



APPLICATION FORM

M/s. Rishabh Buildwell Pvt. Ltd.

Redg. Office: GF, 196, Ram Vihar,

Delhi -110092

Dear Sir,

I/We request that I/We may be registered for Allotment of a Flat in **Cloud 9 Towers** of **Rishabh Paradise**, Mall Road, Ahinsa Khand-II, (Near DPS School), Indrapuram, Ghaziabad, being promoted by **Rishabh Group** (hereinafter referred to as the company).

I/We agree to sign and execute, as and when desired by the Company, the Allotment Agreement on the company's standard format. I/We have understood and agreed to abide by the Terms and Conditions of the sale as laid down in the format.

I/We hereby undertake that I have gone through the brochure/leaflet of the project and have understood the content. I/We agree to pay further installments and charges for additional items as stipulated/demanded by the company and as contained in the payment option opted by me:

My/Our particulars are given below:

1. First applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
Date of Birth _____ Profession _____
Designation _____
Company Name _____
Residential Status/Resident/Non-Resident/Foreign National of Indian Origin Nationality _____
Residential Address _____

Office Address _____

Tel. Res. _____ Off. _____ Mob. _____
Fax No. _____ E-Mail _____
Marital Status _____ No. of Children _____
Income Tax Permanent Account No./Ward No. _____
Passport No. _____

COMPANY

APPLICANT



2. Second applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
Date of Birth _____ Profession _____
Designation _____
Company Name _____
Residential Status/Resident/Non-Resident/Foreign National of Indian Origin Nationality _____
Residential Address _____
Office Address _____
Tel. Res. _____ Off. _____ Mob. _____
Fax No. _____ E-Mail _____
Marital Status _____ No. of Children _____
Income Tax Permanent Account No./Ward No. _____
Passport No. _____

3. Third applicant Mr./Mrs./Ms. _____
Son/Wife/Daughter of Mr./Mrs. _____
Date of Birth _____ Profession _____
Designation _____
Company Name _____
Residential Status/Resident/Non-Resident/Foreign National of Indian Origin Nationality _____
Residential Address _____
Office Address _____
Tel. Res. _____ Off. _____ Mob. _____
Fax No. _____ E-Mail _____
Marital Status _____ No. of Children _____
Income Tax Permanent Account No./Ward No. _____
Passport No. _____

4.

Tower No.	Flat No.	Type of flat	Super Area (sq.ft.)	Rate (Rs./sq.ft.)	PLC/Corner (Rs./sq.ft.)

5. i. Basic Sale Price (BSP): Rs. _____ per sq.ft.
ii. Total Basic Cost: Rs. _____
iii. Total charges for additional items: Rs. _____
iv. Total Cost of Flat Rs. _____
(Rupees _____)

COMPANY

APPLICANT



6. Payment Plan Opted:
(i) Installment Plan (Plan-A) (ii) Flexi Plan (Plan-B) (iii) Down Payment (Plan-C)

7. Nominee _____ Relationship _____

8. Direct/Agent _____

I/We, the applicant(s) do hereby declare that my/our request for allotment is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been misrepresented/concealed therefrom. I/We undertake to inform the company of any change in the above particulars/information particularly the address, till the property, if allotted, is duly registered in my/our name(s).

Signature of Applicant(s) _____

Place: _____

Name of the Applicant(s) _____

Date: _____

Note: All cheques/drafts to be made in favour of "M/s Rishabh Buildwell Pvt. Ltd." (A/C no CB-215) payable at New Delhi only.

Terms and Conditions for Booking of Flat in Cloud 9 Towers

1. BOOKING

- 1.1 Mere submission of application for booking of flat does not automatically confer allotment.
- 1.2 The allotment shall be communicated in writing which shall remain provisional till the Allotment Agreement is duly executed between the Applicant and the Company.
- 1.3 The Applicant shall specifically indicate the preference of the flat booked and said preference shall not be allowed to be changed. However, company may at its sole discretion entertain a request for change of category if the flat(s) are available in the desired category.
- 1.4 If the change of category is allowed by the Company, the same shall not be final unless difference in amount along with the interest as payable, has been duly paid by the Applicant.
- 1.5 No application for booking of flat shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant shall pay the registration amount of 10% of the Basic Cost of the flat preferred in the booking application.

2. REGISTRATION

- 2.1 The registration amount payable along with the application for booking shall be 10% of the cost of the flat.
- 2.2 The application not accompanied by the registration amount or less registration amount shall be rejected summarily.
- 2.3 The outstation cheque for the booking amount shall not be accepted.

3. PAYMENT

- 3.1 Payment plan as opted by Applicant/Allottee shall not be allowed to be changed.
- 3.2 Timely payment of the Sale Price of the flat as per schedule is the essence of the Agreement.
- 3.3 No late installment shall be accepted beyond a period of one month from due date. Interest chargeable on late payment is 18% per annum.
- 3.4 All payments shall be made by way of Cheque/D.D./Pay order in the name of the company.
- 3.5 Only those cheques which are issued from the A/C of the Allottee(s) shall be accepted.
- 3.6 Delayed payments made by the Allottee will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the premium due.

COMPANY

APPLICANT



4. BASIC SALE PRICE

- 4.1 The Basic Sale Price (BSP) may vary at the discretion of the company at any time before acceptance of the application.
- 4.2 The Basic Sale Price (BSP) on confirmation of allotment shall remain fixed.
- 4.3 The cost of External Development Charges, if any, imposed by the local authorities/bodies shall be borne prorata by each Allottee, which shall be in addition to the Basic Sale Price.
- 4.4 The Basic Sale Price, however, shall not include the following:
- a) Taxes, impositions of levies or duty, service tax as applicable, imposed by the local authorities for the sale of the said flat.
 - b) Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided tentatively. Any increase shall be on Allottee's account on pro-rata basis.
 - c) Individual Electric Meter Connection charges shall be extra as applicable
 - d) Charges for providing water and sewage connections by concerned authorities.
 - e) Any change in Govt. taxation or levies shall be charged extra.
 - f) Any other charges as referred in the Allotment Letter.

5. SUPERAREA

- 5.1 It is defined as the total built-up area of the flat booked and shall also include walls, windows, balconies, projections etc., proportionate share of areas like staircase, common areas, lifts, walls and areas used/earmarked for installation of essential facilities like electrical sub stations, transformers, water tanks and other facilities.
- 5.2 The total built-up area of the flat may, during the course of construction, change marginally. If there is any change the Basic Sale Price of the flat may be increased or decreased depending upon the variation in the area/size of the flat.

6. POSSESSION

- 6.1 The Company assures that possession of the flats shall be handed over to the applicant(s) within 30 months in phasefrom the date of issue of Allotment Letter, subject to reasons to force majeure.
- 6.2 The company however, if compelled by reasons beyond control such as earthquakes, civil riots, or other circumstances of supervening impossibilities may extend the period of possession beyond the period specified above.
- 6.2 The company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor the applicant(s) will be entitled to claim any compensation for delay.

7. EXECUTION OF AGREEMENT

On acceptance of Applicant/Provisional Allotment, the Allottee shall enter into an Agreement with the company in the prescribed format and shall remain bound by the terms and conditions of the agreement. Unless the Agreement is executed the booking shall remain provisional.

8. CHANGE OF ADDRESS

Applicant/Allottee shall promptly intimate the company about his change of address.

For COMPANY

APPLICANT(S)

1 _____

2 _____