



ALPHATHUM
MADE FOR LEADERS

APPLICATION FORM

APPLICATION/BOOKING FORM

To
PARMESH CONSTRUCTION COMPANY LIMITED
Plot no. 3 & 4 2nd floor
A Block Market Savitri Bhavan Preet vihar
DELHI-110092

Photograph
of Sole /
First Applicant

Photograph
of Sole /
Second Applicant

Dear Sir/s,

I/We the Applicant(s) understand(s) that PARMESH CONSTRUCTION COMPANY LTD hereinafter called as (the "Company") having its Registered Office at plot no. 3 & 4 2nd floor a block market sivigtri bhavan delhi 110092 is developing a IT/ITES/RESIDENTIAL/COMMERCIAL project by the name ALPHATHUM at plot no 1 sector 90 Noida Gautam Budh Nagar Uttar Pradesh hereinafter called as "Project"

I/We wish to register my/our expression of interest for the provisional allotment of _____ in the aforesaid Project. Hereinafter called as "Unit"

I/we agree to pay the Total Consideration of the unit and all other charges and as may be intimated by the Company from time to time. All such payments shall be made by me / us in the manner set out in the payment schedule which shall form part of the definitive documents of allotment and the necessary Agreement/s which shall be executed between me/us and the Company in the format provided by the Company.

I/We hereby enclose a Cheque/Demand Draft No./rtgs _____, dated _____

drawn on _____ Bank, _____ Branch

for an amount of Rs. _____/-

(Rupees _____ only)

as and by way of the Application Money.

Signature of Sole/First Applicant

Signature of Second Applicant



My/Our particulars are given below for your reference and record:

1. FIRST APPLICANT

Mr./ Mrs./ Ms _____

Son/Wife/Daughter of _____

R/O _____

Mailing Address _____

_____ PIN _____

Permanent Address _____

_____ PIN _____

Tel. No. _____

Office Name & Address _____

_____ PIN _____

Contact No. : Office _____ Mobile _____

Fax _____ E-Mail ID _____

Income Tax Permanent Account No. _____

Ward/Circle/Range (where assessed) _____

Passport No. (For Non Resident/Foreign National of Indian Origin) _____

2. SECOND APPLICANT

Mr./ Mrs./ Ms _____

Son/Wife/Daughter of _____

R/O _____

Mailing Address _____

_____ PIN _____

Signature of Sole/First Applicant

Signature of Second Applicant



Permanent Address _____

_____ PIN _____

Tel. No. _____

Office Name & Address _____

_____ PIN _____

Contact No. : Office _____ Mobile _____

Fax _____ E-Mail ID _____

Income Tax Permanent Account No. _____

Ward/Circle/Range (where assessed) _____

Passport No. (For Non Resident/Foreign National of Indian Origin) _____

Signature of Sole/Second Applicant

(Photostat copies of PAN Card or Passport or Voters Card are to be submitted along with the Application. If Applicant is a Minor, proof of age is required to be submitted along with all the details / documentary evidence of the Guardian).
(For Companies: Memorandum & Articles of Association and certified copy of the Board Resolution)
(For Partnership Firm: Copy of the Partnership Deed, Firm registration certificate, consent/authorization from all the partners)
(For NRI & Foreign national of Indian origin: Copy of the Passport and payment through NRE/FCNR account)

3. PAYMENT PLAN OPTED FOR:
- A. down payment plan (95:5)
- B. flexi payment plan (75:25)
- C. super flexi payment plan (50:50)
- D. construction linked plan

Details of Space:

(i) No. _____

(ii) Floor _____

(iii) * Super Area _____ Sq. ft. (_____ Sq. mt.) @ Rs. _____ /- p.s.f.

(iv) Nature of business : IT/ ITES.

(v) * Super Area means the total of covered area, inclusive of the area under the periphery walls, area under columns and walls plus proportionate share of areas utilized for common use and facilities.

Signature of Sole/First Applicant

Signature of Second Applicant



Mode of Booking:

Direct

Broker

Broker Details _____

Company Executives _____

Total Consideration: _____

S. No	Particulars	Rupees/ Sq. ft	Total
1	Basic Sale Price		
2	Lease Rent		
3	EEC		
4	FFC		
5	PLC		
6	Car Parking Space		
7	Club Membership		
8	IFMS		
9	Registration and Stamp duty Charge		
10	Other Charges, If any		

Declaration:

I/We the Applicants(s) do hereby declare that my/our Application is irrevocable and that the above particulars/information given by me/us is/are true and correct and nothing has been concealed therefrom.

Yours faithfully,

Signature of Sole/First Applicant

Signature of Second Applicant

Date _____

Place _____



Terms and Conditions

The Applicant(s) agree(s) that:-

1. The Applicant(s) shall sign all the pages of this Application in token of his/her acceptance of the same.
2. Notwithstanding the fact that the Company may have issued an acknowledgement by way of a receipt for the money tendered with this Application, the Applicant(s) have clearly understood that this Application is only a request of the Applicant(s) for the allotment of the Apartment and does not constitute any kind of contract or final allotment or an Agreement and the Applicant(s) are not vested with any right, interest or entitlement towards final allotment of the Apartment in the said Project.
3. The Company at its absolute discretion shall be entitled to accept or reject this Application and may allot the said Apartment to any other person, or may decide not to allot any or all of its apartments or altogether decide to modify or cancel the Project itself, before issuing the Allotment Letter, without assigning any reason whatsoever. In this case, the Application Money or any other amounts paid by the Applicant(s) shall be refunded to the Applicant(s) without interest. It is clarified that deposit of the cheque received from the Applicant(s) shall not amount to acceptance of the Application.
4. I/We understand that the area of the Apartment may be subject to certain changes for reasons beyond the control of the Company. I/We understand that the marketing plan/brochure is only a mere indication of the proposed Project. The areas mentioned in the drawing are reasonable estimates and are subject to change. The Company reserves the right to change the design, elevation, specifications, amenities and facilities, plans, etc. of the Project due to aesthetic reasons or to meet the planning/regulatory requirement or for any other reasons.
5. I/We agree that changes in respect of the Apartment and / or the Project, if any, that may be communicated to me / us by the Company shall be binding on me/us and I/we shall be liable to pay for any additional charges etc. that may be asked for by the Company due to such changes.
6. The Applicant(s) clearly and unequivocally understand that any rights and entitlements shall accrue only once the allotment is made in his/her/their favour and the necessary agreement/s / definitive documents is/are signed and all its terms and conditions are duly complied with, by the Applicant(s). The Applicant(s) agree that in the event of the Company not accepting his/her/ their Application for any reason whatsoever, the Applicant(s) shall have no claim, right, title, interest or lien on the said Apartment and shall not raise any objection.
7. The Applicant(s) clearly and unequivocally understands that the Company is not required to and will not forward any reminder to the Applicant(s) to comply with any or all of the obligations under this Application and the future (definitive) documents to be entered into. It shall be the sole responsibility of the Applicant to comply with his / her / their duties and obligations as set out under this Application and the definitive documents to be entered into as stated supra.
8. Earnest Money shall mean 20% of the total sale consideration. In the event that before the Allotment Letter is issued, the Applicant(s) withdraw or cancel this Application, the Company shall be entitled to forfeit Earnest money.
9. Post issuance of the Allotment Letter, if the Applicant(s) fails to sign and execute the necessary Definitive Documents for the allotted Unit or fail(s) to make payment of the amounts on the due dates / within the prescribed time period or if any of the cheques of the Applicant(s) are dishonored for any reason whatsoever, then the Company shall be entitled, at its sole discretion, to cancel the allotment of the Apartment and forfeit the entire Earnest Money. The Applicant(s) will also not be entitled to the refund of amounts paid towards interest on delayed payment in any of the above circumstances.
10. All over-due payments from the Applicant(s) shall attract interest at 18% per annum from the date they fall due till the date of receipt of payment.
11. The Applicant(s) shall not transfer/assign their interest in the Apartment without prior written permission of the Company.
12. The Applicant(s) shall pay the Total Consideration of the Unit and other charges as applicable
13. The preferential location charges (PLC) are the charges levied in respect of certain types of Units owing to their description and location within the Project. The Applicant(s) agrees that in case he / she have opted for an Unit of such description and location, he / she shall be liable to pay the PLC, computed on the basis of Super Area of such Unit, as part of the Sale Consideration.

Signature of Sole/First Applicant

Signature of Second Applicant



14. The Applicant(s) agree that they have been informed and are aware that only written and signed commitments from authorized signatories of the Company will be honoured and that oral statements or commitments will not bind the Company and will not be relied upon by the Applicant(s).

15. The Applicant(s) shall inform the Company in writing of any change in the personal details including the mailing address mentioned in this application failing which all demands, notices etc. by the Company shall be mailed to the address of the first Applicant given in this Application and shall be deemed to have been received by the Applicant(s).

16. Non-payment of any of consumption and maintenance charges within the time specified shall also disentitle the applicant(s) to the enjoyment of the common areas and services.

17. The COMPANY shall have the first lien and charge on the said Unit for all its dues and other sums payable by the applicant(s) to the COMPANY in respect of the Space.

18.

a. The Applicant(s) agrees that in case due to any legislation, order, rule or regulation made or issued by the NOIDA / Government or any other Authority or if the competent authority(ies) refuses, delays, denies the grant of necessary approvals for the Space in the said PROJECT or if any matters/ issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before any court of law or due to force majeure conditions, the COMPANY after provisional and/or final allotment, is unable to deliver the Space to the Applicant(s), the COMPANY shall refund the amount paid by the applicant(s) without any interest or compensation whatsoever.

b. The applicant(s) shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered A.D. letter about all subsequent changes in the 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 such address and he shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications the reference of the allotted Space must be mentioned clearly.

c. In case there are joint applicant(s), all communication shall be sent by the Company to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicant(s) and no separate communication shall be necessary to the other named applicant(s).

d. Courts in Noida, U.P alone shall have jurisdiction in case of any dispute.

e. Singular shall mean and include plural and masculine gender shall mean and include all the genders wherever applicable.

19. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to allotment / purchase of the Unit are made by non-resident(s) / foreign national(s) of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfill its obligations under the Allotment Letter or the definitive documents. Any implications arising out of any default by the Applicant(s), shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this application, it shall be the sole responsibility of the Applicant(s) to intimate the same in writing to the Company immediately and comply with all the necessary formalities, if any, under the applicable laws.

20. It is understood by the Applicant(s) that the Company is not required to send reminder/notices to the Applicant(s) in respect of the obligations of the Applicants as set out in this Application and those to be set out in the Allotment Letter and/or other necessary Agreement/s and the Applicant(s) is required to comply with all its obligations on its own.

21. All cheques/demand drafts payable by the Applicant(s) should be drawn in the name of PARMESH CONSTRUCTION COMPANY LTD Payable at Noida/delhi Only

22. After a careful consideration of all facts, terms and conditions, I/we have signed and submitted this Application and paid the monies payable thereof being fully conscious of my/our liabilities and obligations.

Signature of Sole/First Applicant

Signature of Second Applicant



I/We agree to sign and execute all the necessary agreements and other definitive documents as and when desired by the Company within the stipulated time period and bear and pay the stamp duty, registration charges and all other costs/ expenses incidental thereto and I / We agree to be bound by the terms of the said agreements/ documents.

I/We have read and understood the “Terms and Conditions” mentioned in this Application Form and agree to be bound by the same.

26. The terms and conditions mentioned herein shall be in addition to the terms and conditions of the necessary Agreements/ definitive documents.

I/We the Applicant(s) herein declare that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us.

Signature of Sole/First Applicant

Signature of Second Applicant

Date_____

Place_____

Note 1: Please note that in case of any discrepancy, the figures indicated in the rate column shall prevail over total amount payable column.

Note 2: VAT and Service Tax, as applicable, will be charged at actuals, in addition to the above.

Note: 3 Stamp Duty and Registration Charges, as applicable, will be payable additionally, at time of registration.





Marketing office: Plot no 1, Sector 90, Noida

*Corporate office: Plot no 3 & 4, 2nd floor, A block market, Savitri Bhawan, Preet Vihar, Delhi 92
0120 4909090 | www.alphathum.com*