

ANTRIKSH ENGINEERS CONSTRUCTION CORPORATION

34/C-8, Sector – 8, Rohini,
Delhi - 110085

Sub: - **Application for Registration for Provisional Allotment of Flat in your Proposed Group Housing ‘ANTRIKSH HEIGHTS’ at Sector – 84, Gurgaon, Haryana.**

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Flat in the Group Housing , proposed to be developed by “**Reliable Realtech Pvt. Ltd.**”(hereinafter referred to as the Company) on Sector-84, Gurgaon, Haryana.

I/We agree and note that the allotment of flat is entirely at the sole discretion of the Company. The Company has the right to reject any offer without assigning any reason thereof and without incurring / carrying any liability towards cost / damage / interest etc. expect that the registration amount received on registration or thereafter shall be refunded to the applicants.

I/We agree to sign and execute, as and when required the Allotment Letter containing terms and conditions of allotment, Flat Buyer’s Agreement and other related documents as prescribed in registration for provisional allotment as attached hereto.

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

By Bank Draft / Cheque No. _____ dated _____ drawn on
_____ in favour of “**RELIABLE REALTECH PVT LTD**”

Reliable Realtech Pvt. Ltd. is associate Company of **Antriksh Engineers Construction Corp.**

I/We have perused the “Schedule of Payment” and agree to pay further installments of the Sale Price and Other Charges as stipulated / called upon by the Company and / or as contained in the Schedule of Payment.

I/We further understand that the expression “Allotment” of a flat as and when made by the Company shall always mean provisional allotment and shall be confirmed on construct a complex on the said land, where upon formal Flat Buyer Agreement is shall be executed between the parties.

My/Our particulars as mentioned below may be recorded for reference and communication:

* _____
Sole or First Applicant (s)

* _____
Second Applicant (s)

1. **SOLE OR FIRST APPLICANT**

Please affix your
photograph here

Mr./Mrs./Ms _____

S/W/D of _____

Age _____ Date of Birth _____ Guardian Name (in case
of Minor) _____ Nationality _____

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()
Foreign National of Indian Origin () others ()

Mailing Address

Telephone (Res.) _____ Mobile _____
E-Mail _____ Fax No. _____.

Permanent Address

Telephone (Res.) _____ Mobile _____
E-Mail _____ Fax No. _____.

Office address

Telephone (Res.) _____ Mobile _____
E-Mail _____ Fax No. _____.

PAN No _____ (attach form 60 or 61 as in case may be,
if PAN not available)

* _____

Sole or First Applicant (s)

2. **SECOND APPLICANT**

Please affix your
photograph here

Mr./Mrs./Ms _____

S/W/D of _____

Age _____ Date of Birth _____ Guardian Name (in case
of Minor) _____ Nationality _____

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()
Foreign National of Indian Origin () others ()

Mailing Address

Telephone (Res.) _____ Mobile _____
E-Mail _____.

Permanent Address

Telephone (Res.) _____ Mobile _____
E-Mail _____.

Office address

Telephone (Res.) _____ Mobile _____
E-Mail _____.

PAN No _____ (attach form 60 or 61 as in case may be,
if PAN not available)

* _____
Second Applicant (s)

Detail of Provisional Registration

I/we opt for the following flat size subject to a variation of $\pm 10\%$

Tentative size of Flat in ANTRIKSH HEIGHTS

3BR	1725 Sqft.	Approx.
3BR	1825 Sqft.	Approx.
3BR + SQ	2025 Sqft.	Approx.
4 BR	2225 Sqft.	Approx.
4BR + SQ	2595 Sqft.	Approx.
5 BR +SQ	2895 Sqft.	Approx.

Basic Sale Price @ Rs _____ Super Area _____ (Sq. ft. approx)
Type _____

Payment Plan opted: Plan – A (Installment Payment Plan) ()
Plan – B (Down payment Plan) ()
Plan – C (Yearly Payment Plan) ()

Note: All Charges like Car Parking, PLC, EDC & IDC, Power Backup & others charges will be charge by the Company as per the Payment Plan Opted by the Applicant.

I/We the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing has been concealed therefore.

* _____
Sole or First Applicant (s)

* _____
Second Applicant (s)

Place : _____

Date : _____

Note

- 1 Cheques / Demand Draft to be made in favour of “**RELIABLE REALTECH PVT. LTD.**” Payable at New Delhi
- 2 In case, the cheque comprising registration amount is dishonored due to any reason the Company reserves the right to cancel the registration without giving any notice to the allottee (s)
- 3 All amounts received from intending Allottee(s) other than resident Indian shall be form NRE / NRO / Foreign Currency Account only.

Term and Condition for Registration

The terms and conditions given below are more comprehensively set out in the Apartment Buyers Agreement which upon execution shall supersede.

The Application(s) shall sign all the pages of this Application of his/her acceptance of the same.

Definitions and Interpretation:

In this Application the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning. For all intents and purposes and for the purpose of the terms and conditions set out in this Application, Singular includes plural and masculine includes feminine gender.

“**Act**” means the Haryana Ownership Act, 1983 Or any other statutory enactment or modifications thereof.

“**Apartment Buyer’s Agreement**” shall mean the Agreement to be executed by the Applicant(s) and the company on the company’s standard format.

“**Applicant(s)**” shall mean the Applicant(s) applying for the allotment of the said Apartment whose particulars are set out in this Application and who have appended their signatures and as acknowledgement of having agreed to the terms and conditions of this Application and the Apartment Buyers Agreement.

“**Application**” shall mean this Application form for provisional allotment for sale of residential apartment in “Antriksh Heights” in Sector 84, Gurgaon along with the terms & conditions contained herein.

“**Company**” shall have the same meaning as set out herein above in the Application.

“**Earnest Money**” shall mean the amount @10% of the sale price.

“**EDC**” means the external development charges levied on the said Complex by the Government of Haryana or any other competent authority and to be paid by the Applicant(s).

“**IBMS**” means the interest bearing maintenance security to be paid by the Applicant(s).

“**IDC**” means the infrastructure development charges levied on the said Complex by the Government of Haryana and to be paid by the Applicant(s).

“**Parking Space(s)**” means open/covered (Basement/stilt) car parking Space(S).

“**Taxes**” shall means any taxes payable by the company by way value added tax, central sales tax, works contract tax, service tax, educational cess or any other taxes, charges, levies by whatever name called, in connection with the construction of the Said apartment, Now or in future.

1. That the applicant (s) has made this application for booking of an Apartment unit with full knowledge of the subject to all the laws/notifications and rules applicable to the area in general, and this project in particular, which have been explained by Company and applicant (s).
2. That the applicant (s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit as part of a group housing scheme is being constructed and has understood all limitations and obligations in respect thereof and there will be no more investigation or objection by the applicant (s) in this respect.
3. That the applicant (s) has clearly understand and agree that the allotment will be done subject to availability of the Apartment. Further, the provisional and/ or final allotment of the Apartment is entirely at the discretions of the Company and the Company has full right to reject any provisional allotment without assigning any reason thereof.
4. That the apartment unit will be allotted to me/us at the basic sale price as hereinabove. The Preferential Location Charges (PLC), EDC & IDC and any enhancement thereof, value added service charges, stamp duty; registration fee and other charges of any other statutory levies shall be borne by me/us.
5. That in case the applicant, at any time, desires for cancellation of the allotment, it may be agreed to, though, in such a cash, 10% of the Basic Price of the unit, constituting the Earnest Money, will be forfeited and the balance, if any, refunded without any interest.
6. In case the company is not in a position to make offer of confirmed registration/allotment for flat within a period of 9 months, from the date of my/our application, on my request, the company shall refund the amount deposited by me along with the interest @ 10% p.a. from the date of payment. No further rights/interest or claim whatsoever in any nature remains thereafter.
7. That the area and measurement of flat may, vary at the time of allotment (subject to approval of respective Govt. Authority) and accordingly, difference amount will be paid by me/refunded to me.
8. That in case of transfer of allotment/ownership of unit, a transfer fee as prescribed by the Company shall be payable by the applicant (s) to the Company.
9. That the possession of the unit will be given after execution of the sale deed.
10. That in case a particular unit is omitted due to change in the plan or the Company is unable to hand over the same to the applicant (s) for any reason beyond its control, the Company shall offer alternate unit of the same type and in the event of non-acceptability by the applicant (s) non-availability of alternate unit, the Company shall be responsible to refund only the actual amount received from the applicant (s) till then and will not be liable to pay any damages or interest to the applicant (s) whatsoever.

11. That the applicant (s) shall inform the seller, in writing of any change in the mailing address, contact numbers and other information or furnished in the application falling which all demands notices, etc. by the seller be mailed to the address given in the application and shall be deemed to have been received by me/us.
12. That in case of NRI buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 / R.B.I. guidelines and any other law as may be prevailing shall be the responsibility of the applicant (s).
13. That the timely payment of installments as indicated in the Payments Plan is the essence of the scheme. If any installment as per the schedule is not paid by the due date, the Company will charge 18% interest p.a. on the delayed payment for the period of delay. However, if the same remains in arrear for more than three consecutive installments, the allotment will automatically stand cancelled without any prior intimation to the applicant (s) and the applicant (s) will have no lien on the unit. In such a case, the amount deposited up to 10% of the cost of the unit, constituting the Earnest Money will stand forfeited and the balance amount paid. If any, will be refunded without any interest.
14. That the Development & Construction of the said residential housing project is subject to force majeure clause, which includes delay in completion of the project for any reason beyond the control of the developer e.g., non-availability of any building materials, war or enemy action or natural calamities or any act of God etc. In case of delay in delivery of possession as a result of any notice, order, rule, notification of the Govt./Public or other Competent Authority or any reason whatsoever beyond the control of the developer and any of the aforesaid events, the developer shall be entitled to a reasonable extension of time.
15. That Gurgaon court alone shall have the jurisdiction in all matters arising out of and /or concerning this transaction

* _____
Sole or First Applicant (s)

* _____
Second Applicant

PLAN -A**PAYMENT SCHEDULE****(INSTALLMENT PLAN)**

Periods	Project Phase	Payment Criteria
At the time of Booking		15% of BSP
With in 60 days of Booking		10% of BSP
At the time of Allotment		5% of BSP + 50% EDC & IDC
Bhoomi Pujan\On start of excavation		5% of BSP + 50% EDC & IDC
With in 2 month of Bhoomi Pujan	on foundation laying\or start of construction	5% of BSP +25% of PLC+25%of Parking 25% of Club Membership
With in 4 month of Bhoomi Pujan	on completion of foundation	5% of BSP +25% of PLC+25%of Parking 25% of Club Membership
With in 6 month of Bhoomi Pujan	on completion of 2nd floor slab	5% of BSP +25% of PLC+25%of Parking 25% of Club Membership
With in 8 month of Bhoomi Pujan	on completion of 4th floor slab	5% of BSP +25% of PLC+25%of Parking 25% of Club Membership
With in 10 month of Bhoomi Pujan	on completion of 6th floor slab	5% of BSP
With in 12 month of Bhoomi Pujan	on completion of 8th floor slab	5% of BSP
With in 14 month of Bhoomi Pujan	on completion of 10th floor slab	5% of BSP
With in 16 month of Bhoomi Pujan	on completion of 11th floor slab	5% of BSP
With in 18 month of Bhoomi Pujan	on completion of 12th floor slab	5% of BSP
With in 20 month of Bhoomi Pujan	on completion of Brick work	5% of BSP
With in 22 month of Bhoomi Pujan	on start of internal plaster	5% of BSP
With in 24 month of Bhoomi Pujan	on start of external plaster	5% of BSP
on possession		5% of BSP + IBMS +Power backup+ Registration charges+ other charges as applicable

* _____
Sole or First Applicant (s)

* _____
Second Applicant (s)

PLAN-B PAYMENT SCHEDULE (DOWN PAYMENT PLAN)

(10% Discount on BSP)

Stages	Payment
At the time of Booking	15% of BSP
With in 60 days of Booking	10% of BSP
At the time of Allotment	58% of BSP +100% of PLC + 100% of Parking + 100% of EDC & IDC + Club Membership
On Possession	5% of BSP + IBMS + Power backup + Registration charges + other charges as applicable

PLAN-C PAYMENT SCHEDULE (YEARLY PAYMENT PLAN)

Years	Payment
At the time of booking	30% of BSP
At the time of Allotment	100% of PLC + 100% of Parking + 100% of EDC & IDC + Club Membership
Within 1 year from Allotment	30% of BSP
Within 2 year from Allotment	30% of BSP
On Possession	10% of BSP + IBMS +Registration charges +Power backup + other charges as applicable

Car Parking Charges

Covered car parking	Rs. 2, 00,000/- (one bay is mandatory)
Open Car Parking	Rs. 1, 25,000/-

Club Membership

Rs. 50,000/-

Preferential Location Charges & Other Charges

Park Facing	100/-	Second Floor	75/-
Corner Facing	100/-		
Ground Floor	125/-	Third Floor	50/-
First Floor	100/-	PBC	15,000/- per KVA (5KVA Mandatory)
IBMS	100/-	EDC & IDC	As Applicable

* _____
Sole or First Applicant (s)

* _____
Second Applicant (s)

Salient Features Of Group Housing Project

1. 18 Min. drive from IGI Airport
2. Proximity to Reliance SEZ.
3. Opposite ISBT& Metro Depot Gurgaon
4. Walking distance from Metro Station
5. Walking distance from NH-8
6. 5 Min. drive from IFFCO Chowk
7. 35 Min. drive from C.P.
8. Closer to upcoming five star hotels at NH-8
9. Walking distance from Haldiram.
10. All basic facilities like hospital and school are closed by
11. Close to Malls, SEZ, and IT parks

Running Projects

1. Antriksh Mirage Commercial Mall in heart of Jaipur
2. Antriksh Squares Commercial Mall Chitrakut, Jaipur
3. Antriksh IT Residency, Sector - 106 ,Noida
4. Antriksh Green Noida, Plot No – F-7, Sector – 50, Noida
5. Antriksh Green in Indirapuram GH-6, Ahinsa Khand – II, Indirapuram
6. Antriksh Green Kaushambi, GH – 248, Kaushambi
7. Antriksh Green Gurgaon, Plot no – 8, Sector – 45, Gurgaon
8. Antriksh Nature, Plot No. A-110, Sector-52, Noida.

List of Completed Project

Gurgaon

1. Royal Palm Sector – 56, Gurgoan
2. Skyland Apartment, Sector – 56, Gurgaon
3. Srishti Apartment, Sector – 56, Gurgaon
4. Krishna Apartment, Sector – 54, Gurgaon
5. Alaknanda Apartment, Sector – 56, Gurgaon
6. Antriksh Green Residency, Sector – 56, Gurgaon

Delhi

1. Rashi Apartment, Sector – 7, Dwarka
2. Shivalik Apartment, Sector – 6 , Dwarka
3. Suruchi Apartment, Sector – 10, Dwarka
4. Apna Villa Apartment, Sector – 10, Dwarka
5. Godrej Apartment, Sector – 10, Dwarka
6. Meghdoot Apartment, Sector – 7, Dwarka
7. Mayank Mansion Apartment, Sector – 6, Dwarka
8. Jawahar Lal Apartment, Sector – 5, Dwarka
9. Management Alumini Apartment, Sector – 5, Dwarka
10. Dabas Apartment, Sector – 23, Dwarka
11. High Land Towers, Sector – 12, Dwarka
12. Vikas Apartment, West Enclave, Outer Ring Road, Pitam Pura

Noida

1. Sagar Apartment. Sector – 62, Noida
2. Pathik Vihar Apartment, Sector – 62, Noida
3. Gaurav Apartment, Sector – 62, Noida
4. Alok Vihar – I, Sector – 50, Noida
5. Alok Vihar – I (II nd Phase), Sector – 50, Noida
6. Alok Vihar – I (III rd Phase), Sector – 50, Noida
7. Overseas Apartment, Sector – 50, Noida
8. Inderprastha Apartment, Sector – 61, Noida
9. Gateway Apartment, Sector – 51, Noida
10. Antriksh Overseas Apartment, Sector – 50, Noida

For Office Use Only

1. Application: Accepted / Rejected
2. Basic Sale Price @ Rs _____ Super Area _____
(Sq ft approx)
Type _____
3. Payment Plan opted: Plan – A (Installment Payment Plan) ()
Plan – B (Down payment Plan) ()
Plan – C (Yearly Payment Plan) ()
4. Registration Amount Received Vide Ch. No _____
Dt _____
Rs. _____ (Rs _____
_____ Only)
5. Mode of Booking Direct ()
Broker ()

Broker Name with Address and Rubber Stamp

Check List:

- a. Registration Amount: _____
Local Cheques/ Draft _____
- b. PAN : _____ Copy of Form 60 _____
- c. Memorandum of Association/ Articles of Association and certified true copy of the board resolution (for registration in the name of Companies)
- d. Copy of Passport and Account Details
(for NRI and PIOs to make payment through NRE/NRO/Foreign Currency A/C only)
- e. Photographs and Signatures of Intending Allottee(s)
- f. Applicant Signature on all pages of the application form and payment
- g. Address proof and self attested photograph
- h. Authorization / POA duly attested where a person is signing the application form on someone behalf

Authorized Signatory for the Company

Dated _____

Proposed Specification for Apartments

Super Structure	Earthquake Resistance R.C.C. Frame Structure
LIVING, DINING Floor Walls Ceiling	Vitrified Tiles POP cornices with Oil bound distemper in pleasing shades POP cornices with OBD
BEDROOMS	
Floor Walls Ceiling	Wooden laminate in Master bedroom & Vitrified Tiles in remaining bedrooms Oil bound distemper in pleasing shades with POP cornices OBD
BALCONIES	
Floor Walls / Ceiling	Antiskid Ceramic Tiles OBD
Lobby / Passage	Kota / Marble / Baroda Green / Vitrified Tiles
KITCHEN	
Walls Floor Counter Fittings/Fixture	Ceramics Tiles up to 2 feet above counter & OBD in balance area Antiskid Ceramic Tiles Granite CP fittings of Marc/Parko/Antriksh or equivalent, SS Double bowl sink with drain board
TOILETS (Expect Servant's Toilet)	
Walls Floor Counter Fittings/Fixture	Ceramics Tiles up to 7'0" height, Mirror & Acrylic Emulsion Combination Antiskid Ceramic Tiles Granite CP fittings of Marc/ Parko / Antriksh or equivalent, vitreous china glazed WC & Wash Basin, looking mirror.
SERVANT ROOM	
Floor Walls Ceiling	Ceramics Tiles Ceramics Tiles / OBD OBD
DOORS	
Internal Entrance Door External Door & Window Hardware	Seasoned Hardwood frames with moulded skin shutters / Flush Door Flush Door Teak Veneered & Polished shutter Aluminum / U.PVC / Wooden Aluminum
ELECTRICAL	Copper Electrical wiring in concealed conduits with provision for light point, Power point, TV & Phone Sockets with protective MCBs. Modular switches. Power back to be provided in each apartment up to 5 K W
SECURITY SYSTEM/ FIRE FIGHTING SYSTEM	SINGLE Entrance & Exit, gated community. Security Card System for entrance into the Complex. CCTV in common area. Fire Fighting System.
CLUB FACILITY	Club, Swimming pool, Kids pool, Gymnasium, squash court, kids room, sona spa Tennis court
EXTERNAL FINISH	Texture Finish

*All specification, amenities, facilities and perspective view are tentative in nature and are subject to revision