

# Application Form

Date .....

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your  
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here

Please affix  
your  
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here

## First Applicant

## Second Applicant

Mr./Mrs./M/s.....  
.....  
S/D/W/of.....  
Permanent Address.....  
.....  
Correspondence Address.....  
.....  
Phone/Mobile.....DOB.....  
Email Id.....  
PAN No.....Aadhar No.....

Mr./Mrs./M/s.....  
.....  
S/D/W/of.....  
Permanent Address.....  
.....  
Correspondence Address.....  
.....  
Phone/Mobile.....DOB.....  
Email Id.....  
PAN No.....Aadhar No.....

To,  
**Kamal Ideal Infratech Pvt. Ltd.,**  
**116, NDM-1, Netaji Subhash Place,**  
**New Delhi-110034**

Dear Sir,

I/We wish to apply for tentative allotment of residential built-up apartment having area tentative super area \_\_\_\_ sq. ft (\_\_\_\_) Sq. m, approx, named as “Sapphire Heights” at Kundli, Sonipat, Haryana, being developed and promoted by M/S Kamal Ideal Infratech Pvt. Ltd. at the basic sale price of ₹ \_\_\_\_\_ /-.per sq ft. exclusive of other charges.

I / We are satisfied with the information regarding statutory permission/sanctions for the development obtained by M/s. Kamal Ideal Infratech Pvt. Ltd. and the title of the parcel of the land on which the project “Sapphire Heights” is being developed.

I/We have understood the terms and conditions of the allotments, Payment Plan and Proposed Specifications of the residential project which are accepted by me/us, pursuant where to I agree to sign and execute the “Apartment Buyer Agreement” governing the rights and obligations with regard to the allotment of a residential built-up Apartment at the time of allotment. The terms whereof have been shown to me/us and are acceptable to me/us. I/We shall not seek any modifications in the Apartment Buyer Agreement of the company. I/We understand that refusal to sign the Apartment Buyer Agreement shall constitute a default on my part and the Company shall be free to cancel my apartment. I/We further agree to execute any and all such further document(s) as may be required to be executed from time to time as required by the company.

I/We remit a sum of ₹ \_\_\_\_\_/- Rupees \_\_\_\_\_ Drawn on \_\_\_\_\_ through Demand Draft/RTGS/Cheque No. \_\_\_\_\_ Dated \_\_\_\_\_.

**Signature**  
**First Applicant**

**Signature**  
**Second Applicant**

## Basic Terms and Conditions

1. The applicant(s) have acquired full knowledge of Land/Title/Statutory permissions and sanctions for development is/are applying for residential apartment developed and constructed in the Housing Project by **M/s. Kamal Ideal Infratech Private Limited** (herein after referred to as the “company”) on land situated in Sector 64, Kundli, Haryana , and undertakes that applicant(s) shall abide by all laws, notifications and rules.
2. The allotment of the residential apartment is provisional and entirely at the discretion of the Company and shall be confirmed only after the issuance of Letter of allotment and signing/executing of the apartment buyer agreement in the Company’s standard format which has already been read and understood by the applicant.
3. All statutory charges, taxes, cess and other levies demanded or imposed by the concerned authorities as applicable shall be payable by the applicant(s) as per demand raised by the company.
4. Applicant, having NRI status or being foreign nationals shall be solely responsible to comply with necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or other statutory provisions governing this transaction which may interalia involve remittance of payments/ considerations and acquisitions of immovable assets in India. In case any such permission is ever refuse or subsequently found lacking by and statutory Authority/ the company, the amount paid towards booking and further consideration will be returned by the company as per applicable rules without any interest and the allotment shall be cancelled forthwith. The applicant agrees that the company will not be liable in any manner on such account.
5. The allotment shall be made within 6 months from the date of application. At the receipt of the offer of allotment, the applicant has to sign and execute the “Apartment Buyer Agreement” and in case of refusal to sign and execute the Apartment buyer agreement the company reserves the right to cancel the allotment as referred to, in clause no 13.
6. For any reason whatsoever, if the company is not able to provide the allotment for a period of 1 year from the date of booking then the company upon the specific request of the applicant shall refund the amount in full with simple Interest @ 12% per annum with no further liability to pay any damages or compensation in any form. However no interest on delayed allotment shall be given.
7. The company shall have the first lien and charge on the Said Residential Apartment for all its dues and other sums payable by the applicant to the company.
8. The applicant shall have no objection in case the company creates a charge on the project land during the course of development of the project for raising loan from any bank/ financial institution. However, such charges, if created, shall be vacated before handing over/possession of the Residential Apartment to the applicant.
9. It is the duty of the first applicant to intimate his correspondence address whenever changed, failing which all communications shall be deemed to be served, if made at the last known addresses.
10. The applicant shall get his complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by Registered A.D letter about all subsequent changes in his address , failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and the applicant shall be responsible for any default in making payment and other consequences that might occur there form.
11. The Applicant(s) may get the name of his/her nominee(s) substituted in his/her place with prior approval of Company on the payment of prescribed transfer fees. The company may permit such substitution on such terms and conditions as it may deem appropriate in the interest of the Company.
12. The applicant understands that the basic sale price the apartment does not include the External Development Charges/ Infrastructure Development Charges/Club Membership Charges/Fire Fighting/External Electrification/Maintenance Charges/Value Added Tax/Works Contract Tax/Service Tax levied by State/Central Government ,Local/statutory authorities in future, with prospective or retrospective effect, or any enhancement and shall be payable by the Applicant to the Company, without any demur or protest, immediately on demand in addition to the basic sale price of the Said Apartment.
13. That the timely and due payment as per the payment plan is the essence of letter of allotment failing which Applicant is liable to pay 21% interest p.a. on the payments delayed for first three months and any further delay would lead to cancellation of tentative allotment. On the cancellation, the applicant is entitled for refund after the deduction of 15% of the Total Sale Consideration, Interest payable as said above and the brokerage credited to the broker.

14. That there can be variation/ changes in the area of the apartment then in such a case the payment for the excess/shortfall shall be paid/ refunded, as the case may be proportionately at the same rates as agreed. However if such variation in area is not accepted by the applicant then the company reserves the right to cancel the allotment as referred to, in clause no 13.
15. On receipt of full payment as per the payment plan and after completion of the building of the Project the company shall execute the sale deed/ Conveyance Deed/ agreement to sell in respect to the said apartment in favor of the Applicant and shall get the same duly registered at the cost and the expenses of the applicant. It is agreed that the terms and conditions of the sale deed/ agreement to sell be decided and incorporated by the Company and the Applicant will have no right to disagree with the same.
16. The Applicant agrees to bear and pay the maintenance charges as raised by the maintenance agency so appointed by the Company for the maintenance of the Group Housing Colony and become the member of Association in force. Further, the applicant undertakes to pay the interest free maintenance security deposit equivalent to maintenance charges of three months, at the time of handing over/ possession of the apartment and the applicant also agrees to sign and execute the Standard Maintenance Agreement before handing over/possession of the apartment.
17. The Applicant shall take possession of the Said Apartment within 30 days of the company's written notice of offer for possession to him. If the Applicant refuses, neglects or fails to take possession of the Said apartment within 30 days period from the notice, for any reason whatsoever then along with interest thereof, the applicant shall be liable to pay Maintenance Charges, Holding Over Charges and Refurbishing Charges as fixed by the company for the period for which the applicant fails to take the actual physical possession thereof.
18. The Courts at Delhi alone shall have jurisdiction in case of any dispute.

**First Applicant .....**

**Date .....**

**Second Applicant .....**

**Place.....**

The terms herein are explained in detail in Apartment Buyer Agreement and are in addition to the terms & conditions of the standard buyer agreement, to be executed at the time of allotment.

## **Down Payment Plan**

SNo.	Installment Plan	Percentage (%)
1	At the Time of Booking	10% of BSP
2	Within 30 days of Booking	85% of BSP + all other charges
3	On the offer of Possession	5% + Allied charges
	<b>Grand Total</b>	<b>100%</b>

Down payment rebate is as applicable

# Construction Link Payment Plan

Basic Sale Price (BSP) ₹

Type:-  BHK

Category	3 BHK	4 BHK + S - Room
Apartment Area (Approx.)	1645 sq ft	2145 sq ft
At the time of Booking	Rs. 500000/-	Rs. 600000/-
Within 30 Days from Booking	20% of BSP including booking Amount	
Within 60 Days from Booking	10% of BSP	
Within 90 Days from Booking/ Allotment	5% of (BSP) + PLC	
On Start of Excavation	5% of (BSP) + 33% of EDC	
On Start of Basement Slab	5% of (BSP) + 33% of EDC	
On Start of Ground Floor Slab	5% of (BSP) + 34% of EDC	
On Start of Second Floor Slab	5% of BSP	
On Start of Fourth Floor Slab	5% of BSP	
On Start of Sixth Floor Slab	5% of BSP	
On Start of Eighth Floor Slab	5% of BSP	
On Start of Tenth Floor Slab	5% of BSP	
On Start of Twelfth Floor Slab	5% of BSP	
On Start of Top Floor Slab	5% of BSP + 33% of PB/FF/EE	
On Completion of Brick work	5% of BSP + 33% of PB/FF/EE	
On Start of External Plaster	5% of BSP + 34% of PB/FF/EE	
On offer of Possession	5% of BSP + Allied Charges	

### Additional Notes:-

1. All above mentioned prices, size, specifications, elevation and features are tentative and are subject to change without any prior notice at the sole discretion of the company and the prices ruling on the date of Booking shall be applicable.
2. EDC/IDC, Registration charges/Stamp Duty, Service Tax/taxes levied by any local/statutory body will be charged extra as applicable, Whenever demanded by the company.
3. PLC if any, shall be charged extra whenever demanded by the company.
4. Power Backup, Fire Fighting, External Electrification, Car Parking Covered/open, Club membership will be charged extra as applicable.

### FOR OFFICE USE ONLY:-

ID No. ....

Broker's Name, Address & Stamp with Signature.....

Payment Plan: - CLP  Down Payment  PLC Floor  Green Facing  Sector Road  .