



Application Form

Application No.....

Date of Booking.....

Dear Sir (s), Madam,

I/We the undersigned request for a provisional allotment of a Unit in Regal Emporia Commercial Complex/Project.

In the event the Company agrees to allot a Commercial Unit, I/We further agree to sign and execute the necessary Allotment Letter, stipulating the terms and conditions for the allotment and registration of the Commercial Unit as and when desired by the company on the Company's standard format Allotment Letter.

I/We, understand that title of the plot /and on which proposed group housing complex/project is being developed and promoted, has been obtained by company in accordance with rules and regulations framed by Greater Noida Industrial Development Authority.

I/We shall comply with the Terms and conditions of the said rules & regulations formed by Greater Noida Industrial Development Authority and the company, in so far as those pertain to rights and obligations of the Allottee.

I/We in the meantime sign and execute this Application Form and agree to abide by the terms and conditions as contained herein including but not limited to those relating to payment of sale price and other charges, forfeiture of earnest money as contained herein and the Allotment Letter.

I/We remit herewith a sum of Rs.....(Rupees).....by the Bank Draft/Cheque No.....Date.....Drawn on.....Payable at New Delhi/Delhi part of the Earnest Money, for the provisional allotment of Commercial Unit (All drafts and Cheques to be made in favour of M/S REGAL EMPORIA INFRATECH PRIVATE LIMITED.

I/We agree to pay further installments of sale price & other charges as stipulated/called for by the company.

Application form

PHOTO

FIRST APPLICANT

My/Our particulars as mentioned below may be recorded for reference and communication and I/We also declare that particulars mentioned below are true and nothing has been concealed.

- 1. Applicant (Sole/First).....
- Son/Wife/Daughter of.....
- Date of Birth.....
- Professional.....
- Designation.....
- PAN No.....
- Ward/Circle/Special range and place where assessed to income Tax.....
- Nationality.....
- Permanent/Local Address.....

Tel.....
 Mob.....

Fax.....
 E-mail.....

PHOTO

CO-APPLICANT

My/Our particulars as mentioned below may be recorded for reference and communication and I/We also declare that particulars mentioned below are true and nothing has been concealed.

- 1. Applicant (Sole/First).....
- Son/Wife/Daughter of.....
- Date of Birth.....
- Professional.....
- Designation.....

PAN No.....
 Ward/Circle/Special range and place where assessed to income Tax.....
 Nationality.....
 Permanent/Local Address.....

Tel.....
 Mob.....

Fax.....
 E-mail.....

Residential Status (Tick whichever is applicable) Indian Non Resident India

 Signature
 Main Applicant

 Signature
 Co-Applicant

5. Please Tick whichever is applicable

PLAN	ASSURED <input type="checkbox"/> RETURN PLAN	DOWN <input type="checkbox"/> PAYMENT PLAN	FLEXI <input type="checkbox"/> PAYMENT PLAN	INSTALLMENT <input type="checkbox"/> PAYMENT PLAN
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Index	Rate	Total
Basic Price	/sq.ft	
PLC (Facing / Corner/Both)	/sq.ft	
IFMS/Sinking Fund	/sq.ft	
Covered Parking - Optional	each	
Lease Rent		
Power Backup Charges		
EFC/FFC		
Other Charge/s (if any)		
Total		

6. Down Payment Plan-Assured Return @ 12% Yes No

7. Flexi Payment Plan-Assured Return @ 11% Yes No

8. Furnished Yes No

9. Shop/Office Number.....Tower Name.....Floor.....
Super Area (/sq.ft.)..... (approx).

TOTAL PRICE OF THE UNIT (RS.).....
in words.....

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

Signature
Main Applicant

Signature
Co-Applicant

Booking : Direct Through Broker /Agent (check whichever is applicable)

In the event the booking has been done through an agent, please give his particulars:

Name & Address.....

Telephone.....Mobile.....Fax.....

PAN No.....Service Tax No.....

Documents to be submitted along with the application form

Resident of India

- Copy of PAN card. ● Photographs of all applicants. ● Copy of Address Proof ● Passport /Driving License/Voter ID Card/Utility Bills.

Partnership Firm

- Copy of PAN card of partnership firm ● Copy of partnership deed. ● In case of one of the partners has signed the documents an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company

- Copy of PAN card of the company. ● Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company ● Board resolution authorizing the signatory of the application form to buy property on behalf of the company

Hindu Undivided Family (HUF)

- Copy of PAN card of HUF ● Authority letter from all co-parcener's of HUF authorizing the Karta to action behalf of HUF ● NRI/Foreign National of Indian Origin ● Copy of the individual's passport.
- In case of demand draft (DD), the conformation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the allottee. ● In case of a 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.

TERMS AND CONDITIONS

1. NATURE OF BOOKING

- 1.1** This is a provisional booking for a Commercial Unit mentioned overleaf in the project being developed by Regal Emporia Infratech Pvt. Ltd.
- 1.2** The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Sales Agreement/Sale Deed/Allotment Letter, etc., are executed

2. REGISTRATION & OTHER CHARGES

- 2.1** Registration Charges, Stamp Duty and incidental expenses thereto as applicable at the time of registration shall be extra and is to be borne by the purchaser. **2.2** Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.

3. 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 Regal Emporia Infratech Pvt. Ltd. The purchaser must insist on a duly signed receipt from authorized personnel.

4. DELAYED PAYMENTS

Interest rate of 2% per month shall be charged on all delayed payments of installments.

5. HOUSING LOANS

The purchaser at his/her discretion and cost may avail housing loan from bank/financial institution. The company shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the company shall not be linked to the loan availed/to be availed by the purchaser.

6. CANCELLATION CHARGES

- 6.1** In case of cancellation either of booking or agreement the cancellation charges shall be 10% of the agreed sale consideration **6.2** Refund shall be made to the purchaser within 90 Days from the receipt of cancellation letter with valid reason for cancellation.

7. ADDITIONS & ALTERATIONS

Cost of any additions and alterations made over and above specifications mentioned in the brochure at the request of the purchaser shall be charged extra.

8. POSSESSION

The company shall deliver the possession of the completed Flat to the purchaser only on payment of all dues to the builder.

9. CHANGES IN DRAWINGS/DESIGNS

Due to any unforeseen requirement of authority/company. Company has every right to change the designs and specifications.

10. OTHER TERMS & CONDITIONS

- 10.1** Other terms & conditions mentioned in Sale Agreement/Deed shall apply. **10.2** In case the unit 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 installments and due dates mentioned here in. **10.3** In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame the payment plan will automatically considered as time link/construction linked plan whichever available. Also the down payment rebates of any other discounts will be taken off. **10.4** The Applicant(s) agree that in the event a Cheque deposited with the company by the applicant(s) towards any payment due to company is dishonored on technical grounds the applicant shall replace the dishonoured Cheque with a Demand Draft/Bankers Cheque within 3 (three) days of such dishonoured failing which this application or the allotment of Commercial Unit shall be treated as cancelled at the sole discretion of the Company. **10.5** The Applicant(s) agree and acknowledge that upon the execution of the Allotment Letter/Buyer's agreement the terms and conditions contained therein shall supersede the terms and conditions set out in this Application Form. **10.6** In case the applicant(s) opts for a payment plan with assured return, the applicant(s) shall be entitled to get returns as per the terms and conditions of the said plan, provided the applicant(s) has made the complete payment at all stages in accordance with said plan. In case of default in payments as per payments as per payment plan opted by applicant(s), developer shall be released/discharged from its all liabilities to pay assured returns to applicant(s). However if applicant(s) subsequently makes the due payment with interest, developer shall resume payment of assured return as per said payment plan from the date applicant(s) clears its all dues with interest. Amount of interest paid by applicant(s) shall never be included for calculation of assured return. In case of bookings with second applicant, returns would be paid in the name of the first applicant only. **10.7** Since construction of said complex is a large project, developer shall construct the same in Phases. Irrespective of whether construction of other phase(s) is complete or not, developer will offer possession of said space after completion of construction of phase, wherein said space situates. Applicant(s) must take the possession of said space within thirty days from the date of offer of possession. Applicant(s) shall never have any objection to developer constructing or continuing with the construction of remaining structures in said complex or other building adjoining the said space. All major common facilities shall be completed and provided only after completion of construction of all phases. However all services necessary for making use of said space like air conditioning, power back up, etc. Shall be activated at the time of delivery of possession of said space.

Developed by :

Your Faithfully..... Date.....

Signature and Names of the Applicant (s) Place.....

