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in your lifestyle.....



SETHI GROUP
MAX ROYAL
2/3 BR HOMES, SEC-76, NOIDA



APPLICATION FORM



Sole Applicant :

Co - Applicant :

Booking Date :

Flat No. :

Floor No. :

Unit Type :

Super Area :

Payment Plan :

Broker Name :

To,
SETHI BUILDWELL PVT. LTD.
2nd Floor, Angel Mega Mall,
Kaushambi, Ghaziabad (U.P.) 201010

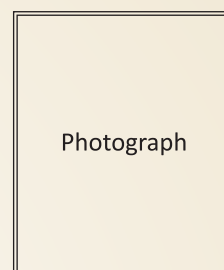
Application Date:

Dear Sir/Madam

I/We the undersigned request that a residential flat may be allotted to me/us in your project Sethi Group - Max Royal, situated at Plot No. GH-02B, Sector-76, Noida (U.P.) 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:

APPLICANT DETAILS - SOLE APPLICANT

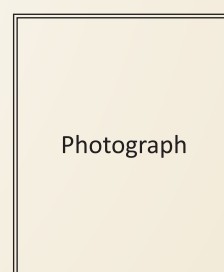
Name (Mr./Mrs./Miss) :
S/o W/o D/o :
Date of Birth : Age :
Marital Status : ☐ Single ☐ Married Anniversary Date :
Residential Status : ☐ Indian Resident ☐ NRI ☐ Foreign National
Permanent Address :
Communication Address :
Mobile No. : Landline No.(Res.).....
E-mail ID :
Occupation : ☐ Self Employed/Business ☐ Govt. Sector ☐ Private Sector
☐ Public Sector ☐ OtherDesignation:
Current Organization :
Organization Address :
PAN Card No. : Current Annual Income:



Sole Applicant Signature

APPLICANT DETAILS - CO APPLICANT

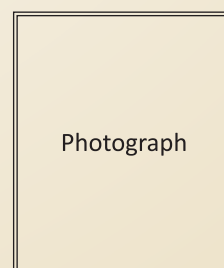
Name (Mr./Mrs./Miss) :
S/o W/o D/o :
Date of Birth : Age :
Marital Status : ☐ Single ☐ Married Anniversary Date :
Residential Status : ☐ Indian Resident ☐ NRI ☐ Foreign National
Permanent Address :
Communication Address :
Mobile No. : Landline No.(Res.).....
E-mail ID :
Occupation : ☐ Self Employed/Business ☐ Govt. Sector ☐ Private Sector
☐ Public Sector ☐ OtherDesignation:
Current Organization :
Organization Address :
PAN Card No. : Current Annual Income:



Co - Applicant Signature

Private Limited / Limited Company / Partnership Firm / Individual Firm (*If Applicable)

Company/ Firm Name :
Name of Authorised Signatory : Designation :
Registered Office Address :
PAN Card No. :
Mobile No. : Landline No.(Res.).....
E-mail ID :



Authorised Signatory

UNIT DETAILS

Flat No.	Floor No.	Block	Super Area (Approx.)
			Sq. Ft.

UNIT LOCATION

☐ Park Facing ☐ Front Facing ☐ Corner Facing ☐ N/A

PAYMENT DETAILS

S. No.	Account Head	Quantity [A]		Rate (in Rs.) [B]		Amount (in Rs.) [A x B]
1	Basic Price		Sq. Ft.		PSF	
2	PLC Park Facing		Sq. Ft.	75/-	PSF	
3	PLC - Front Facing		Sq. Ft.	50/-	PSF	
4	PLC - Corner Flat		Sq. Ft.	50/-	PSF	
5	Open Car Parking		No.(s)		Per Slot	
6	Covered Car Parking		No.(s)		Per Slot	
7	Lease Rent		Sq. Ft.	-	PSF	
8	External Electrification Charges		Sq. Ft.	-	PSF	
9	Fire Fighting Charges		Sq. Ft.	-	PSF	
10	I.F.M.S		Sq. Ft.	25/-	PSF	
11	Power Backup - Installation Charges		KVA	30000/-	KVA	
12	Club Membership (1 Flat)	1	Per Flat	-	Per Flat	
TOTAL CONSIDERATION						

(In Words):

PAYMENT PLAN OPTED

☐ Down Payment ☐ Flexi Plan ☐ Construction Link ☐ Time Link ☐ Subvention

S. No.	Due Date of Payment	Stage of Payment	%	Amount (in Rs.)
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

TOTAL CONSIDERATION

(In Words):

APPLICANT(S)

COMPANY

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			
<input type="checkbox"/> Direct Booking		<input type="checkbox"/> Broker / Associate / Channel Partner	
Employee Name		Company Name	
Designation		Concerned Person	
Mobile No.		Designation	
Signature		Mobile No.	
Stamp		Signature & Stamp	

OTHER DETAILS	
1. Are you an existing customer with Sethi Group : <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Project Name : Unit Number :	
2. Source of Funding for Purchase of Unit : <input type="checkbox"/> Self Funding <input type="checkbox"/> Loan If Loan, Financial Institution / Bank Name : Tentative Loan Amount :	
3. Purpose of Purchase of Unit : <input type="checkbox"/> Self Use <input type="checkbox"/> Investment	

TERMS AND CONDITIONS

- Cheque/ Draft to be issued in favour of “**SETHI BUILDWELL PVT. LTD.**” Payable at Delhi/New Delhi, Outstation cheque shall not be accepted.
- In case, the cheque comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the allotment, if any, shall stand automatically cancelled / revoked/withdrawn without any notice to the Applicant.
- 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.
- 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.
- 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.
- 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.
- Any taxes or Govt. duty as imposed by the Government / authorities shall be borne by the Applicant(s).
- 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. 200/- 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 :

(FOR COMPANY USE)

CHECK LIST: (Tick Mark)

1. 10% of Booking amount by Cheque / Draft
2. Applicant Photographs (5 each)
3. Applicant Signature on Price List, Payment Schedule & all pages of the Application form
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						
Date	Name of Employee	Designation	Mobile No.	Application Status (✓)		Signature
				Accepted		
				Rejected		

REMARKS (if any)

3D VIEW



FRONT VIEW



SKY VIEW



MAIN ENTRANCE



POOL VIEW

SETHI BUILDWELL PVT. LTD

Corp. Office : 2nd Floor, Angel Mega Mall, Kaushambi Ghaziabad (U.P.) Site Office : GH-2B, Sector-76, Noida, (U.P.)
Tel. No. : 0120 - 4111999 Mobile No. : 7827-111-999 Email : sales@sethigroup.in Website : www.sethigroup.in