

Application Form

Date:

To,
M/s. Purvanchal Projects Pvt. Ltd.
Purvanchal Business World,
A-103, Sector-136,
Noida -201305
Distt. Gautam Budh Nagar, (U.P.)
RERA Registration No. : **UPRERAPRJ295195**

Dear Sir,

I/We request that I /We may be registered for allotment of a residential apartment/Flat (hereinafter referred to as the "**Apartment/Flat**") in the Group Housing Project known as "**PURVANCHAL ROYAL CITY**" being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED ("Developer/Company")** on a plot bearing No. GH- 05, Sector CHI-V, Greater Noida, Gautam Budh Nagar, Uttar Pradesh, India (hereinafter referred to as the "Plot")

I/We have read & understand the terms and conditions of the "Agreement for Sale" and hereby agree to sign the **AGREEMENT FOR SALE** containing the detailed terms and conditions of allotment of the Apartment, within 30 days of intimation by the Developer and also appear before the concerned Sub-Registrar to execute the same.

I/We have read and understood the accompanying Terms & Conditions for Allotment of an Apartment/Flat in "**PURVANCHAL ROYAL CITY**" (Phase-II) and acknowledge that the said Terms & Conditions form a part of this Application and also agree & undertake to abide by the same.

I/We remit herewith Rs. /- as booking amount & Rs. /- against Goods & Service Tax (GST), making a total of Rs. / (Rupees..... only) by Bank Draft/Local Cheque No..... dated..... drawn on in favour of "**Purvanchal Projects Private Limited**", for the allotment of the Apartment/Flat.

I/we clearly understand that the Allotment of an Apartment by the Developer pursuant to this Application shall be purely provisional till an **AGREEMENT FOR SALE** on the standard format is executed by the Developer in our favour. Further, the Allotment of an Apartment in the "**PURVANCHAL ROYAL CITY**" is subject to the terms and conditions, restrictions, and limitations as contained in the offer brochure for group housing plot of Noida Authority /Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Developer for lease of the said Plot in favour of the Developer. However, for any reason I/We could not sign the "Agreement for Sale" within stipulated time as mentioned above, it will be treated as deemed signed and all the terms and conditions of the said "Agreement for Sale" will be applicable on me/us.

I/We have perused the price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me.

Signature of the Applicant(s)

PARTICULARS OF THE APPLICANT(S):

1. SOLE/FIRST APPLICANT:

Mr. /Ms./M/s.....

S/W/D/ of Mr.

Nationality Date of Birth

Occupation Designation.....

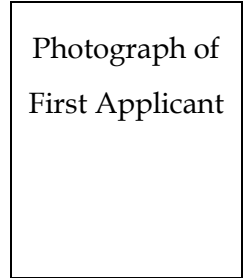
Name of Company:

Office Address:

.....

Resident Status: Resident () Non Resident () Foreign National of Indian Origin ()

Other (Please Specify)



Permanent Account Number (PAN).																			
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Mailing Address

.....

Email.....

Alternative Email:

Tele. No.Fax No.....Mobile No.....

Permanent Address:

.....

Tele No.Fax No.....

Mobile No..... Alternative Mob. No.

Other information:

2. SECOND/JOINT APPLICANT

Mr. /Ms./M/s.....

S/W/D/ of Mr.

Nationality Date of Birth

Occupation Designation.....

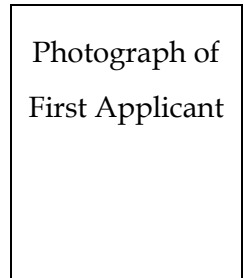
Name of Company:

Office Address:

.....

Resident Status: Resident () Non Resident () Foreign National of Indian Origin ()

Other (Please Specify)



Permanent Account Number (PAN).																			
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Mailing Address

.....

Email.....

Alternative Email:

Tele. No.Fax No.....Mobile No.....

Permanent Address:

.....

Tele No.Fax No.....

Mobile No..... Alternative Mob. No.

Other information:

3. DETAILS OF THE APARTMENT/FLAT APPLIED FOR:

Unit/Apartment/Flat No.:	
Floor:	
Tower No.:	
Carpet Area of the flat Sq. Ft (..... Sqm.)
Area of exclusive balconies Sq. Ft (..... Sqm.)
Area under external walls Sq. Ft (..... Sqm.)
Lawn/Terrace Area(if/as applicable) Sq. Ft (..... Sqm.)
Common Area Sq. Ft (..... Sqm.)
Total Super Built-up Area Sq. Ft (..... Sqm.)

4. No extra charges for:

- a. Club Membership ()
- b. One Time Lease Rent ()
- c. Generator Power Back-up upto 3 KVA ()
- d. Firefighting Charges ()
- e. External Electrification ()
- f. One Car Parking Space in the basement ()
or One Back to Back Car Parking Space in the basement ()
(Please strike off which is not applicable)

5. Payment Plan Opted: (please tick)

- i) **PLAN -A** – Construction Linked plan. ()

Payment Plans

PLAN - A ---- (Construction Linked Plan)			
Booking Amount (10% of total cost of flat)	At the time of booking (Partial Booking Amount "PBA")	%	Rs. 99,000/- (subject to approval)
	Within 15 days of booking	10%	of total cost of Flat –PBA
Within 60 days of booking		10%	of total cost of Flat
On completion of Basement RCC Slab		8%	of total cost of Flat
On completion of 3rd floor RCC slab		8%	of total cost of Flat
On completion of 6th floor RCC slab		8%	of total cost of Flat
On completion of 9th floor RCC slab		8%	of total cost of Flat
On completion of 12th floor RCC slab		8%	of total cost of Flat
On completion of 15th floor RCC slab		8%	of total cost of Flat
On completion of 18th floor RCC slab		8%	of total cost of Flat
On completion of top floor RCC slab		8%	of total cost of Flat
On completion of external plaster		8%	of total cost of Flat
On offer of possession		8%	of total cost of Flat + other charges
Total		100%	

GST as applicable shall be extra.

6. Cost break up:

Description	Rate	Amount (Rs.)
Basic sale price	Rs. per sq. Ft. of carpet area	
Cost of Lawn/terrace (if/as applicable)	Rs. per sq. Ft. of Lawn / terrace area.	
Other charges (if any)		
Total		
Goods & Services Tax as per prevailing rate		
Total		

(Rupees only)

Other charges to be paid at the time of offer of possession of flat:

Description	Rate	Amount (Rs.)
Interest free Maintenance Security (Will remain with Developer till the defect Liability period)	Rs. 65/- per sq. Ft. of carpet area	
Advance Maintenance Charges for one year	Rs. 4.10 per sq. Ft. Per month of carpet area	
Advance Maintenance Charges for club facilities for one year	Rs. 10000/- per annum	10,000.00
Charges for creating infrastructure for Multi point connection system. The cost of electric meter/security etc. to be paid by the allottee(s) directly to NPCL. (A3 = Rs. 51000/- , & B1 = Rs. 42500/-)	Rs.	
Security for FTTH (Fiber To The Home)	Rs. 5000/-	5000.00
Other charges (if/as Applicable): 1. 2.	
Goods & Service tax as per prevailing rate (if/as applicable)		As applicable
Total		

Signature of the Applicant(s)

7. I/We the above applicant(s) do hereby declare that the Terms & Conditions for Allotment have been read/ understood by me/us and I/We shall be abiding by the same.

(i)

Signature of Sole/First Applicant

ii)

Signature of Joint Applicant

Place.....

Date.....

Documents to be submitted along with the Application Form:

(The all photo copies should be self attested)

In case of Individual (Resident of India):

- a. The copy of PAN card.
- b. The Copy of residence proof/ Adhaar Card/copy of Passport/Voter ID.

Private Limited / Limited Company:

- a. The copy of PAN card of the Company.
- b. Board resolution authorizing person to sign the documents on behalf of the Company prior to the Application Date & signature proof. The copy of Adhaar Card of authorised person.
- c. The copy of Memorandum & Articles of Association.
- d. List of Directors & Share Holders duly certified by Chartered Accountant.

NRI / Foreign Nationals of Indian Origin:

- a. The copy of Passport.
- b. The Copy of residence proof/ Adhaar Card/Voter ID
- c. All payment shall be received by cheque from NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad only. In case of DD confirmation from Banker will be required that DD has been prepared from proceeds of NRE/NRO account. Copy of OCI/PIO card in case of Foreign Nationals of Indian Origin.

Partnership Firm:

- a. The copy of PAN card of the Firm.
- b. The copy of partnership deed/agreement.
- c. The copy of address proof of the firm.
- d. The copy of authority letter to sign the document on behalf of the Firm.
- e. Photo ID / Adhaar Card & Signature proof (from bank) of signing partner.

BRIEF TERMS & CONDITIONS FOR ALLOTMENT OF APARTMENT IN "PURVANCHAL ROYAL CITY" AT GH-05, SECTOR-CHI-V, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

1. The "PURVANCHAL ROYAL CITY" is a Residential Group Housing Project being developed on a Plot of land numbered as No. GH- 05, Sector-CHI-V, GREATER NOIDA, Distt. Gautam Budh Nagar, U.P. admeasuring **87965.51** sq.mtr (approx) (hereinafter referred to as the 'Plot'). The said Plot has been allotted by GREATER NOIDA to M/s PURVANCHAL PROJECTS PRIVATE LIMITED. Accordingly the Lease Deed dated 13.05.2011 of the said Plot has been executed by GREATER NOIDA in favour of the Company/Developer on the terms and conditions contained in the said Lease Deed for development of a Group Housing Project.
2. The Allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Company and the intending Allottee(s) having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.
3. THAT the intending Allottee(s) has applied for allotment of an Apartment/Flat in the Group Housing Project being developed on the said Plot known as "PURVANCHAL ROYAL CITY". The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the Greater Noida offer brochure of scheme/Lease Deed executed in favour of the Developer.
4. THAT the intending Allottee(s) has fully satisfied himself/herself about the interest and title of the Company/Developer in the said Plot of Land.
5. THAT the timely payment of installments as per the payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Greater Noida Lease. In case at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him/her, the same will be as per clauses prescribed in the Agreement for Sale as per RERA which is read and understood by the intending allottee(s). The delay in payment of installment shall attract an interest as prescribed by U.P. RERA and will be calculated from the due date of outstanding amount. In case the intending allottee(s) seeks cancellation before signing the agreement for sale, the booking amount i.e. 10% of total cost flat will be forfeited in favour of the Developer/Company. However, if the deposited amount is less than the 10% of total cost of flat, the entire deposited amount by the intending allottee(s) will be forfeited in favour of the Developer.
6. That applicant(s) clearly understood & agrees that the developer has planned the entire project on said "Land" on the basis of FAR of 3.50 and approximately 2600 units/apartments/Flats of different sizes, 90 (Appx) shops, Nursery School, club & construction for other facilities will be constructed. The entire area of the said "Land" is being developed in **two phases**. The Phase- 1, consisting of approximately 1372 units in 11 towers (i.e. Tower-05, 06, 07, 08, 09, 10, 11, 12, 12A, 14, 15, nursery school & club building) has already been completed and Occupancy Certificate is already received from Greater Noida Authority. **Phase-II is now being developed and the allotment of flat to the applicant will be done in Phase-II only.**

Signature of the Applicant(s)

7. THAT the intending Allottee(s) shall pay to the Developer the entire consideration of the Apartment/Flat as per the Payment Plan opted by the intending Allottee(s).
8. THAT the intending Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment/flat) in the Complex as determined by the Developer or its nominated agency.
9. THAT the Developer apart from basic sale price of the Apartment/Flat has already fixed Preferential Location Charges (PLC) for certain apartments/flats and if the intending Allottee(s) opts for the booking of any such apartment/Flat, he/she shall also pay such charges.
10. THAT Booking Amount shall deem to be 10% of the total consideration of the Apartment/Flat.
11. That in case of intending allottee(s) seeks cancellation of booking before signing "Agreement for Sale" due to any reason; the booking amount (i.e. 10% of total cost of the Flat/Apartment) will be forfeited in favour of the Developer and 50% of the remaining amount if any will be refunded within 45 days of receipt of cancellation request and balance 50% will be refunded within one year or after receipt of at least such amount after the sale of the said flat to other potential buyer whichever is earlier.
12. THAT the Applicant(s) agreed that the Applicant(s) shall not have any right in any commercial premises, building, shops, club building and school, if any, constructed in the said complex. The Developer shall be free to dispose off the same on such terms and conditions, as it may deem fit. The Applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale of the shops, commercial premises, buildings, club, schools, etc or in the operation and management including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture operation and management or any other mode including transfer to Govt.; Semi- Govt; or any other authority, body or any person, institution, trust and /or any local bodies which the Developer may deem fit in its sole discretion.
13. THAT subject to the restrictions and limitations in the GREATER NOIDA Lease Deed, the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment/Flat. However, responsibility of getting the loan sanctioned and disbursed as per Developer's payment schedule will rest exclusively on the intending Allottee(s). In the event, the intending Allottee(s) loan not being disbursed, sanctioned or delayed, the payment to the Developer as per schedule shall not be delayed by the intending Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee shall be liable for consequences including cancellation of the allotment. In such case the refund if any will be done as per terms and conditions of clause 11 of this application form mentioned hereinabove.
14. THAT all taxes and statutory levies presently payable in relation to Land comprised in "PURVANCHAL ROYAL CITY", have been included in the price of the Apartment/Flat till the date of booking. However, in the event of any further increase and/or any fresh tax or otherwise, cess, land compensation, duty or levy by the Government or any other statutory authority, the same shall be payable by the intending Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority shall also be additionally payable by the intending allottee(s). However, it is also agreed by the allottee that the amount of Goods & Service Tax as per prevailing rate shall be extra (over & above the agreed cost) and shall be paid to the Developer by the intending allottee(s).

Signature of the Applicant(s)

15. THAT if due to any "Force Majeure" or such circumstances beyond the Developer's control, the Developer is unable to make allotment after receipt of full booking amount; the deposits depending on the stages of payments will be refunded without any interest.
16. THAT upon completion of Apartment/Flat and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by Greater NOIDA Authority. All expenses towards execution of the said sub-lease deed shall be borne by the intending Allottee(s).
17. THAT the allotment of Apartment/Flat is at the sole discretion of the Developer and the Developer has a right to reject any offer/application without assigning any reason even after receipt of first payment. In the event the Developer decides to reject any offer/application for allotment of Apartment/Flat, the Developer shall not be obliged to give any reason for such rejection and any such decision of the Developer rejecting any offer/application for allotment of Apartment/Flat shall be final and binding.
18. THAT the Developer is not required to send reminders / notices to the Applicant(s) in respect of the obligations of the Applicant(s) as set out in this Application and / or the allotment letter / agreement and the Applicant(s) is required to comply with all its obligations on its own.
19. THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
20. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of allotment.

I/We, the Applicant(s), do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agrees, affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i)

ii)

Signature of Sole / First applicant

Signature of Joint applicant

Place

Date

Signature of the Applicant(s)

For Office use only
 Check List for Application Form
 Project: Purvanchal Royal City (Phase-II), Greater Noida

Flat No.		Tower No.	
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- 1. Photograph of Sole /First Applicant:
- 2. Photograph of joint Applicant 1 (if applicable):
- 3. Photograph of joint Applicant 2: (if applicable)
- 4. Two extra Photographs of all Applicant 2 for sale agreement
- 5. Basic Sale Price & other charges calculation checked
- 6. Possession charges checked
- 7. Signatures of applicant(s) on every pages checked
- 8. KYC documents completed

Remarks:

- 9. Is customer interested for home loan (Yes/No):

10. If yes, which Bank/Financial institution

11. Any other condition (Please specify):

12. Additional offers given (Please specify):

Signature of Applicant(s)

Name:

Signature of the Applicant(s)