



Application Form

APARTMENT BOOKING REQUEST FORM

Date.....

Application No.....

To,

M/s Mangalya Buildtech Pvt. Ltd.
H-97, 2nd Floor, Sector-63, Noida-201301

I/we request that I/we may be registered for provisional allotment of a Residential Apartment in the Group Housing Scheme in the name and style of Mangalya Ophira Towers, Greater Noida, UP being developed and promoted by M/s Mangalya Buildtech Pvt. Ltd. (hereinafter referred to as "the Company")

I/we also agree to sign and execute, as and when desired by the Company, the Allotment Letter on the Company's standard format contents whereof have been read and understood by me/us in my/our Vernacular/English language and I/we agree to abide by the terms and conditions thereof.

I/we understand that the plot/land on which proposed group housing is being developed and promoted shall be leased by Greater Noida Industrial Development Authority hereinafter referred to as (GNIDA) to the M/s. Solaris Infra Projects Pvt. Ltd. whereas, M/s. Solaris Infra Projects Pvt. Ltd. has entered into an agreement with the Company for development/construction and sale of flats which includes all rights of the land which is in the possession of the Company as per the MOU.

I/we shall comply with the terms and conditions of the said lease deed executed between GNIDA and M/s. Solaris Infra Projects Pvt. Ltd., so far as those pertain to rights and obligations of the Allottee(s) Sub-Leases.

Please find enclosed herewith a sum of ₹ _____/-
(₹ _____ only) by Bank Draft/Cheque No. _____ Dt. _____

Drawn on _____

This being the booking amount/earnest money for the allotment of the Apartment.

I/we further agree to pay the installments/basic cost and allied charges as stipulated/demanded by the Company and/or as contained in the Payment Plan opted by me/us failing which the booking will be cancelled and the booking amount shall be forfeited by the Company. My/our particulars are as detailed below:-

Developer

Applicant / Co-Applicant

Applicant's Name _____

Father/Husband Name _____

Date of Birth _____ Marital Status _____

Residential Status- Indian _____ Non-Residential Indian _____

Residential Address _____

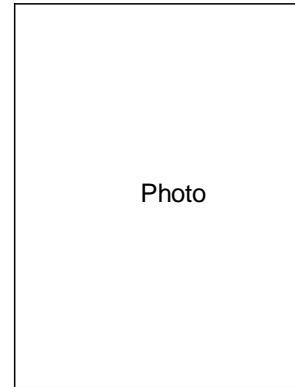
Correspondence Address _____

Profession _____ EmailID _____

Tel. Residence _____ Office _____

Mobile _____ FaxNo. _____

Pan No. _____ Passport No. _____



Co-Applicant's Name _____

Father/Husband Name _____

Date of Birth _____ Marital Status _____

Residential Status- Indian _____ Non-Residential Indian _____

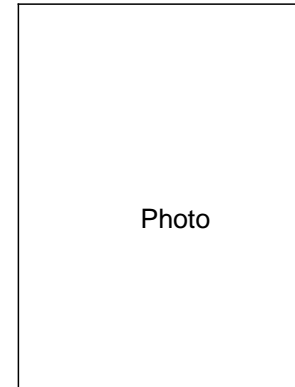
Residential Address _____

Profession _____ EmailID _____

Tel. Residence _____ Office _____

Mobile _____ FaxNo. _____

Pan No. _____ Passport No. _____



1) DESCRIPTION OF APARTMENT

I. Apartment No. _____

II. Tower No. _____

III. Floor _____

IV. Super Area _____ Sq. Ft. (app)

V. Lawn _____

VI. Terrace _____ Sq. Ft. (app)

Developer

Applicant / Co-Applicant

2) DETAILS OF PRICING

Basic Sale Price @ ₹ _____/- Per Sq. Ft. aggregation to ₹ _____/-
(Rupees in words _____ only)
Cost of Car Parking ₹ _____/- (Rupees in words _____ only)
Floor Premium as applicable @ ₹ _____ Per Sq. Ft. of the Super Area
aggregation to ₹ _____/-
Total price payable for the said Apartment ₹ _____ (Rupees in
words _____ only).

3) THE TOTAL SALE PRICE IS INCLUSIVE OF THE FOLLOWING:-

- I. Escalation free but subjected to force majeure, if any
- II. Floor Premium Charges
- III. Car Parking Covered/open
- IV. External Electrification Charges
- V. Firefighting charges
- VI. Club Membership charges
- VII. Power Back-up Charges up to 1 KVA.

4) The Total Sale Price does not include interest Free Maintenance Security (IFMS) @ ₹ _____/- per sq.ft of the super area, power back charges above 1 KVA @ ₹ _____/- per KVA and Electric charges & dual Meter Charges which shall be deposited by the Applicant(s) with the Company or its nominated agency before possession. Lease Rent @ ₹ _____/- Per sq.ft (payable at time of offer of possession) .

Stamp duty, registration fee, GST and other allied charges govt. levies, as applicable from time to time shall be additionally payable before possession as and when demanded by the Company.

6) PAYMENT PLAN OPTED

A. Down Payment B. Flexi Plan C. Construction Link Plan

7) Mode of Booking

A. Direct B. Dealer C. Reference

I/we, the above mentioned applicant(s) do hereby declare that the above mentioned particulars given by me/us are true and correct and nothing has been concealed from thee. Any allotment against this booking application shall be subject to the terms and conditions of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors. I/we undertake to inform the Company of any change of my/our address or in any other particulars/information given above till the booked property is registered in my/our name(s). I/we declare that in case of non-allotment of the apartment, my/our claim shall be limited only to the refund of the deposited amount without any interest.

i) _____
ii) _____

(Name(s) of Applicant(s))

(Signature of Applicant(s))

Note:-

- I. All cheques/drafts are to be made only in favor of "Mangalya Buildtech Pvt. Ltd", payable at Delhi & Noida (Outstation cheques shall not be accepted)
- II. Person(s) signing the application on behalf of the other person/firm/Company shall file Authorization/Power of Attorney/Board Resolution duly attested by a first class Magistrate/Notary Public.

Developer

Applicant / Co-Applicant

TERMS AND CONDITIONS FOR BOOKING OF APARTMENT IN OPHIRA TOWERS.

A. BOOKING

- I. Mere submission of application for booking of apartment does not automatically confer allotment.
- II. The allotment shall be communicated in writing by the Company which shall remain provisional till the Allotment Letter/Agreement is duly executed between the Applicant and the Company
- III. The Applicant(s) shall specifically indicate the preference of the apartment booked and said preference shall not be allowed to be changed. However, the Company may at its sole discretion entertain a request for change of category if the apartment(s) are available in the desired category
- IV. 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 paid by the Applicant(s).
- V. No application for booking of apartment shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant(s) shall pay the registration amount of 10% of the Total Sale Price of the apartment referred in the booking application.
- VI. The Company has allowed the Allottee(s) inspection of the site proposed building plans, specifications ownership record of the aforesaid plot and all other relevant documents relating there to, and as a result here of and/or otherwise the Allottee(s) is fully satisfied himself/herself/themselves in all respect with regard to all the details of the apartment specifications. All super area details, all common facilities, the title and also the right and authority of the Company to sell the apartment. Other terms and conditions of the sale would be as per the standard Allotment Letter agreement of the Company

B. REGISTRATION

- I. The registration amount payable along with the application for booking shall be 10% of the Total Sale Price of the Apartment.
- II. The application that is not accompanied by registration amount or less registration amount than the amount mentioned, shall not be eligible for allotment. Outstation cheques shall not be accepted.

C. PAYMENT

- I. Payment Plan, as opted by the Applicant(s), shall be charge.
- II. Timely payment for the apartment as per schedule is the essence of the Agreement.
- III. No late installment shall be accepted beyond a period of one month from due date, interest chargeable on late payment (from the due date) is 18% per annum.
- IV. The Applicant/ Co-Applicant agrees that if Applicant/ Co-Applicant fail to pay any installment(s) within three reminder letter's or intimation, from due date, the developer shall have the right to the forfeit the earnest/registration money deposited by the Applicant/ Co-Applicant and in such a case the allotment of said unit shall stand cancelled and the Applicant / Co-Applicant shall be left with no right or lien on the said unit and the developer would be free to sell the unit. The amount paid, if any, over and above the earnest/registration money shall be refunded by the developer without interest after adjustment of interest accrued on the delayed payment(s), if any and/or any other charges due from the Applicant/ Co-Applicant.
- V. All payment shall be made by way of Cheque/DD/Pay Order in the name of M/s Mangalya Buildtech Pvt. Ltd.
- VI. Only the cheques, which are issued from the bank account of the Applicant(s) shall be accepted.

D. TOTAL SALE PRICE

- I. The Total Sale Price may vary at the discretion of the Company at any time before acceptance of the application. The Total Sale Price on confirmation of the allotment shall remain fixed.
- II. The costs of External Development Charges, if any, levied by the local authorities/bodies shall be borne prorata by each Allottee(s), which shall be in addition to the Total Sale Price.
- III. The Total Sale Price, however, shall not include the following:
 - a. Taxes, impositions of levies or duty, GST as applicable, imposed by the local authorities for the sale of the said apartment.
 - b. Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided for tentatively. Any increase shall be on Applicant(s) account on pro-rata basis.
 - c. Individual Electric Meter Connection/dual meter charges shall be extra, as applicable.
 - d. Charges for providing water and sewage connections by concerned authorities.
 - e. Any other charges as referred in the Allotment Letter.

E. SUPER AREA

- I. It is defined as the total-built-up area of the apartment booked and includes walls, windows, balconies, projections, etc., proportionate share of areas like staircase, common areas, lift rooms, common utilities, and areas used/earmarked for installation or essential facilities like electrical sub-station, transformers, water tanks and other facilities.
- II. The total built-up area of the apartment may, during the course of construction, change marginally. If there is any change, the Total Sale Price of the apartment may be increased or decreased depending upon the variation in the area/size of the apartment.

F. POSSESSION

- I. The Company assures that possession of the apartment shall be handed over to the Applicant(s) within 36 months and a grace period of 6 months from the date of issue of Allotment Letter, subject to force majeure.
- II. The Company, however, if compelled by reasons beyond control such as earthquakes, civil riots, cold war, terrorism, or other circumstances of supervening impossibilities, may extend the period of possession beyond the period specified above.
- III. 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.
- IV. Builders/their authorized representative(s) shall have a right of ingress and outgress on all common areas.

G. EXECUTION OF AGREEMENT

On acceptance of Application/Provisional Allotment, the Allottee(s) shall enter into a condition of the said agreement. Unless the Agreement is executed, the booking shall remain provisional.

H. CHANGE OF ADDRESS

Applicant(s) shall promptly intimate the Company about change of address.

Developers

Applicant / Co-Applicant

FOR OFFICE USE ONLY

Total no. of Applicant(s) _____

Type of Account of Applicant(s) _____

Remarks

1. _____

2. _____

3. _____

Booked by _____

Checked by _____

Approved by _____

COMMENTS



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Website: www.mangalyagroup.in / **Email:** mangalyagroup@gmail.com