

Application Form For
Provisional Booking in
SG's ALPHA CORPORATE TOWER-1
SECTOR-9, VASUNDHARA (GHAZIABAD)



To,
S.G. Estates Ltd.
S.G. Plaza, 3rd Floor,
Plot No.4 LSC, Indra Enclave,
Near Paschim Vihar, New Delhi -110 087.

Date.....

Dear Sir,

I/We request that I/we may be allotted provisionally Office Space in **SG's Alpha Corporate Tower-1, Vasundhara (Ghaziabad)** located at Sector 9, Vasundhara, Ghaziabad, being promoted by **M/s. S.G. 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.....

Second Applicant

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

Details of Property for provisional booking :

- | | | |
|----------------------------------|---|--------------------|
| a) Office Space No. | : | |
| b) Floor | : | |
| c) Super Area of Office | : |Sq. feet |
| d) Basic Sale Price | : | @ Rs.....Sq. feet |
| e) Preferential Location Charges | : | @ Rs.....Sq. feet |
| f) Open Car Parking | : | @ Rs.....(Lumpsum) |
| g) Allied Charges | : | @ Rs.....Sq. feet |
| Total Value : | | Rs. |

I/We remit herewith a sum of Rs.....in words.....
..... only) by local cheque/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-

S.G.'s Plaza, 3rd Floor, Plot No. 4, LSC, Inder Enclave,
Near Paschim Vihar, New Delhi-110 087

Ph.: 011-65448044, 25289586
Fax : 011-25289311
Website : www.sgestates.in
E-mail : info@sgestates.in

TERMS & CONDITIONS

For Provisional Booking of Office under construction in **ALPHA Corporate Tower-1 , Sector-9, Vasundhara, Ghaziabad.**

1. I/we agree that the drawings displayed are provisional and statutory approval is in progress 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.
2. 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.
3. 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 offices for what is commonly known as "Super area" i.e. for the covered area including walls, cupboards, windows projections and balconies plus proportionate share of areas under staircase, common areas, Atriums/walls, lifts, lift room, shaft, water supply arrangement and other common facilities etc.
4. Preferential locations charges (PLC) will be payable extra in addition to basic Sales Price as follows :-
 - i) For 45m Road Front - 7% of BSP
 - ii) On Corner - 3% of BSP
 - iii) Open Car Parking - Rs. 90,000.
 - iv) Allied Charges @ 6% on Basic Sales Price.
5. The above mentioned basic cost does not include Interest Free maintenance security deposit to be levied uniformly in the proportionate of the area and power backup charges to be paid on demand, power backup @ Rs. 20,000/- per KVA (1 KVA compulsory).
6. Time of payment shall be treated as essence of the contract. In the event of cancellation rescinding the allotment due to failure on the part of the buyer to pay the agreed sale and other consideration charges resulting in default breach of the imperative obligation or voluntary request from the buyer for cancellation the buyer shall lose 15% the total sale consideration being administrative expenses and the amount paid if any paid over and above the amount shall be refunded without interest in 4 monthly installments from the date of completion of surrender of all original receipts duly discharged + relevant correspondence.
7. I/we agree that delayed payment will be subject to the payment of interest @ rate of 18% per annum. Further if purchaser fails to pay subsequent 2 installments of the dues as per payment plan by the due date and thereafter purchaser will have no claim on the said office of whatsoever nature i.e. re-allotted by the builder in any other name by giving fifteen days R.A.D. Notice and 15% of the total sale consideration shall stand in fact deducted as administrative expenses .
8. I/we agree that all letters, receipt and notice issued by the promoter & dispatched by UPC to the last address know of the purchaser shall be sufficient proof of receipt of the same by the purchaser and completely discharge the promoter of his responsibility.
9. If there is any additional levies such as trade tax, service tax, Rates, Taxes Cess & fees etc as assessed and attributable to the developer as a consequence of Central Government/ State Government/GDA/or other local authority order the same if applicable shall also be paid by the buyers in his proportionate share.
10. 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 on any ground whatsoever, the applicant shall not be entitled to any leverage or concessional treatment from the Developer.
11. The stamp duty, registration charges and service tax to be paid extra as applicable.
12. 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 allotment.
13. 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.
14. 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.
15. I/we agree that purchaser will obtain electric water connection from concerned authorities at his own cost including other charges.
16. Transfer of the said Office space in case of allotment thereof, by the Applicant(s) / Allottee(s) shall be permissible at the sold discretion of the Company on payment of such administrative charges as may be fixed by the company.
17. The aforementioned terms and conditions are not exhaustive and are merely indicative. A copy of this application form bearing my/our signature(s) has been given to me by the Developer for future reference and record.
18. In case of any dispute on any point, no party will have right to move to the Court of law or to any other forum. The dispute will be settled through an Arbitration Process. The Arbitrator will be a retired District Judge or a retired justice of High Court. The cost of the Arbitration will be borne in equal proportion by the parties involved in the dispute. It will be incumbent upon the Arbitrator to award decision within a short span of 7 days.

(Accepted)

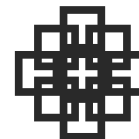
(Applicant)

Name :

Place :

Date :

**PAYMENT PLAN FOR
SG's ALPHA CORPORATE TOWER - 1
SECTOR-9, VASUNDHARA, GHAZIABAD**



Plan A: CONSTRUCTION LINKED PAYMENT PLAN

At the time of Booking	15% of value*
Within 45 days of Booking	15% of value
On Start of Foundation	10% of value
On Start of Lower Slab	5% of value
On Start of Ground Floor Slab	5% of value
On Start of Upper Floor Slab	5% of value
On Start of First Floor Slab	10% of value
On Start of Second Floor Slab	5% of value
On Start of Third Floor Slab	5% of value
On Start of Fourth Floor Slab	5% of value
On Start of Fifth Floor Slab	5% of value
On Start of External Work	10% of value
On Possession	5% of value + IFMS + Applicable Service Tax

Plan B: 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 + Applicable Service Tax

Preferential locations charges will be payable extra in addition to basic Sales Price as follows :

- i) For 45m Road Front - 7% of BSP
- ii) On Corner - 3% of BSP
- iii) Open Car Parking - Rs. 90,000.
- iv) Allied Charges @ 6% on Basic Sales Price.
- v) Power backup charges Rs. 20,000/- per KVA

Basic Sale Price : Area x Rate per sq. ft
Sales Price : Basic Sales Price + PLC
Value : Sale Price + Allied Charges + Car Parking
IFMS : Interest Free Maintenance Security

* Value as mentioned herein means and includes all charges payable over and above the Basic Sale Price i.e. Preferential Location Charges + Allied charges + Car Parking.

- ◆ All installments in the installment plan shall become payable within 7 days of demand irrespective of the order in which these are listed above.
- ◆ Power backup charges 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.
- ◆ Cheque/drafts should be payable in the name of **M/s S.G. Estates Ltd. Payable at New Delhi.**

(Accepted)

(Applicant)

Name :

Place :

Date :