



APPLICATION FORM

Date : _____

APPLICATION FOR ALLOTMENT OF AN APARTMENT/ FLOOR IN THE PROPOSED RESIDENTIAL HOUSING PROJECT NAMED "ARCADIA" APARTMENT IN SEC-83 & 84 AT NH 8 GURGAON.

M/s. SUMEL HEIGHTS PVT. LTD.
10th FLOOR, TOWER D,
GLOBAL BUSINESS PARK
GURGAON, HARYANA - 122002

SUBJECT : APPLICATION FOR BOOKING UNDER MENTIONED FLAT

PINE - 240 SQ.YDS Built-up area in Sq.ft. (excluding Balcony/Veranda/Terrace)	<input type="checkbox"/>	GROUND FLOOR <input type="checkbox"/>	FIRST FLOOR <input type="checkbox"/>	SECOND FLOOR <input type="checkbox"/>
		1128	1128	871
Equivalent Super Area Sq. Ft.		1575	1575	1214
EBONY - 300 SQ.YDS Built-up area in Sq.ft. (excluding Balcony/Veranda/Terrace)	<input type="checkbox"/>	GROUND FLOOR <input type="checkbox"/>	FIRST FLOOR <input type="checkbox"/>	SECOND FLOOR <input type="checkbox"/>
		1366	1323	1091
Equivalent Super Area Sq. Ft.		1907	1847	1522

Dear Sirs,

I/We request that I/We may be allotted an Apartment in your proposed Residential Housing Project named "ARCADIA" in sec-83 & 84 at NH 8 Gurgaon, (Haryana), being developed and promoted by you hereinafter referred to as "the company".

I/We agree to sign and execute, as and when desired by the company the Apartment Buyer's Agreement on the company's standard format, contents where of have been read and understood by me/us and I/We agree to abide by the terms & conditions thereof I/We remit herewith a sum of Rs. _____ (Rupees _____) by bank.

Draft/Cheque No. _____ dated _____ drawn on _____, being the booking amount / earnest money for the allotment of the apartment/floor. I/We further agree to pay the installments and additional charges as per the payment plan(opted by me/us), as shown in the price list, and/or as stipulated/demanded by the company, failing which the allotment will be cancelled and the booking amount shall be forfeited by the company.

My/Our particulars are given below:-

FIRST APPLICANT

- Mr./Mrs./Ms/M/s
Son /Wife/Daughter of Mr. /Mrs.
Date of birth Profession Designation
Company /Firm Name
Nationality
Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐
Residential Address
Office Address
Tel. Resi. Off. Mobile
Fax No. E-Mail ID

Marital Status No. Of Children

Income Tax Permanent Account No./Ward No.

Passport No. Country Name

SECOND APPLICANT

2. Mr./Mrs./Ms/M/s

Son /Wife/Daughter of Mr. /Mrs.

Date of birth Profession Designation

Company /Firm Name

Nationality

Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Residential Address

Office Address

Tel. Resi. Off. Mobile

Fax No. E-Mail ID

Marital Status No. Of Children

Income Tax Permanent Account No./Ward No.

Passport No. Country Name

PARTICULARS	AMOUNT
Basic Sale Price(BSP) (Including E.D.C & I.D.C)	
PLC	
Others if any	
TOTAL	

Stamp duty, Registration Fee and allied charges for execution and registration of Conveyance Deed will be additionally payable before possession.

IFMS (Interest Free Maintenance Security) : To be paid at the time of possession.

PAYMENT PLAN OPTION

(A) Down Payment Plan	
A. At the time of Booking	10%
B. Within 60 Days or Allotment (Whichever is later)	80%
C. On offer of Possession Total Sale Consideration	10% + IFMS+Stamp Duty & registration Charges + PLC A+B+C (Except Stamp Duty & Registration Charges)
(B) Construction Linked Plan	
A. At the time of booking	Rs. 1 Lakh
B. Within 30 days	10% (After adjusting Rs. 1 Lakh)
C. Within 60 days	10%
D. Within 60 days from Allotment or commencement of Earthwork at site (Whichever is latter)	15%
E. On completion of Foundation	10%
F. On casting of Ground floor Roof Slab	15%
G. On completion of super structure	15%
H. On completion of Brickwork with plaster	10%
I. On completion of Flooring Work	10%
J. On offer of Possession	5% + I.F.M.S. + Stamp Duty & Registration Charges + PLC
K. Total Sale Consideration:	(A+B+C+D+E+F+G+H+I+J) (Except Stamp Duty & Registration Charges)

TERMS & CONDITIONS FOR REGISTRATION / BOOKING / ALLOTMENT OF A BUILDER FLOOR WITH M/S. SUMEL HEIGHT PVT. LTD. HEREINAFTER REFERRED TO AS CO./COMPANY.

1. The final layout of the township/colony/apartment is in the process of being fine tuned, pending which a priority no. shall be issued to you after receiving 10% of the total cost of the booked flat. The Priority number shall signify the sequence in which you shall select your independent floor from the layout plan. For example Priority no.'6' in Ground Floor. Would mean you shall be entitled to choose your independent floor after 5 people have exercised their options.
 2. The final allotment shall be subject to execution of the prescribed Builder Buyer's Agreement between SUMEL HEIGHTS PVT. LTD. and the Allottee of the independent floor. The Allottee shall be required to execute the agreement and pay the stipulated installments within 15 days of being asked to do so by the Developer.
 3. The final sizes of the independent floor may vary from the sizes indicated in this 'Application Form' on account of either design or statutory conditions. Any variation of +/- 10% shall be deemed to be within acceptable range and the 'Applicant' shall be bound to accept the change in area. The cost of the independent floor shall be adjusted (the applicant shall be refunded excess amount or be required to pay additional sale consideration), on pro-rata basis based on the change (decrease or increase) in the independent floor area.
 4. The 'Application Form' issued by us is subject to the receipt of payment / sale consideration as mentioned above in this letter/application. In the event the applicant does not pay the Balance amount and executes the Builder Buyer's Agreement as per the prescribed schedule, the said application may be withdrawn/declined beyond the stipulated date.
 5. In case an applicant seeks cancellation against the floor booked, before or after the allotment then the entire booking amount paid by him/her shall be forfeited in full.
 6. In the event of the intending Allottee failing to execute the Builder Buyer's Agreement within the stipulated time frame indicated in point '2' above, this 'Application' shall be deemed as withdrawn and the booking amount paid by the intending Allottee as forfeited in full.
 7. The Installments' schedule shall be independent of the receipt of Demand Letter / Call Notices and the Allottee shall be liable to pay the Installments as per the original schedule prescribed in the application form.
 8. The E.D.C. / I.D.C. and other Government charges as applicable on the date of application are included in the price of independent floor. Any future enhancement in the above shall be payable by the Allottee in proportion to the super area of his / her floor.
 9. That timely payment of installments/balance sale consideration /security deposits/charges shall be of essence in respect of this application. This application does not constitute an agreement to sell. In case the installments are delayed, the applicant /intending allottee (s) shall pay interest on delayed payments @24% per annum compounded at the time of every succeeding installments annually which shall be calculated from the due date of outstanding.
 10. That the allotment/sale of the said Independent Floor is entirely at the sole discretion of the Company and the Company has the right to reject any offer/application without assigning any reason thereof.
 11. The Applicant(s) has specifically acknowledged to the Company that the allotment of the Floor shall be subject to the strict compliance of bye laws, rules etc. that may be issued by the appropriate authority and framed by the Company for occupation, use and transfer of the Floor and such other conditions as per the applicable laws.
 12. The Applicant(s) agrees that in case the Company is unable to deliver the said Floor to the Applicant(s) for his occupation and use due to (a) any legislation, order or rule or regulation made or issued by the Government or any other authority, (b) if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for any reason whatsoever, (c) if any matters, issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject of any suit/writ before a Competent Court, (d) due to force majeure conditions, or (e) any other circumstances beyond the control of the Company or its officials, then the Company may cancel the allotment in which case the Company shall only be liable to refund the amounts received from the Applicant(s) without any interest or compensation whatsoever.
 13. The Applicant(s) understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the Floors to anybody or altogether decide to put at abeyance the project itself, for which the Applicant(s) shall not have a right to raise any dispute or claim any right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant(s). In such case, the Applicant(s) shall be entitled to refund of the entire amount without any interest.
 14. The Company reserves the right to cancel the allotment of Floor(s) in case Allotment being obtained through misrepresentation and suppression of material facts and Company's decision in this regard shall be final.
 15. The Applicant(s) agrees that the Company shall have the right to transfer ownership of the said Project in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale/disposal/or any other arrangements as may be decided by the Company without any intimation, written or otherwise to the Applicant(s) and the Applicant(s) shall not raise any objection in this regard.
 16. The Courts at Gurgaon alone and the Gurgaon Court at Gurgaon alone shall have the jurisdiction in all matters arising out of/touching and/or concerning this application and/or Floor Buyers Agreement regardless of the place of execution of this application which is deemed to be at Gurgaon.
- DECLARATION: I / We, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct to the best of my / our knowledge and no material fact has been concealed there from. Yours faithfully.

(Name of the Applicant(s))

Name of the Co Applicant(s)

(Signature of Applicant(s))

Signature of Co-Applicant(s)

Place _____

Date _____

Note: (i) All Cheques/Drafts to made in favour of "SUMEL HEIGHTS PVT.LTD." payable at NCR of Delhi Only.
(ii) Persons signing the application on behalf of other person/firm/company shall file proper Authorisation power of attorney.

FOR OFFICE USE

Total No. of Applicants _____ Type of Bank Account of Applicants(NRE/NRQ/Foreign Nationals) _____

Accepted : ☐ Rejected : ☐ Remarks : _____

Booked Through : Direct : ☐ Name _____

Broker : ☐ Name _____

(Signature & Stamp)



Developer :
SUMEL HEIGHTS PVT. LTD.
Group Company Of SAS

10th Floor, Tower D, Global Business Park, MG Road, Gurgaon -122002, Haryana, India
M. : 9650788556, 9650788557, 9650788558 • Fax : +91 124 4679099
Website : www.sasarcadia.com • E mail : sasarcadia@sasgroup.in