

APPLICATION FORM





Application for booking of an apartment in _____ Tower/ _____ Floor at Victoryone Amara,
Plot No. GH-05C, Sec 16, Greater Noida West.

RUDRA BUILDWELL INFRA PVT. LTD.
H-56, Ground Floor, Sec-63, NOIDA-201301

Dear Sir/Madam,

- a) It is requested that the applicant may be allotted a flat in the proposed project and/or an exclusive right to use parking space(s)
(hereinafter defined) in the said complex as per the Company's :

1. Flexi Payment Plan

2. Down Payment Plan

3. Other Plan (If Any)

- b) The applicant encloses here with a sum of _____ (₹ _____ only) Cash /
_____ only) Cash by bank draft / cheque No. _____, dated _____
/ drawn on _____ in favour of " RBIL A/C VICTORYONE AMARA "
payable at _____ as booking amount.

- c) The Applicant acknowledges that the Company has provided all the information and clarifications as sought by the Applicant. The applicant is satisfied with the same. The applicant has also relied on his/her own judgment and conducting enquiry before deciding to apply for purchase of the said apartment. The applicant has not relied upon nor is influenced by any architect's plans, advertisement, representations, Warranties, statements or estimates of any nature whatsoever, whether written or oral made by Company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the said complex/said apartment. This application is complete and self contained in all respects, no oral or any written representation or statements shall be considered constituting part of this application.

- d) The applicant agrees that if the company allots the said apartment (hereinafter defined) then the applicant agrees to pay the total price (hereinafter defined) and all other amounts, charges and dues as per the payment plan opted by the applicant and/or as and when demanded by the Company or in accordance with the terms of this application/agreement (hereinafter defined) that shall be executed by the Company in accordance with Company's standard document. The Applicant has read and understood the terms and conditions of this application, stated herein after and is agreeable to the same.

The particulars of the Applicant(s) are given below for Company's reference and record:

1. (I) SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms. _____

S/W/D of _____

Nationality _____ Age _____ Years, Profession _____

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward/Circle/Special range and place where assessed to Income tax _____

Mailing Address _____

Tel No _____ Fax No _____

Office Name & Address _____

_____ Email ID _____

Tel. _____ Mobile _____

(II) JOINT OR SECOND APPLICANT (S) Mr./Mrs./Ms. _____

S/W/D of _____

Nationality _____ Age _____ Years, Profession _____

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward/Circle/Special range and place where assessed to Income tax _____

Mailing Address _____

Tel No _____ Fax No _____

Office Name & Address _____

_____ Tel. Nos. _____

Email ID _____ Mobile _____

OR

"M/s _____

a partnership company duly registered under the Indian Partnership Act 1932, through is partner authorized by resolution dated _____

Shri/Smt. _____ (copy of the resolution signed by all partners required).

PAN/TIN: _____ Registration No. _____

OR

"M/s. _____ a Company registered under
The Companies Act,1956 having its corporate identification no. _____ and having its registered Office at
_____ through its duly authorized signatory
Shri/Smt. _____ authorized by Board resolution
(copy of Board Resolution along with a certified copy of Memorandum & Articles of Associations required) PAN _____
("Delete whichever is not applicable)

2.DETAILS OF APARTMENT

Apartment No. _____ Floor _____ Type _____
Block _____ Super area _____ Sq.Ft. approx _____ Sq.Mtr. (approx)
Lawn _____ Sq.Mtr. _____ Sq.Ft. Terrace _____ Sq.Mtr _____ Sq.Ft.

3.DETAIL OF PRICING

Basic Sale Price ₹ _____ /- (Rupees _____ only)

Optional Items

A) Car Parking

(1) Open @ ₹ _____
(2) **Covered** Parking @ ₹ _____
Total Parking /Parking Price @ ₹ _____

B) Power Backup (Installation Charges)

Power Backup Required () KVA @ ₹ _____

C) Lease Rent The lease rent charges ₹ _____ Per Sq. Ft. X _____ Sq. Ft. = ₹ _____

D) P.L.C. charges ₹ _____ Per Sq. Ft. X _____ Sq. Ft. = ₹ _____

E) Fire Fighting : ₹ _____ Per Sq. Ft. X _____ = ₹ _____

F) External Electrification Charges : ₹ _____ Per Sq. Ft. X _____ = ₹ _____

G) Lifetime membership charges of CLUB Mimosa : ₹ _____ /- Per Apartment

H) Interest Free Maintenance Security ₹ _____ Per Sq. Ft. X _____ = ₹ _____



Service tax will be applicable on

a) Basic Cost @ _____

b) Other Charges @ _____

DECLARATION

This Applicant does hereby declare that the above particulars/Information given by him/her is true and correct and nothing has been concealed there from.

Your's Faithfully

Date _____

Signature of First Applicant

Place _____

Signature of Second Applicant

4) FOR OFFICE USE ONLY

Mode of Booking : Direct / Agent _____

Location Booked _____ Date of Booking _____

Discount offered _____ Authorised by _____

Booklet Filed by _____ Date _____

Booklet Checked by _____ Date _____

Booklet approved by _____ Date _____

PAYMENT SCHEDULE

FLEXI PLAN

S.No.	Floors	Percentage of total cost (BSP + PLC+ CAR Parking)
1	Booking Amount	10%
2	Within 30 days of Booking	10%
3	On start of Excavation	20%
4	On start of Basement Slab casting	10%
5	On start of 2nd floor slab casting	10% + FFC + Club membership charges
6	On start of 6th floor Slab casting	10%
7	On start of 9th floor slab casting	10%
8	On start of 11th floor Slab casting	5%
9	On start of Top floor Slab casting	5%
10	On start of External Plaster	5%
11	Offer of Possession	5% + Lease rent + IFMS + other charges

Signature of First Applicant

Signature of Second Applicant

SPECIFICATIONS

- Earthquake Resistant RCC Framed structure.
- Vitrified Tile/ Laminated wooden flooring.
- Punning on plastered surface and painted with pleasing shades of Distemper / Emulsion paint.
- Energy efficient Air Conditioner in each bedroom.
- Modular type wardrobe.
- Balconies and Floor with highly resistant Group 5 Tiles.
- Modular Type Kitchen bellow counter with laminated finish with Accessories, Chimney & Hob.
- Toilet's Walls with Ceramic Tiles upto 7' ceiling height.
- Excellent quality WC and Wash basin of matching shades, single lever Mixture with shower, CP brass fittings & provision for hot & cold water system.
- Entrance Door Seasoned hardwood frames with both side teak finish flush doors. Internal/ External Door Flush Door Shutters with Paint / Polish.
- Windows UPVC/ Aluminium.
- Lights and Fans in all Rooms.

Signature of First Applicant

Signature of Second Applicant

TERMS AND CONDITION



1. Nature of Booking

- a) This is a provisional allotment for Flat mentioned overleaf in the project "VICTORYONE AMARA"
- b) 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 Allotment Agreement is executed.
- c) That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impart able and undivided share in the land are underneath the plot. The intending Allottee(s) shall not be construct any thing on the terrace, However, the Builder shall have the right to explore the terrace in case of any change in the FAR., carry out construction of further apartment in the eventuality of such change in the F.A.R. However, if as result thereof, there is nay change in the boundaries or areas of the said Apartment, the same shall be valid and binding on the intending Allottee(s).

2. Registration & Other Charges

- a) Lease Rent, Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.
- b) Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.

3. Mode of Payment

- a) All payments from outstation locations are to be paid through Demand Drafts only. Demand Drafts/ local cheques are to be made payable to RBIL A/C VICTORYONE AMARA. The purchaser must insist on a duly signed receipt from authorized personnel.
- b) That the schedule of instalments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
- c) That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in payment by charging interest @ 24% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).

4. Delayed Payments

- a) Interest at the rate of 2% per month shall be charged on all delayed payments of installments.

5. Cancellation Charges

- a) In case of cancellation either of booking or agreement, the statutory charges shall be 15% of the agreed sale consideration.
- b) Refund shall be made to the purchaser within 90 Days from the receipt of cancellation letter with valid reason for cancellation, after adjusting the statutory deduction.

6. Additions & Alterations

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

7. Possession

- a) Since it is large project having number of buildings, the construction will be completed in phase. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.
- b) That the developer shall complete the development / construction of the Flat within 30 months from the date of execution of Allotment Agreement / sanctioning of Map, whichever is late and with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable of delay of Developer, the Developer would pay a sum at the rate of Rs. 10/- per sq. ft. saleable / Leasable area per month for the period of three months and As 15/- per sq. ft. saleable! Leasable area per month for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.
- c) That in case the intending Allottee(s) fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned hereinafter.

Signature of First Applicant

Signature of Second Applicant

- d) That in case the intending Allottee(s) fails to take possession of Apartment within given "Fit-out-period", Rs 10/- per sq. ft. will be charged for the delay of First month and Rs. 15/- sq. ft. will be charged for delay during second month from the date of expiry of said "Fit-out-period".
- e) The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

8. Changed in Drawings/ Designs

- a) Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s.
- b) That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

9. Other Terms and Conditions

- a) Other terms and conditions mentioned in Allotment Agreement shall apply.
 - b) In case, the flat 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 dues dates mentioned herein.
 - c) In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available. Also the down payment rebates or any other discount will be taken off.
10. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project Apartment or any other ground whatsoever.
- a) That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s) / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.
 - i) All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.
 - ii) Security gates with intercom, lift rooms at terrace without terrace right.
- Note : Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, parking spaces (excepting what has been allotted by an agreement to intending Allottee(s) or tot-lots, space for public amenities, shopping centres or any other space will remain the property of the Builder.
11. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he 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 apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.
12. That the Apartment shall be used for activities as are permissible under the Law.
13. 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 'BUILDER', 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 proceedings shall always be held in the city of Delhi, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Delhi and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.
14. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s)
15. That in case, the intending allottee makes any payment to any other person/company, except Rudra Buldwel Infra Pvt. Ltd. against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.

Signature of First Applicant



Signature of Second Applicant



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