



Stellar उपवन

हमारा सपना सबका घर

APPLICATION FORM

STELLAR BUILDHOME PVT. LTD
Corporate Office: Stellar House,
C-56/9, Sec-62
Noida

Affix Passport
size
photograph of
the First/Sole
Applicant

Sirs,

I/We hereby apply for the allotment of a residential Unit in "Stellar Upvan" Project, Near Saraswati Medical College, NH-24, Pilakhuwa, Uttar Pradesh. Upon acceptance of my/our application, I/We agree to sign and execute the Agreement/Allotment Letter, as and when desired by the Company and I/We agree to abide by the terms and conditions of the booking as laid down herein and as may be stipulated by the company in the Agreement/Allotment Letter and undertake to pay the price of residential Unit as per the payment plan of the Company.

1. SOLE/FIRST APPLICANT:

Mr/Mrs./Ms./M/s. _____, Age: _____ Yrs.

S/W/D/C/o of _____ Nationality _____,

Profession _____, Designation _____,

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. _____

Office/ Correspondence Address _____

Tel. No. _____ Mobile No. _____ Fax No. _____

Email Address _____

Preferred correspondence Address: Residence Office/ Correspondence

(_____)
Signature

Affix Passport
size
photograph of
the Second
Applicant

2. SECOND APPLICANT

Mr/Mrs./Ms./M/s. _____, Age: _____ Yrs.

S/W/D/C/o of _____ Nationality _____,

Profession _____, Designation _____,

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. _____

Office/ Correspondence Address _____

Tel. No. _____ Mobile No. _____ Fax No. _____

Email Address _____

Preferred correspondence Address: Residence Office/ Correspondence

(_____)
Signature

3. DETAILS OF THE PREMISES APPLIED FOR

Category: _____ Floor _____ Block/ Tower: _____ Unit No. _____

Super Area : _____ Sq. Ft.)(approx.) Semi-finished/Finished _____

4. PAYMENT PLAN OPTED

Construction Linked Plan

Down Payment Plan

5. PAYMENT OF APPLICATION AMOUNT/BOOKING AMOUNT

The following are the details of the payment of the Application Amount:

Cash/Demand Draft / Cheque No. _____, Dated _____

Amount (In figures) Rs. _____ (In words) _____

Drawn on _____

Balance (if any)Rs. _____ (In words) _____

6. CONSIDERATION

a) Basic Price Rs. _____

b) Discount offered Rs. _____

c) Net Basic Price Rs. _____

d) Other charges:

I) _____ Rs. _____

II) _____ Rs. _____

III) _____ Rs. _____

e) Total consideration: Rs. _____

Date _____

Yours Faithfully

Place _____

Signature (s) of applicant (s)

1. This application is subject to the standard Terms & Conditions as enclosed.
2. Taxes will be extra as applicable on the total consideration amount
3. Please enclose the following with this application:
 - Photo Copy of PAN card or Form 60& Residence Proof, Signature Verification by Bank.
 - Two (2) Recent Passport Size Photographs of each applicant.

FOR OFFICE USE ONLY

Mode of booking: Direct / Agent _____

Location booked: _____ Date of booking: _____

Dealing Executive: _____ Checked / Verified by: _____

GENERAL TERMS & CONDITIONS

1. The Applicant has submitted his/her application for allotment of a residential Unit on the prescribed form including the location, size & type of Unit required. The application is to be accompanied with the booking amount, as per the payment plan, by an account payee cheque or demand draft favoring "STELLAR BUILDHOME PVT. LTD." payable at Noida/ New Delhi, Ghaziabad, Hapur otherwise application will not be considered for allotment of Unit.
2. The provisional / final allotment is entirely at the sole discretion of the Company and the Company has the right to accept or reject this application without assigning any reason thereof. Submitting of this Application does not give any right of allotment to the Applicant/s.
3. It is only after the Applicant signs, confirms and executes the Agreement/Allotment Letter agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company. If however, Applicant fails to execute and return the allotment letter within 30 (Thirty) days from the date of its dispatch by the Company then this application shall be treated as cancelled at the sole discretion of the Company and the Earnest Money paid by the Applicant shall stand forfeited.
4. All taxes or charges, present or future, on land or building levied by any authority including any increases, shall be borne and paid by the Applicant in proportion of Super Area of his Unit.
5. The timely payment of installment as indicated in Payment Plan is the essence of the booking. If any installment is not paid as per the Payment Plan, the Company will charge interest @ 15% p.a. on the delayed payment for the period of delay. However, if any installment or part thereof remains in arrears for more than 60 days as per the Payment Plan/due date, the booking/allotment will automatically stand cancelled and this application will stand rejected without any further intimation to the Applicant and the Applicant will have no right on the Unit. In such a case, the amount deposited up to 5% of the Basic Price of the Unit, which constitute the Earnest Money, together with interest on delayed payment, due or payable and any other amount of a non-refundable nature including brokerage paid by the Company to the brokers in case of booking is done through a broker, shall stand forfeited and the balance amount, if any, will be refunded to the Applicant without any interest. However, in exceptional and genuine circumstances the Company may, at its sole discretion, condone the delay in payment by charging interest @ 18% per annum and restore the allotment in case the Unit has not been allotted to some one else or an alternate Unit, if available, may be offered in lieu of the same.
6. The Basic Price of the Unit is fixed, save and except increases, which the Applicant shall pay, due to any exorbitant increase in the cost of construction material or charges, External Development Charges, Infrastructural Development Charges, Government rates, taxes, cesses etc. and/ or any other charges which may be levied or imposed by the Government/ statutory authorities from time to time.
7. Basic price does not include charges for external electricity connection, individual electricity meter connection and other administrative charges and expenses, which shall be payable by the Applicant(s) in addition to the basic price of the Unit as when demanded by the Company.
8. In case the Applicant, at any time, desires for cancellation of the allotment, it may be agreed to, though, in such a case, 5% of the Basic Price of the Unit, constituting the Earnest Money, together with interest on delayed payment due or payable and any other amount of a non-refundable nature including brokerage paid by the Company to the brokers in case of booking is done through a broker, shall be forfeited and the balance, if any, refunded to the Applicant without any interest.
9. In case the Applicant wants to avail of a loan facility from his employer or financial institutions/banks to facilitate the purchase of the Unit applied for, same shall be subject to the following:
 - a. The terms of the financing agency shall exclusively be binding and applicable upon the Applicant only.
 - b. The responsibility of getting the loan sanctioned and disbursed as per the Company's payment plan will rest exclusively on the Applicant. In the event of the loan not being sanctioned or the disbursement getting delayed for any reason, the payment to the Company as per Payment Plan shall be ensured by the Applicant, failing which, same shall be construed as default in payment.

10. The drawings shown in the brochure/promotional material are provisional and are subject to changes by the Architect/Company duly approved by the competent authority, before or during the course of construction without any objections or claim from the Applicant.
11. That the project is being executed by the Company on freehold land duly purchased vide sale deeds of various dates. The Company is fully entitled to construct the Group-Housing project on the said land and execute sale deeds of the residential units so developed in favour of the prospective buyers.
12. The physical possession of the Unit shall be given after receipt of entire sale consideration along with the registration of conveyance deed in favour of Applicant.
13. The Company shall complete construction of the said Building and offer possession as per the Allotment Letter/Agreement, provided the Applicant and other Unit Applicant(s) making timely payment and subject to force majeure conditions, any governmental action or inaction and any other reasons beyond the control of the Company. No claim by way of damages/ compensation shall lie against the Company in case of delay in handing over the possession on account of any of the aforesaid reasons and the Company shall be entitled to a reasonable extension of time for the delivery of possession of the Unit to the Applicant(s).
14. The Applicant has to take possession of the Unit within 30 days of the written offer of possession from the Company failing which the Unit shall lie at the risk and cost of the Applicant. Further the Applicant shall be liable to pay Holding Charges, at the rates to be decided by the Company, in addition to his proportionate share of all the other charges, including maintenance charges to the Company for the period of delay.
15. If the Applicant fails to comply with any of his obligations as herein contained, he will not be considered for allotment of Unit and/or if the allotment is already done, than such allotment may be revoked/terminated at the discretion of the company. In such a circumstance the Applicant shall be governed by the provisions of forfeiture of earnest money and other amounts as herein above.
16. The basis of calculating proportionate charges payable by any Applicant will be the proportion of the super area of all Units affected by the charge.
17. The address given in the application form shall be taken as final unless any subsequent change has been intimated under Regd. A/D letter or courier acknowledged by the company. All demand notices, letters etc. posted at such address shall be deemed to have been received by the Applicant.
18. In case of NRI/person of Indian Origin Resident Abroad, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing shall be the responsibility of the Applicant.
19. The Applicant has fully satisfied himself/herself about the rights, authority and interest of the Company in the said land on which the Unit 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 in this respect.
20. All charges payable to various departments for obtaining service connection to the Residential Unit like Electricity, Telephone, Water, LPG/PNG etc. Including security deposits for sanction and release of such connections will be payable by the Applicant.
21. The General Terms and Conditions as herein are not exhaustive. The Company reserves the right to exclude any condition or include any new condition, at its sole discretion in the Agreement/Allotment Letter.
22. In case of any dispute between the co-Applicant(s) or their heirs in respect of right or interest in the booking/allotment, the decision from the competent court shall be honored by the Company.
23. The Courts at Greater Noida alone shall have jurisdiction for adjudication of all matters arising out of or in connection with this application.

PAYMENT PLAN

(A) Construction Link Payment Plan (CLP)

At The time of Booking	10%
1st Installment at Start of Excavation	10%
2nd Installment on Laying of Ground Floor Roof Casting	20%
3rd Installment on Laying of 1st Floor Roof Casting	20%
4th Installment on Laying of 2nd Floor Roof Casting	20%
5th Installment on Laying of 3rd Floor Roof Casting	15%
6th & Final Installment on Offer of Possession	5%+Other charges

(B) Down Payment Plan (DPP)

At The time of Booking	10%
1st Installment within 45 days of booking	85%
2nd & Final Installment on Offer of Possession	5%+Other charges

Other Charges Payable on Offer of Possession

- Meter Charges = Rs. 8500 (Service tax extra)
- Maintenance Charges = Rs. 1 Per Sq.ft./Month For 1 Year (service tax extra)
- Labour Cess = Rs. 5500


Signature: Applicant _____

Co-applicant: _____

Place: _____

Date: _____

NOTES



Corporate Office
C-56/9, Sector-62, Noida-201309, UP