any illegal or immoral purpose. The intending Allottee(s) shall not store any hazardous or polluting articles/substances in the said Apartment
13. Single point electric connection will be taken for the township from UPSEB/any other source and will be distributed through separate meters to all intending Allottee(s) through prepaid system. Charges for installation of the electric meter and whole distribution system will be @ Rs25,000/-per KW connection and shall be given by the intending Allottee(s) to the company at the time of possession of the apartment.
14. The intending Allottee(s) shall have to make the payment in time of all the bills on account of electricity and any other charges etc. as consumed by them to the vendor or its nominated agency.
15. It is hereby agreed, understood and declared by and between the parties that the sale deed /registry shall be executed & registered in favors of the intending Allottee(s) after the Apartment has been fully and finally constructed at the site, after receipt of the total sale consideration and other charges. Agreed herein, by the company and the intending Allottee(s). Other connected expenses i.e. cost of stamp Duty for registration of the sale deed/registry, registration charges /fee, miscellaneous expenses and Advocate legal fee/charges, which shall be borne and paid by the intending Allottee(s)
16. The intending Allottee(s) has /have to sign a "Maintenance Agreement" with the company or its Nominee as appointment by the company at the time of possession of the Apartment. The Allottee(s) has/have also agree to pay the maintenance charges of the said apartment to the company or its nominee, as appointed by the Company.
17. The maintenance, upkeep, repair security etc, of the Building including the common area of the building /Apartment will be organized by the company or the nominee. The intending Allottee(s) agree(s) and consents to the said arrangements. The intending Allottee(s) shall pay maintenance charges. Which will be fixed by the company or its nominee from time to time depending upon the maintenance cost. Any delay in payments will make the intending Allottee(s) liable for interest @ 24% Per annum. Non payment of any of the charges within the time specified shall also dis entitle the intending Allottee(s) to the enjoyment of common services i.e. use of lift and use of water etc. the

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intending Allottee(s) consents to this arrangement whether the building is transferred to other Body corporate and shall continue till such time as the company terminates the arrangement.

18. That the intending Allottee(s) shall also pay to the company (or its nominee/agency as appointed by the company) such charges as may be required for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciation there of until the same are handed over to the Government or a Local Body for maintenance, in addition to the maintenance charges and other charges.
19. The intending Allottee(s) agrees to pay on demand taxes of all and any kind whatsoever, whether levied or livable now or in future on land for Apartment(s) as the case may be, from the date of Allotment of the Apartment (s) and so long as each Apartment is not separately assessed or such taxes for the land and or building (S)/tower(s), same shall be payable and be paid by the Allottee(s) in proportion to the area of his/ her/their Apartment(s) such appropriation shall be made by the company or any other agency as appointed by the Company as the case may be, and the same shall be conclusive, final and binding upon the Allottee(s).
20. The intending Allottee(s) shall permit the Company or their representatives when so required entering his/her /their Apartment or the purpose of performing installation. Alteration, or repairs to the mechanical or electrical services. And that such entry so at time convenient to the Company/intending Allottee(s). in case of an emergency, such right of entry shall be immediate.
21. The intending Allottee(s) shall not change, alter or make additions on the Apartment or the building /tower or any part thereof. The intending Allottee(s) also agree not to put up any name or sign board. Neon light. Publicity or advertisement material, hangings of clothes on the external façade of the building /tower or any where on the exterior of the building or in the common areas. The intending Allottee(s) also agree not to change the colour scheme of the outer walls or painting of the exterior side of the doors and the windows etc or carry out any change in the exterior elevation or design. The intending Allottee(s) shall be responsible for any loss or damage arising out of breach any of these condition.
22. It is hereby agreed, understood and declared by and between the parties that the company may take construction finance/demand loan for the construction of any block/Tower /Building in the said Township or part thereof from the Banks/ Financial Institutions after mortgaging the land Apartments of the said Township however, the sale deed in respect of the said Apartment in favor of intending Allottee(s) will be executed & registered free from all encumbrances at the time of registration of the same.
23. The intending Allottee(s) agree(s) and undertake that before or after taking possession of the Apartment or at any time hereafter, he/she/they shall /have no right to object to the company constructing or continuing with the construction of the other building adjoining to or otherwise in the building /Apartment
24. The intending Allottee(s) hereby (s) undertake(s) to abide by all laws, rules, regulation, notification, Demands etc. of the Group Housing colony /township and also agree to comply with and carry out all the requirements, requisition, demands and repairs which are required to be complied with in regard to rules and regulation or directives of the Development authority/Municipal Authority/Government or any other competent authority in respect of the Apartment and building and the land on which the building is standing, at his/her/their at its own cost and expenses. The intending Allottee(s) shall pay the same to the concerned Authorities directly or shall pay the company in their proportionate share on demand by the company for the above said reasons before and after handing over the possession. The intending Allottee(s) shall keep the Company indemnified, secured and harmless against all cost and consequences and all damages, arising on account of non compliance with the said requirements requisition demand etc. after possession.
25. The intending Allottee(S), if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in the Foreign exchange Management Act and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The intending Allottee(s) shall furnish the required declaration for the same to the company.
26. The company reserves the right to give on lease or hire any part of the top roof/terrace above the top floor for installation and operation of antenna. Satellite dishes. Communication towers. Other communication equipment or

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the use/hire /lease the same for advertisement purposes and the intending Allottee(s) agree that he/she/they/will not object to the same and will not make any claim on this accounts

27. The company will have the right without approval of the intending Allottee(s) in the building /tower to make any alteration, addition, improvement or repair, whether structural or non-structural, interior or exterior, ordinary or extraordinary in relation to any unsold Apartment(s) within the building and the intending Allottee(s) agree(s) not raise objection or make any claim on this account.
28. The intending Allottee(s) shall abide by all laws, rules and regulation of the G.D.A./Local Bodies/State Govt. of U.P./ Central Government and of the proposed Body Corporate, and shall be responsible for all deviation, violations or breach of any of the condition of law/bylaws or rules and regulation before and after the completion of the Township. The Apartment shall be used for the purpose for which it is allotted.
29. The company reserves the right to correct, modify, amend, change all the annexure attached hereto which are indicated to be tentative and intending Allottee(s) agree(s) for the same.
30. Car parking will be available on request on payment basis and it shall be allotted to the intending Allottee(s) of Apartment on 'first come first serve' basis. Scooter/two wheeler /cycle will be parked within the same parking space allotted or the intending Allottee(s) upon purchase a separate Agreement for the Allotment of the car parking will be executed between company or its nominees and the intending Allottee(s). purchase of one car parking per Apartment is mandatory.
31. Further, if there is any service tax and additional levies, Rates. Taxes, charges, compensation to the farmers, Government cess and fees etc. as assessed unpaid and attributable to the company as a consequence of Government/GDA/statutory or other local authority(s), shall pay the same in their proportionate share, if any.
32. Until a sale deed is executed & registered, the company shall continue to be the owner of the said Apartment and also the construction thereon and this Allotment shall not give to the intending Allottee(S) any right or title or interest therein even though all payment have been received by the Company. The Company /Financial Institution /Bank shall have the first lien and charge on the said Apartment (including or any income/rent there from) for all its dues and other sums as are and /or that may hereafter become due and payable by the intending Allottee(s) to the Company /Financial Institution /Bank.
33. The intending Allottee(s) shall give his complete address to the company at the time of application for all communication and it shall be his own responsibility to inform the company by the registered A/D letter/courier about all subsequent changes, if any, in his address, failing which, all demand letters/ notices and letters posted at the first registered address will be deemed to have been received by him at the when those should primarily reach such address and the intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
34. That in case there are joint intending Allottee(s) all communication shall be sent by the company to the intending Allottee(s) whose name appears first and at the address given by him which shall for all purpose be considered as serviced on all the intending Allottee(s) and no separate communication shall be necessary to the other name intending Allottee(s) and the intending Allottee(s) has/have agreed to this.
35. In the event of any dispute whatsoever arising between the parties in any way connected with the Allotment of the said Apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'Company' the intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceeding shall always be held in District Ghaziabad (U.P.) India. The Arbitration and conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceeding thereof for the time being in force the High court of Allahabad and the courts subordinate of it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and /or concerning this Allotment.

I/we have fully read and understood the terms and condition mentioned herein above and agree to abide by the same.

Signature of the Sole/First Applicant

Signature of the Co-Applicant