

Application Form For
Provisional Booking in
SG HOMES
VASUNDHARA, GHAZIABAD



To
M/s. SG Estates Ltd.
105-106, Deep Shikha Tower,
Rajendra Place,
New Delhi-110008

Date:

Dear Sir,

I/We request that I/we may be allotted provisionally an Apartment in **SG HOMES**, at Sector-3, Vasundhara, Ghaziabad, (U.P.), being promoted by **M/s. SG Estates Ltd.**

My/our particulars are given below :-

First Applicant

1. Name of the applicant Smt./Shri/Ms.....
2. S/o / D/o / W/o.....
3. Address.....
4. Telephone No.....(O).....(R).....
5. Mobile No..... 6. PAN No.....
7. Email.....

Second Applicant

1. Name of the applicant Smt./Shri/Ms.....
2. S/o / D/o / W/o.....
3. Address.....
4. Email.....

Details of Property for provisional booking :

- | | |
|--|--------------------|
| a) Apartment No. | |
| b) Floor | |
| c) Super Area of apartment | Sq. feet |
| d) Basic Sale Price | @ Rs..... Sq. feet |
| e) Other Charges (FFC, EEC & IDC) | @ Rs..... Sq. feet |
| f) Preferential Location Charges (PLC) | @ Rs..... Sq. feet |
| g) Covered/ Open Car Parking | Rs..... |
| Total Value : | Rs. |

I/We remit herewith a sum of Rs.....(Rupees in words.....
..... only) by local Cheques/DD/Cash bearing No.....
.....DatedDrawn on.....
.....towards the earnest money for provisional booking along with
duly signed terms & conditions with accepted payment plan.

Enclosed : Duly Signed Terms & Conditions + Payment Plan (Applicant)

SG ESTATES LIMITED

QUALITY CONSTRUCTION, OUTSTANDING INTEGRITY

-An ISO 9001:2000 certified company-

105-106, Deep Shikha Tower, Rajendra Place, New Delhi-110008

Ph.: 42323230 (Hunting Lines)

Fax : 42323244

Website : www.sgestates.in

E-mail : info@sgestates.in

TERMS AND CONDITIONS FOR ADVANCE REGISTRATION FOR BOOKING OF APARTMENT IN 'SG HOMES', LOCATED AT SECTOR-3, VASUNDHARA, GHAZIABAD (UP)

- I/we agree that the drawings displayed/shown are provisional and subject to change by sanctioning authority/architect/promoter during the course of Sanction/Construction without any objection or claim from the purchaser to which we had agreed upon.
- The total sale consideration has been calculated of super area as basic cost price besides other charges. Rate charged above for the area of the Apartment for what is commonly known as "Super area" shall mean and include the entire covered built-up area of the said Apartment inclusive of area under periphery walls, area under columns & walls within the Said Apartment, areas of the wall common with other adjoining apartments, cupboards, plumbing shafts, projections, pergolas, lofts and balconies within the Said Apartment and half the area of common walls with adjoining apartments, plus proportionate share of area utilized for Common Areas and Facilities, overhead and underground water tank, guard room, mummy, pump room, electrical substation, lifts at all levels etc., for the Said Building.

3. Preferential locations charges (PLC) and Other Charges:

Preferential Location Charges (PLC)		Parking	Other charges
a) 1 st Floor	Rs. 150/- per sq. ft.	Open Car Parking : Rs.1,00,000/-	F.F.C. (Fire Fighting Charges) + E.E.C. (External Electrification Charges + IDC (Internal Development Charges) @ Rs.125/- per sq. ft.
b) 2 nd Floor	Rs. 125/- per sq. ft.	Basement Car Parking : Rs.1,50,000/-	
d) 3 rd Floor	Rs. 100/- per sq. ft.	Basement Car Parking back to Back :Rs.2,50,000/-	
e) 4 th Floor	Rs. 75/- per sq. ft.	Stilt Car Parking :Rs.2,00,000/-	
f) 5 th Floor	Rs. 50/- per sq. ft.	Stilt Car Parking back to back :Rs.3,50,000/-	
g) 6-8 th Floor	Rs. 25/- per sq. ft.	(One Car Parking mandatory)	
h) Corner	Rs. 50/- per sq. ft.	2 Wheeler Parking : 25,000/-	
i) Park facing	Rs. 50/- per sq. ft.	(one compulsory)	

- Power Back-up Charges @ Rs. 20,000/- per KVA (1 KVA compulsory for below 1350 sq.ft. Flat & 2 KVA Compulsory for above 1350 sq.ft. flat) to be paid on demand by company. The recurring monthly costs on the basis of actual expenses shall be borne by the Allottee as per actual/units consumed on the unit rates as decided by the Maintenance Agency/Company from time to time.
- Club Membership (Mandatory) : Rs.60,000/- & Interest free maintenance security (IFMS) @Rs. 30/- per sq ft is to be paid on demand by company before Possession
- 18 months Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance services as per the terms of the Maintenance Agreement which has been pursued by buyer for the Maintenance of the Complex.
- I/we agree to sign and execute as and when desired by the company a Buyer's agreement on the standard format, which has been perused by me and shall abide by the terms and conditions laid down therein which are binding on me/us.
- a) It is specifically agreed that 15% of the basic sale price, as aforesaid, shall always be treated as earnest money. The earnest money shall be liable to be forfeited in the event of withdrawal of allotment by the Allottee/s and/or cancellation of allotment being administrative and marketing expenses on account of default/breach of the terms and conditions of allotment contained herein, including non-payment of basic sale price / other charges. In the eventuality of withdrawal / cancellation, the earnest money deposited will stand forfeited and the balance amount after adjustment of interest accrued on delayed payments, if any, will be refunded to the Allottee/s, without any interest and such refund shall be made only when the Said Apartment is re-allotted/sold to any other person(s) and out of the sale proceeds realized from the new allottee.
- b) The payment on or before due date of basic sale price and other charges payable by the Allottee/s as per the payment plan opted by the Allottee/s or as demanded by the Company, from time to time, is the essence of this Agreement. In case, Allottee/s fails to make the payments, as aforesaid the Allottee/s shall be liable to pay interest thereon @ 18% per annum from the due date of the installment / payment till the date of actual payment. However, in case the Allottee/s fails to make the payment with interest as aforesaid within a period of 60 days from the said due date, the Company shall have the right to cancel the allotment and forfeit the earnest money and the Allottee/s shall be left with no right in the Said Apartment. The refund if any, will be as per Terms & Conditions of Buyer's Agreement.
- c) The buyers agree that no right will accrue in favor of the buyer in the apartment until a sale deed is executed and registered, and the SG Estates Ltd., shall continue to be the owner of the apartment and also the construction thereon and this allotment shall not give to the buyer(s) any rights or title or interest therein or even though all payment have been received by the SG Estates Ltd. The SG Estates Ltd. shall have the first lien and charge on the apartment for all its dues that may become due and payable by the buyer(s) to the SG Estates Ltd.
- I/We agree that all letters, receipt and notice issued by the promoter & dispatched by UPC to the last address known, of the purchaser shall be sufficient proof of receipt of the same by the purchaser and completely discharge the promoter of his responsibility.
- "Taxes" means any and all Taxes paid or payable by Company and/or its contractors by way of value added tax, state sales tax, central sales tax, works contract tax, service tax, cess, levies and education cess and any other taxes by whatever name called in connection with the development/construction of the Said Apartment / Said Building/ Project, now or in future and are payable extra.
- The applicant may, at its own cost, expense and risk, arrange any loan/funds from any banker or financial institutions to finance the purchase of the said Unit. In case the loan is not granted or cancelled or withdrawn by the banker/financial institution(s) on any ground whatsoever, the applicant shall not be entitled to any leverage or concessional treatment from the Developer.
- The stamp duty, registration charges and service tax to be paid extra as applicable. Electric/ water connection charges are payable extra.
- Charges for individual dual prepaid electric meter which include security + Meter cost + Panels /cables from sub-station to Feeder Pillar + MC's and cable to the respective apartment and water connection charges are payable prior to possession of apartment.
- Nominal charges for Club & Swimming Pool usage on monthly basis shall be charged extra.
- Metro Cess as and when levied by Ghaziabad Development Authority (GDA), UP Aawas & Vikas Parishad, U.P. Housing Board & Other authorities will be proportionately charged to all the allottees.
- That the allotment is entirely at the discretion of the Company and the Company reserves the rights to accept or reject any request for booking without assigning any reason of whatsoever nature.
- To settle any confusion regarding any matter herein, or anything being not covered/clarified herein, it is agreed by the applicant(s) that reference shall be made to the detailed terms of the Buyers Agreement which has been formatted and seen and read by the applicant(s) but shall be executed on confirmation of Booking.
- The Developer by itself or through its nominee may raise finance from any Bank /Financial Institution/Body Corporate to finance the building/complex and for this purpose further create an Equitable/English Mortgage/ Charge on the project land and area constructed / to be constructed and for such an act, the applicant(s) hereby consent(s) and authorize(s) the Developer to do the same. The developer, however, assures the applicant(s) that the said unit, after receipt of the basic sale price and all other sums due and payable by the Buyer, shall be conveyed to the Buyer free of encumbrances by the Developer.
- The roof right will remain with the Developer. In the event of increase of the FAR and further construction over the last floor is permitted by the competent authorities, the developer shall be entitled to construct further floors to his convenience and buyer hereby consent to the same.
- Transfer of the said Apartment in case of allotment thereof, by the Applicant(s) / Allottee(s) shall be permissible at the sole discretion of the Company on payment of such administrative charges as may be fixed by the company.
- The aforementioned terms and conditions are not exhaustive and are merely indicative and are subject to detailed terms and conditions in the Application Form and Flat Allotment Agreement. A copy of this application form bearing my/our signature(s) has been given to me by the Developer for future reference and record.
- In case of any disputes arising between the parties with regards to interpretation of any clause of Terms and Conditions, builder buyer agreement with regard to this application then it is agreed between the parties that the Managing Director of the company or any person authorized by him shall be appointed as the sole arbitrator under the Arbitration and the Conciliation Act, 1996 or any other subsequent act on the said subject with any amendment from time to time and decision of the said sole arbitrator shall be final and binding upon both the parties.
- The provisions of U.P. Apartments Ownership Act and rules made there under, if applicable, shall be complied by the Parties.
- The Courts at Delhi and the High Court of Judicature at Delhi alone shall have the jurisdiction in all matters arising out of/ touching and/or concerning this Agreement.

WITNESSES

I have gone through the above mentioned terms and condition fully understand them. I hereby record my acceptance of the same.

1. _____
2. _____

Signature: _____
Name of Applicant: _____
Address: _____

**Payment Plan for
SG HOMES
SEC-3, VASUNDHARA, GHAZIABAD**



Plan A : FLEXI PAYMENT PLAN

i. On Booking	10% of Value
ii. Within 45 days of Booking	10% of Value
iii. On start of Excavation	30% of Value
iv. On start of Stilt Slab	9% of Value
v. On start of 2 nd Floor Slab	9% of Value
vi. On start of 4 th Floor Slab	9% of Value
vii. On start of 6 th Floor Slab	9% of Value
viii. On start of 7 th Floor Slab	9% of Value
ix. On offer of Possession	5% of Value

+ IFMS @ Rs. 30/- per sq.ft.
+ Club Membership Charges + Applicable Taxes
+ Applicable Electrical dual pre-paid meter system, Gas pipeline **only for kitchen & water** Connection charges
+ Advance Maintenance Charges.

Plan A : UPFRONT PAYMENT PLAN

At the time of Booking	15% of value
Within 30 days of Booking	80% of Value
On Possession	5% of Value + IFMS + Club Membership Charges + Applicable Taxes + Applicable Electrical dual pre-paid meter system, Gas pipeline only for kitchen & water Connection charges + Advance Maintenance Charges

Basic Sale Price	: Area x Rate per sq. ft
Sale Price	: Basic Sales Price + F.F.C + E.E.C. + I.D.C. + P.L.C.
Value	: Sale Price + Car Parking Charges
IFMS	: Interest Free Maintenance Security

- Value as mentioned herein means and includes all charges payable over and above the Basic Sale Price i.e. Basic Sale Price + F.F.C. + E.E.C. I.D.C. + Preferential Location Charges + Car Parking Charges.
- All installments in the installment plan shall become payable within 10 days of demand irrespective of the order in which these are listed above.
- Power Back-up Charges, Electrical dual pre-paid meter system, Gas pipeline & water Connection charges as applicable to be payable on demand by company before Possession
- Prices can be revised at any time at the sole discretion of the company without any notice. There is no escalation for the booked apartment.
- Cheques/drafts should be payable in the name of M/s SG Estates Ltd., Payable at New Delhi

(Accepted)

(Applicant)

Name : _____