

**BOOKING APPLICATION FORM**

(w.e.f. 23-03-2011)

Application Date : \_\_\_\_\_

Booking Date : \_\_\_\_\_

Dear Sirs

I/We the undersigned request that a residential flat may be allotted to me/us in your Sethi Group - Max Royal, Sector-76, Noida as per the company's terms & conditions, which I/we have read and understood and shall abide by the same as stipulated by the company.

**SOLE APPLICANT**

Name (Mr./Mrs./Miss) : .....

S/o W/o D/o : .....

Date of Birth : ..... Age : ..... Anniversary Date : .....

Marital Status :  Single  Married

Residential Status :  Resident Indian  NRI  Foreign National

Occupation : ..... Designation : .....

Communication Address : .....

Permanent Address : .....

Company / Office Name : .....

Company / Office Address : .....

Mobile No. : .....

Telephone No. (Residence) : ..... (Office): .....

E-mail ID : .....

Income Tax PAN : ..... Annual Income .....

Photograph

**Sole Applicant Signature**

**CO - APPLICANT**

Name (Mr./Mrs./Miss) : .....

S/o W/o D/o : .....

Date of Birth : ..... Age : ..... Anniversary Date : .....

Marital Status :  Single  Married

Residential Status :  Resident Indian  NRI  Foreign National

Occupation : ..... Designation : .....

Communication Address : .....

Permanent Address : .....

Company / Office Name : .....

Company / Office Address : .....

Mobile No. : .....

Telephone No. (Residence) : ..... (Office): .....

E-mail ID : .....

Income Tax PAN : ..... Annual Income .....

Photograph

**Co - Applicant Signature**

**DETAILS OF THE FLAT:**

- 1) Flat No. : .....
- 2) Floor No. : .....
- 3) Block : .....
- 4) Type : .....
- 5) Super Area (Sq. Ft.) : .....
- 6) Facing :  Park Facing  Front Facing  No Front / Park Facing
- 7) Payment Plan :  Down Payment  Flexi  Construction Link

**PRICE DETAILS OF THE FLAT:**

- 1) Basic Price Rs. .... PSF X ..... Sq.Ft. : Rs. ....
- 2) PLC for ..... Floor @ Rs..... PSF : Rs. ....
- 3) PLC for Park Facing @ Rs. 75/- PSF : Rs. ....
- 4) PLC for Front Facing @ Rs. 50/- PSF : Rs. ....
- 5) PLC for Corner Flat @ Rs. 50/- PSF : Rs. ....
- 6) Open Car Parking ..... No(s) : Rs. ....
- 7) Covered Car Parking ..... No(s) : Rs. ....
- 8) Upgradation from Open Car Parking to Covered Car Parking : Rs. ....
- 9) Lease Rent : Rs. ....
- 10) External Electrification Charges : Rs. ....
- 11) Fire Fighting Charges : Rs. ....
- 12) I.F.M.S. @ Rs. 25/- PSF : Rs. ....
- 13) Power Backup @ Rs. 20,000/- PKVA ..... KVA : Rs. ....
- 14) Club Membership (1 Flat) : Rs. ....

**TOTAL CONSIDERATION** : Rs. \_\_\_\_\_

**(in Words)** .....

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**PAYMENT DETAILS:**

I/We remit herewith a sum of Rs. .... (Rupees .....  
..... ) vide Cheque/DD No. .... dated .....  
drawn on .....  
in favour of "SETHI BUILDWELL PVT. LTD." as Booking Advance / Earnest Money.

**MODE OF BOOKING:**

Direct     Broker/Dealer

Broker/Dealer Name : ..... Company/Firm Name : .....

Mobile No. : ..... Email Address : .....

Office Address : .....

Name of Employee : ..... Designation : .....

Mobile No. : ..... Email Address : .....

Employee Signature : ..... Dealer Signature : .....

**SOURCE OF BOOKING:**     Advertisement: .....     Reference: .....

Website / Internet: .....     Others: .....

**(FOR COMPANY USE)**

**CHECK LIST:** (Tick Mark)

1. Booking amount by Cheque / Draft
2. Applicant Photographs (5 each)
3. Applicant Signature on Price List & Payment Schedule
4. Copy of PAN Card / Undertaking Form No. 60
5. ID - cum - Address Proof : Copy of Driving License / Voter ID / Passport
6. For Companies: Memorandum & Articles of Association including Incorporation Certificate and certified copy of Board Resolution.
7. For Foreign Nationals of Indian origin: Passport Photocopy / Funds from NRE/FCNR A/c
8. For NRI: Copy of Passport & Payment through NRE/NRO A/c

**RECEIVING / DEALING OFFICER:**

Name : ..... Designation : .....

Application Status :  Accepted     Rejected    Customer Code : .....

Signature : ..... Date : .....

Remarks : .....

APPLICANT(S)

COMPANY

## TERMS AND CONDITIONS

1. Cheque/ Draft to be issued in favour of “ **SETHI BUILDWELL PVT. LTD.** ” Payable at Delhi/New Delhi, Outstation cheque shall not be accepted.
2. All payments will be accepted from Applicant or Co-applicant only against above mentioned booked flat.
3. I/We agree to sign and execute, as and when desired by the company, the builders Flat Allotment Letter on the company’s standard format. I/We will not request to change any clause in Flat Allotment Letter.
4. There should not be any allotment unless confirmed in writing. Allotment shall remain provisional till letter of allotment is duly signed and executed by both the parties.
5. The final allotment of flat is entirely at the sole discretion of Company and the Company reserves the right to accept or reject an application without assigning any reason thereof and the Company shall be entitled to transfer the said unit to any other person at its own discretion.
6. The Applicant(s) shall pay stamp duty and registration charges separately at the time of sub-lease deed, as per the rates prescribed by the state government / authorities. The ownership rights shall remain with the company till registration of the unit as per rule.
7. Any taxes or Govt. duty as imposed by the local authorities shall be borne by the Applicant(s).
8. Dual Electric Meter Charges are extra, which is payable by the Applicant at the time of Possession.
9. Plans, layout, designs, specification are subject to change/modification as may be necessary for better execution of the project and shall be decided by the company/architect or any other competent authority.
10. Super Area means the total area comprising of covered area / Built-up area and the proportionate share of the common areas. The area of the flat/dwelling unit indicated is tentative. If during the course of construction or otherwise required by the Noida Authority, while approving or amending the building plans or due to any technical reasons the area of the individual flat under goes change (increased or decreased), then the price of the flat shall be adjusted accordingly. The super area of the individual flat may increase or decrease(+/-5%), then the price of the flat shall be adjusted accordingly. Adjustment amount will be charges on new super area as decided by the company. Adjustment amount will be adjusted in the final installment. No objection or claim shall be raised by the Applicant(s) in relation to such variation / changes
11. I/we agree to pay the installments within stipulated period as per agreed payment plan & schedule at the time of booking.
12. All late payments may be accepted subject to payment of interest @ 18% per annum. No late payment beyond 30 days of its due date shall be accepted and the Company shall be entitled to cancel and terminate this allotment after 30 days.
13. Whatsoever reason of cancellation the company shall forfeit/deduct amount equivalent to the 10% of the Total Consideration of the said flat / dwelling unit along-with over due interest from the amount received from the Applicant(s) till that date. The company shall refund the balance amount within 120 days from the date of such cancellation. The company shall be free to re-allot the flat to any other prospective buyer and the applicant shall have no right to claim whatsoever on the flat / dwelling unit cancelled.
14. No alteration / Addition in unit shall be acceptable.
15. In case of any addition in interiors on the choice of Applicant(s) the extra expenses shall be borne by the Applicant(s).
16. No transfer of allotment shall be permitted for a period of one year from the date of booking. The company may, at its sole discretion allow the transfer of allotment in bonafide cases only subject to payment of transfer charges @ Rs. 100/- Per sq.ft. of Super Area of the flat.
17. The responsibility of getting the loan sanctioned and disbursed, as per the Company’s payment schedule shall rest exclusively on the Applicant. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per schedule, shall be ensured by the Applicant, failing which may lead to cancellation of residential flat.
18. Courts at Delhi alone shall have jurisdiction for adjudication of all matters arising out of/ or concerning this transaction.  
I/We have fully read and understood the above-mentioned terms & conditions carefully and agree to abide by the same.

Date : .....

**Application Form Approved by (Sign): .....**

**APPLICANT(S)**

**COMPANY**