

## Application Form For

Provisional Booking of **Residential Apartment** in  
**SG BENEFIT**  
**(CP-I/B, GOVINDPURAM, 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 a Residential Apartment in **SG BENEFIT, CP-I/B, GOVINDPURAM, GHAZIABAD, (U.P.)**, being developed 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 (R).....(O).....
5. Mobile No..... 6. PAN No.....
6. Email.....

### SECOND APPLICANT:

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

### **Details of Property for provisional booking:**

- |    |   |             |                                 |                           |
|----|---|-------------|---------------------------------|---------------------------|
| a) | Unit No                                   | :           | .....                           |                           |
| b) | Floor                                     | :           | .....                           |                           |
| c) | Area of Unit                              | :           | Super Area ..... Sq. feet ..... |                           |
| d) | Sale Price                                | :           | @ Rs. .... Sq. feet .....       |                           |
| e) | Preferential Location Charges (PLC) Floor | :           | @ Rs. .... Sq. feet .....       |                           |
|    |   | Corner      | :                               | @ Rs. .... Sq. feet ..... |
|    |   | Park Facing | :                               | @ Rs. .... Sq. feet ..... |

**Total Value : Rs. ....**

I/We remit herewith a sum of Rs.....(Rupees in words.....  
 .....only) by local Cheque/DD/Cash bearing No.....Dated  
 .....Drawn 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**

**(Applicants)**

## **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

**INDICATIVE TERMS AND CONDITIONS FOR ADVANCE REGISTRATION FOR BOOKING OF UNIT IN "SG BENEFIT" LOCATED AT CP-1/B, GOVINDPURAM, GHAZIABAD (UP)**

1. I/We am/are fully aware that M/s. SG Estates Limited, 105-106, Deep Shikha tower, Rajendra Place, New Delhi, are developing a Commercial -cum-Residential Project (G+4 floor Commercial; 6<sup>th</sup> Floor onwards Residential) on plot No. CP-1/B, Govindpuram, Ghaziabad, allotted by Ghaziabad Development Authority. (GDA)
2. I/we agree that the drawings displayed/shown are provisional and subject to change by sanctioning authority/architect/ promoter during the course of construction without any objection or claim from the purchaser to which we had agreed upon. Construction at site will start only after approved plan are received from GDA. Builder Buyer agreement cum allotment letter will also be executed after receipt of Sanctioned Plan.
3. Date of booking of Apartment/flat shall always be deemed/treated as the date appearing on Booking/Provisional Booking application form with which token money for booking of the apartment/flat has been tendered. .
4. The total sale consideration has been calculated of super area as Sale price plus PLC 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 the area under periphery walls, area under columns and walls, cub-boards, projections, lofts, balconies and terraces within the said apartment plus proportionate share from the common areas such as entrance lobby, staircases, lifts, lift machine room, corridors, mummy, electrical room/ sub-station/ transformer, garbage room, guard room, pump room, toilet for common use, overhead tank, clubhouse & other common facility in the said building.
5. Preferential locations charges (PLC): Corner Apartment/Park Facing Apartment-Rs75/sft, 4<sup>th</sup> &5<sup>th</sup> Floor-Rs 125/sft, 6<sup>th</sup>,7<sup>th</sup>,&8<sup>th</sup> Floor-Rs 75/sft, 9<sup>th</sup>,10<sup>th</sup>,11<sup>th</sup>, 12<sup>th</sup>, floor-Rs 50/sft, 14<sup>th</sup>,15<sup>th</sup>,16<sup>th</sup> Floor-Rs 25/sft.
6. Power Back-up, recurring monthly and usage costs 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 and also for common area power back up charges on super area basis..
7. Interest free maintenance security (IFMS) @Rs. 30/- persq ft is to be paid on demand by company, before Possession.
8. 24 months Advance Maintenance Charges (AMC) shall be used to provide Complex Maintenance & Facility management services viz Campus Security, Common Area House Keepings Garbage Disposal, horticulture, Maintenance of Lifts, Generators, Water Pumps, Fire Pumps, EPABX system and other common area electro mechanical equipment including their Annual Maintenance Charges, services of an Electrician , Plumber & Estate Manager for the Maintenance of the Complex. The 24 months AMC shall be fixed in context of the prices prevailing at the time of possession/fixation, in consultation with nominated Agency, to whom AMC will be payable.
9. I/we agree to sign and execute as and when desired by the company after payment of 15% of Sale price, a Builder Buyer agreement on the standard format, which has been perused by me and shall abide by the terms and conditions laid down there in which are binding on me/us.
10. a) It is specifically agreed that 15% of the 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 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 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 <a 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.
11. I/We agree that all letters, receipt and notice issued by the promoter & dispatched by UPC/speed post/courier to last updated 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.
12. "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.
13. 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. Company is in no way connected/Associated with Sanction or otherwise of loan by any Bank/Financial Institution, applied by the applicant(s).
14. The stamp duty, registration charges and service tax to be paid extra as applicable. Sewerage and Water connection charges are payable extra.
15. The Club shall be exclusively for the use of residents only. Residents shall pay recurring monthly charge towards the operations & running of the club house.
16. Metro Cess as and when levied by Ghaziabad Development Authority (GDA) and also any increase and introduction of new Development Charges levied by Government/or any of its agencies after the booking of the flat, will be proportionately charged to all the Allottees and will be payable by us.
17. 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.
18. 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.
19. 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 sale price and all other sums due and payable by the Buyer, shall be conveyed to the Buyer free of encumbrances by the Developer.
20. 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.
21. 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 only after 50% of payment is received and on payment of such administrative charges as may be fixed by the company.
22. 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.
23. 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.
24. The provisions of U. P. Apartments Ownership Act and rules made there under, if applicable, shall be complied by the Parties.
25. 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**

have gone through the above mentioned T&C fully understand them. I hereby record my acceptance of the same.

1)  
2)

Signature: (a) \_\_\_\_\_ (b) \_\_\_\_\_

Name of Applicant (S) \_\_\_\_\_

Address(S) \_\_\_\_\_

# SG BENEFIT

## Payment Plan : Residential Apartment

### PLAN A: DOWN PAYMENT PLAN

- |      |                           |   |
|------|---------------------------|---|
| i.   | At the time of Booking    | 15% of Value                            |
| ii.  | Within 45 days of Booking | 80% of Value                            |
| iii. | On Offer of Possession    | 5% of Value & Other Applicable Charges# |

### PLAN B: FLEXI PAYMENT PLAN

- |       |                             |   |
|-------|-----------------------------|---|
| i.    | On Booking                  | 15% of Value                            |
| ii.   | Within 45 days of Booking   | 10% of Value                            |
| iii.  | On Start of Excavation      | 20% of Value                            |
| iv.   | On start of Basement Slab   | 8% of Value                             |
| v.    | On start of 2nd Floor Slab  | 8% of Value                             |
| vi.   | On start of 6th Floor Slab  | 8% of Value                             |
| vii.  | On start of 10th Floor Slab | 8% of Value                             |
| viii. | On start of 13th Floor Slab | 8% of Value                             |
| ix.   | On Start of Brick Work      | 5% of Value                             |
| x.    | On Start of Outer Plaster   | 5% of Value                             |
| xi.   | On Offer of Possession      | 5% of Value & Other Applicable Charges# |

### PLAN C: SPECIAL PAYMENT PLAN

- |      |                               |   |
|------|-------------------------------|---|
| i.   | At the time of Booking        | 15% of Value                            |
| ii.  | Within 45 days of Booking     | 5% of Value                             |
| iii. | Starting of Ground Floor Slab | 20% of Value                            |
| iv.  | Starting of 7th Floor Slab    | 20% of Value                            |
| v.   | Starting of 14th Floor Slab   | 20% of Value                            |
| vi.  | At the time of Top Floor Slab | 15% of Value                            |
| vii. | On Offer of Possession        | 5% of Value & Other Applicable Charges# |

### PLAN D: 10/80/10 Plan (10% Now, No EMI Till Offer of possession\*)

- |      |                           |  |
|------|---------------------------|--|
| i.   | At the time of Booking    | 10% of Value                             |
| ii.  | Within 45 days of Booking | 80% of Value                             |
| iii. | On Offer of Possession    | 10% of Value & Other Applicable Charges# |

\*Applicable Service Tax is to be paid at every stage of payment.

**# Applicable Charges :** + IFMS @ Rs. 30/- per sq.ft. + Water & Sewerage Connection Charges + Applicable Labour Cess & Additional Value Added Tax + Applicable Registration charges, Stamp Duty + Incidental & Legal charges there to + Applicable Govt. levies, Taxes + Advance Maintenance Charges (for 24 months) + Common Area Electricity Charge Rs.15,000/- (Replenished on exhaust) + Sinking Fund charges (For 24 months) + Recurring and monthly expenses of Club + Electrical Dual Pre Paid Meter Charges + Power Back Up(Per KVA) Charges

**The following would be charged extra at the time of making offer of possession:**

- Power Back Up Charges(Per KVA - 20,000)
- Electrical Dual Pre-Paid Meter Charges(To be decided at the time of possession)

Note : Installation of Power Backup of minimum 1 KVA for 1 BHK & of minimum 2 KVA For 2&3 BHK's

**Sale Price** : Super Area x Rate per sq. ft.  
**Value** : Sale Price + PLC  
**IFMS** : Interest Free Maintenance Security  
**PLC** : Preferential location charges

1. All Installment in the payment plan shall become payable within 7 days of the demand irrespective of order in which these are listed above.
2. Prices are escalation free but subject to change without any prior notice at sole discretion of the company.
3. The above mentioned price list is not a legal binding on the company and is for flats with standard specifications.
4. Size & Layout are tentative & subject to changes without prior notice, for detail refers to the Builder Buyer Agreement.
5. All Payments should be made in the favor of "SG Estates Ltd." Payable through Account Payee (A/C) Cheque /PayOrders /Demand Drafts only payable at New Delhi.
6. Any other charges / levies by Government or by company from time to time will be payable extra maintenance Related Charges at the time of Possession.
7. \*T&C Apply,10/80/10 Plan (10% Now, No Pre EMI Till offer of possession\*) scheme benefit will be applicable till offer of possession or 30 Sep 2017 whichever comes first.

**No Extra Charges for –**

- I. Rights of use of Car Parking Charges in limited common area & facilities
  - a) In case of 1 BHK (Small/Medium/Big) - One Open Car Parking.
  - b) In case of 2 BHK (Small/Big) & 3 BHK - One Covered Car Parking.
- II. One time Club Membership
- III. Additional Development Charges (ADC)
- IV. External Electrification Charges (EEC)
- V. Firefighting Charges (FFC)

(Accepted)

Name : \_\_\_\_\_

(Applicants)