

APPLICATION FORM

Application for allotment of Apartment /Flat in the Residential Project “21st Milestone Residency” at Ghaziabad

To,
IFCI Infrastructure Development Limited
IFCI Tower, 61,
Nehru Place,
New Delhi-110019.

Dear Sir,

I/We hereby apply for the allotment of a residential apartment in your Residential Project named “21st Milestone Residency” to be developed and constructed by IFCI Infrastructure Development Limited (hereinafter referred to as “IIDL or “Company”) on the land situated at Village Dhargal, Pargana- Jalalabad, District- Ghaziabad, Uttar Pradesh.

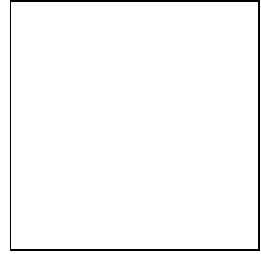
I/We remit herewith a sum of Rs. _____
(Rupees _____) vide
Bank Draft/Cheque No. _____ dated _____ drawn on _____
being the Application Amount/Booking Amount towards Allotment of the said
Apartment/Flat at 21st Milestone Residency, Ghaziabad.

I/we agree to pay the installments and additional charges as per the payment plan (opted by me/us) as shown in the price list and/or stipulated/demanded by the company, failing which the allotment will be cancelled and the earnest money, if any, shall be forfeited by the Company.

I/We have clearly understood that this application does not constitute an Agreement to Sell and I/we do not become entitled to the provisional and /or final allotment of residential Apartment (s) notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/We sign and execute the Flat Buyer’s Agreement on the Company’s standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the company. If however I/we withdraw /cancel this application or I/we fail to execute and return the Flat Buyer’s Agreement within 30 days from the date of its dispatch by the company, the company may at its sole discretion treat my/our application as cancelled and the earnest money paid shall be forfeited.

I/we accept and agree to abide by the Standard Terms and Conditions attached to this Application form.

GENERAL PARTICULARS.



1. SOLE/FIRST APPLICANT

(a) Mr./Mrs./Ms./Dr./_____

S/W/D of _____

(b) Nationality:_____

(c) Age: _____years

(d) Date of Birth:_____

(e) Profession: _____

(f) Income Tax Permanent A/C No._____

(g) Residential Status:
(Resident/Non- Resident/Foreign National of Indian Origin.)

(h) Permanent Address: _____

(i) Tel No.:_____ Fax No.:_____

(j) Office Name & Address: _____

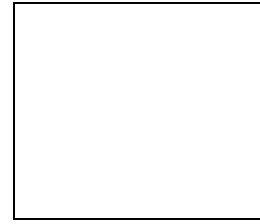
Tel No.: _____ Fax No.: _____
Mobile: _____

(k) E-mail: _____

(l) Preferred Correspondence Address: _____

Signature

Note: A copy of self attested/ certified Pan Card of all applicants to be attached.



2. **JOINT/SECOND APPLICANT**

(a) Mr./Mrs./Ms./Dr./_____

S/W/D of _____

(b) Nationality: _____

(c) Age: _____ years

(d) Date of Birth: _____

(e) Profession: _____

(f) Income Tax Permanent A/C No. _____

(g) Residential Status:
(Resident/Non- Resident/Foreign National of Indian Origin.)

(h) Permanent Address: _____

(i) Tel No.: _____ Fax No.: _____

(j) Office Name & Address: _____

Tel No.: _____ Fax No.: _____

Mobile: _____

(k) E-mail: _____

(l) Preferred Correspondence Address: _____

Signature

Note: A copy of self attested/ certified Pan Card of all applicants to be attached.

OR,

3. M/s _____, a partnership firm duly registered under the Indian Partnership Act, through its partner _____, duly authorized by the remaining partners vide _____.

OR,

4. _____, a Hindu Undivided Family (HUF) through its member _____ duly authorized by the remaining members vide _____

OR,

5. M/s _____, a company duly incorporated under the Companies Act, 1956 and having its registered office at _____, through its director/Authorised Signatory _____, duly authorized vide Board Resolution dated _____ (hereinafter referred to as the “Applicant” which expression shall mean and include their respective legal heirs, legal; representatives, administrators, executors, successors and assigns.)

6. DETAILS OF RESIDENTIAL APARTMENT

- i) Type _____ (ii) Tower _____
(iii) Floor _____ (iv) Super Area _____ Sq. m(_____ Sq. ft.)

PARTICULARS	DETAILS	AMOUNT	
A. Basic Sale Price (BSP)			
i. Down Payment Plan	@Rs. _____ per Sq.ft.		
ii. Construction Linked	@Rs. _____ per Sq.ft.		
B. Additional Charges			
i. External Development Charges(EDC)	@Rs. 100 per sq.ft		
ii. Preferential Location Charges(PLC),if any			
a) Floor	@Rs. _____per sq.ft		
b)Corner	@Rs. _____per sq.ft		
iii. Car Parking (One Mandatory)	Rs.1,95,000/-		
iv. Power Backup installation charges	@Rs.20000/- per KVA		
v. Interest free maintenance security	Rs.30,000/-		

	(IFMS)			
vi.	Club membership charges (optional)	Rs.50,000/-		
vii.	Fire Fighting Charges (FFC) and other utility charges (EEC & Reticulated Cooking Gas)	Rs. 100 per sq.ft		
viii.	Others (if any)	_____Rs._____		
TOTAL (A+B)				

Stamp Duty, Registration Fee and allied charges for execution and registration of sale deed will be additionally payable by the applicant before possession.

Payment Plan option 1) Down Payment 2) Construction linked plan

Mode of Booking Direct

7. I/We hereby declare that the above particulars given by me/us are true and correct. Any allotment against this application is subject to the terms and conditions attached herewith. I/we undertake to inform the company of any change in me/our address or in my other particular/information, given above, till the booked property is registered in my/our name (s) failing which the particulars shall be deemed to be correct and the letter sent at the recorded addresses by the company shall be deemed to have been received by me /us. In case any information furnished is found to be incorrect, false or concealed, the application is liable to be rejected.

Name of the Applicant

Signature of Applicant

Place_____

Date_____

Note:

- i) All cheques/ Demand Drafts to be made in favour of "IFCI Infrastructure Development Limited" payable at New Delhi only.
- ii) Person signing the application form on behalf of other person/firm/company shall file proper authorization/Power of Attorney.

Standard Terms and conditions

1. That the applicant agrees that he/she has applied for the allotment of the said Apartment with full knowledge of all the laws/notifications and rules applicable to the area in general and the Project includes the terms and conditions on which the Company has purchased the plot underneath for the Project which has also been explained by the Company and understood by him/her.
2. The allotment of residential Apartment is entirely at the discretion of the Company. The allotment of the said Residential apartment shall be confirmed on the issuance of the letter of Allotment or signing of the Flat Buyers Agreement on the Company's standard format which has been read and understood by the applicant.
3. That the applicant has seen and accepted the plans, designs, specifications and the applicant authorize the Company to effect suitable and necessary changes/alterations/modifications in the layout plan/building plans ,designs and specifications as the Company may deem fit or as directed by any competent authority(ies). However in case of any alteration/modification resulting in (+) or(-) 5% change in the super area of the said unit at any time prior to the date of handing over possession of the apartment to the applicant, the Company shall inform the applicant the changes thereof and the resultant change, if any in the price of the said Apartment to be paid by the applicant and the applicant agrees to inform the Company in writing his/her consent or objections to the changes within 30 days from the date of such notice failing which the applicant shall be deemed to have given his full consent to all the alterations/modifications.
4. The applicant has fully satisfied himself about the rights, title, interest of the company in the said project. This is to be developed/constructed by the Company as per the prevailing statutory provisions and has further understood all limitations and obligations in respect thereof.
5. The applicant agrees that the amount paid with the Application and in installment as the case may be, to a extent of 10% of the sale consideration of the residential apartment shall collectively constitute earnest money.
6. That it shall be incumbent on the Applicant to comply with the terms/time of payment and or other terms and conditions of the allotment/Flat buyers Agreement failing which the entire amount of earnest money, interest on delayed payment etc. shall be forfeited and the allotment/ Flat Buyer's agreement shall stand cancelled and the Applicant shall be left with no lien, right, title or any claim of whatsoever nature in the said apartment. The Company shall thereafter be free to resell and/or deal with the said apartment in any manner whatsoever at its sole discretion. The Company shall have the first lien and charge on the said apartment for all dues payable by the Applicant to the Company.
7. The time of delivery of possession/completion of construction of the apartment is only tentative and is subject to force majeure which includes delaying completion of the construction for any reason beyond the control of the Company viz. non-availability of any building material, act of war or enemy action, or natural calamities or act of God or a result of any notice, order, rule,

notification or order of the court or any other reason beyond the control of the Company or due to any restriction/prohibition imposed by the government. In any of the aforesaid events, the Company shall be entitled to get a reasonable extension of time and the applicant shall have no right to claim any interest or other compensation.

8. That in case the Company condones any default either in the payment of installments or in respect of other obligations at any particular instance, the same shall not be deemed to be a waiver of any stipulations contained in the letter of allotment.
9. That all payments in the terms hereof shall be due and payable to the Company at New Delhi and at no other place. Even if any payment is accepted by the Company at any other place other than New Delhi the same shall not constitute the waiver of the stipulation that all payments are due and payable at New Delhi.
10. That the applicant shall inform the Company in writing any change in the mailing address mentioned in the application made by the applicant failing which all demands, notices etc. by the Company shall be mailed to the address given in the said application and deemed to have been received by the applicant on the expiry of one week from the date of dispatch irrespective of the fact whether or not the same has been received by the applicant. In case of joint applicant, all communication shall be sent to the first named applicant in their application.
11. All statutory charges, taxes, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant from the date of booking as per demand raised by the Company.
12. The maintenance of the Residential complex/Premises will include- lift, lighting of common area, plumbing services, DG sets, Electrical services, civil work, spare parts, security, land scaping & maintenance of greenery, white wash, water supply/tanks, common communication system(if implemented).
13. A common pool of fund shall be maintained for upkeep of the buildings and their maintenance. The initial contribution will come from the amount collected by the Company at the time of purchase of the flat by the applicant {Interest Free Maintenance Security (IFMS)}. Subsequently monthly maintenance charges shall be payable by all the residents to the agency. Any delay in payment will render the applicant liable to pay interest @ 18% per annum. Non-payment of any charges within the time specified shall also disentitle the applicant from enjoyment of common areas and services.
14. The Applicant shall execute a Maintenance Agreement, containing detailed terms and conditions and scope of maintenance before taking delivery or possession of the Apartment so as to ensure maintenance and upkeep of the common areas, facilities and services of the Residential Complex.
15. Loan from financial institution to finance the said residential apartment may be availed by the applicant. However, if a particular institution /bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for nonpayment of further installment/dues.
16. The applicant undertake to abide by and comply with all laws, rules and regulations, terms and conditions applicable/made applicable to the said residential project/apartment.
17. That it shall be the condition of allotment that the use of the Apartment shall be residential only and shall not be altered.

18. The applicant shall have no objection in case the company creates a charge on the project land during the course of development of the Project for raising loan from any Bank/Financial Institution. However such charge, if created shall be got vacated before handing over the possession of Residential Apartment to the applicant.
19. The courts of Delhi shall have jurisdiction in case of any dispute.
20. Registration charges, Stamp Duty, Legal charges, court fee and documentation charges etc shall be payable extra at the time of possession.
21. Any extra work executed in the Flat shall be charged separately
22. Individual electric meter connection charges along with proportionate cost towards load sanction, supply, security deposit etc. shall be charged extra at the time of possession as decided by the company.
23. Fire Fighting Connection charges (FCC) and other utility charges include automatic fire engine and pumps, wet sprinklers system in basement and provision of Fire Fighting equipment on each floor and equipment and installation charges for Transformer, Panel, VCB's, cable, pumps, common area lighting, reticulated cooking gas etc.
24. The Applicant and the Joint Applicant declare and affirm that in case of joint allotment failure to pay by anyone shall be deemed as failure to pay by both /all and the joint applicant shall be treated as one single person for the purpose of the application and both (all) shall be liable for the consequences jointly as well as severally.

I/We have read and understood the above mentioned terms and conditions and agree to abide by the same. I/we have signed hereto fully conscious of all my liabilities and obligations imposed upon me/us.

Place: New Delhi
Dated:

SIGNATURE