



APPLICATION FORM



Site Address:
GH-03, Block A, Jaipuria Sunrise Greens, Village Bhameta, NH-24, Ghaziabad, Uttar Pradesh





APPLICATION FORM

Application No.:

Date:.....

Rise Projects Pvt. Ltd.

Site Office At:
GH-03, Block A,
Jaipuria Sunrise Greens,
Village Bhameta,
NH-24, Ghaziabad,
Uttar Pradesh

Dear Sir,

I/We hereby apply for the allotment of a residential unit (hereinafter referred to as "Said Flat") as per details given herein for your project "RISE ORGANIC GHAR" (hereinafter referred to as "Said Project") situated at Plot No- GH 03, A Block, Jaipuria Sunrise Greens, Village Shahpur Bamheta, NH-24, Ghaziabad, Uttar Pradesh (hereinafter referred to as "Said Land") being developed by Rise Projects Private Limited ("hereinafter referred to as "Company") a Company incorporated under the provisions of Indian Companies Act, 1956 as amended till date and having its corporate office at 409, 4th Floor, Elegance Tower, Jasola District Center, New Delhi 110 025.

I / We further understand and agree that allotment of the Said Flat is at sole discretion of the Company. I/We have carefully read and understood the terms and conditions attached with this Application form based on which I/we are making this request for allotment to the Company. I/We have read and understood the terms and conditions as given in the Flat/Apartment Buyer Agreement on the Companies standard format, which interalia include the Company endeavoring to give possession of the said flat / apartment to me/us in stipulated time subject to my/our making timely payments as per agreed approved payment plan of the total sale consideration and other charges. It is also distinctively understood by us/me that timely payment is the essence of the allotment whether provisional or not as the case may be.

I/We have clearly understood that acceptance of this Application and realization of booking amount into the books of Company does not constitute a confirmed allotment and I/ we do not become entitled to the allotment of the Said Flat notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application or subsequently. It is only after I/ we sign and execute the Flat Buyer Agreement on the Company's standard format, which has also been read and understood by me/us and agree to abide by the terms and conditions laid down therein, and consequently signed by the Company, the allotment of the Said Flat shall be confirmed and become final and binding upon myself/ourselves and the Company.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

Details of the "Apartment":

As per the tentative plan, I / We opt for Bedroom Flat measuring Super Area* Sq.Fts.@ Rupees..... Per Sq.ft. BSP plus various other charges as detailed below on Flat No in Tower named / numbered as in the said project.

I / We remit herewith a sum of Rs..... Rupees

.....as registration/booking amount which may be treated as part payment towards the sale consideration of the apartment as per the details mentioned here under:

Cheque No.	Dated	Amount (Rs.)	Drawn on

Signature of the Sole/First Applicant

Signature of the Co-Applciant

APPLICANT DETAILS

D	D	M	M	Y	Y	Y	Y
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SOLE/FIRST APPLICANT

Mr./Mrs./Ms.:

S/o / D/o / W/o:

Date of Birth:



Nationality: Marital Status: No. of Childers:.....

Residential Status: Resident Non-Resident PIO/Foreign National of Indian Origin

Passport No. / PIO Card No.

Occupation: Employed Self-Employed Professional Others (Specify).....

Profession: Annual Income: Monthly Income:

Permanent Account No. (PAN) /Ward No./GIR:Aadhaar Card No.

Email ID:..... Mobile No.

Present/Communication Address:.....

 City: State: Pin :.....
 Country: Phone No.....Fax:.....
 Mobile No.....

Permanent Address:

 City: State: Pin :.....
 Country: Phone No.....Fax:.....
 Mobile No.

Office Address:.....
 Designation
 City: State: Pin :.....
 Country: Extn. Fax :.....
 Mobile No.....

Signature of the Sole/First Applicant

Signature of the Co-Applciant

JOINT/CO-APPLICANT DETAILS

D	D	M	M	Y	Y	Y	Y
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JOINT/CO-APPLICANT

Mr./Mrs./Ms.:

S/o / D/o / W/o:

Date of Birth:



Nationality: Marital Status: No. of Childers:.....

Residential Status: Resident Non-Resident PIO/Foreign National of Indian Origin

Passport No. / PIO Card No.

Occupation: Employed Self-Employed Professional Others (Specify).....

Profession: Annual Income: Monthly Income:

Permanent Account No. (PAN) /Ward No./GIR:Aadhaar Card No.

Email ID:..... Mobile No.

Present/Communication Address:.....
.....

City: State: Pin :

Country: Phone No.....Fax:.....

Mobile No.....

Permanent Address:.....
.....

City: State: Pin :

Country: Phone No.....Fax:.....

Mobile No.....

Office Address:.....
.....

..... Designation

City: State: Pin :

Country: Extn. Fax :

Mobile No.....

Signature of the Sole/First Applicant

Signature of the Co-Applicant

PARTICULARS	UNIT	RATE (INR)	AMOUNT (In Rs.)
A. BASIC SALE PRICE	Per Sq. Ft.		
B. ADDITIONAL CHARGES (as applicable)			
(i) Preferential Location Charges (PLC)	Per Sq. Ft.		
(ii) External Electrification Charges (EEC), Fire Fighting Charges (FFC), External Development Charges (EDC) & Internal Development Charges (IDC)	Per Sq. Ft.		
(iii) Basement Car Parking Space (CPS-B)	No. of Cars		
(iv) Club Membership Charges (CMC)	Per Family		
(v) Power Back-Up Charges	Per KVA		
C. OTHER CHARGES			
(i) IFMS	Per Sq. Ft.		
(ii) Other Statutory Charges or Taxes Imposed by the concerned authorities			
TOTAL (A+B+C)			

FOR OFFICE USE ONLY

Mode of Booking: Direct/Agent

Location Booked : Date of Booking

Discount Offered : Authorized by.....

Booklet Filed by: Date

Booklet Checked by: Date

Booklet approved by: Date

Final approved by: Date

Signature of the Sole/First Applicant

Signature of the Co-Applicant

UNDERTAKING

I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and no part of it is false and nothing has been concealed there from. I / We undertake to abide by my / our promise to perform the obligations and the terms referred herein. Any allotment against this Application is subject to the terms and conditions attached to this Application form and that of the Allotment Letter and Flat Buyer Agreement, the term and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), legal representatives, successors and nominee(s). I/We undertake to inform the Company of any change in my/our address or in any other particular/ information given above, till the Said Flat is registered in my/our name(s), failing which the letters and other communications sent at the recorded address as mentioned in application form by the Company shall be deemed to have been received by me/us.

Signature of the Sole/First Applicant

Signature of the Second Applicant if any

(For Non-Resident Indians only)

I / We understand that the allotment shall be subject to the laws of Republic of India. I further understand and agree that compliance of the provisions of Foreign Exchange Management Act, 1999 (FEMA), the rules and regulations framed thereunder and any other law that may be applicable from time to time to the said transaction, payments, remittances, acquisition/ transfer of said Premises, shall be my/our sole responsibility. Any legal liability arising therefrom or any loss is incurred by the Company due to such transaction, I / We undertake to keep the developer and its employees and associates harmless and shall keep them indemnified.

Signature of the Sole/First Applicant

Signature of the Second Applicant if any

Notes:

- (i) Please paste one photograph of each applicant and sign across the same.
- (ii) Please attach attested copy of the proof of address, as applicable – Election Id Card / Passport /Driver's License/PAN Card / Aadhar Card/ Electricity Bill/Telephone Bill.
- (iii) Attach list of Directors / Partners / Members of Governing or management body – duly certified and signed by all the Directors / Partners / Members of Governing/management body.
- (iv) Please attach notarized copy of Power of Attorney (signed by at least two Partners/members of the management body except in favour of whom the POA is issued); or certified copy of resolution passed by the Board of Directors to be signed by a Director or the Company Secretary not being the Director or person who has signed the application).

Signature of the Sole/First Applicant

Signature of the Co-Applicant

TERMS & CONDITIONS:

The terms and conditions given herein below are of indicative nature with a view to acquaint the Applicant(s) with the terms and conditions as may be comprehensively set out in the Flat Buyer's Agreement which upon execution shall supersede the terms and conditions as set out in this application form. The Applicant(s) shall sign all the pages of this application in token of his/her/its acceptance of the same.

1. "Common Areas" means all facilities to be used by all the apartment owners, such as entrance lobbies, corridors, staircases, staircase shafts and mummies, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts, fire escapes, all underground and overhead tanks, electric substation, control panel room, installation area of transformers and DG sets, guard rooms, guard towers, entrance and exit of the complex, water supply, treatment plants, pump houses, sewerage system and STP, EPABX system, common toilets, rain water harvesting system etc.
2. "Limited Common Areas and Facilities/Independent Areas" are as declared (but not included as common areas for joint use by apartment allottees) and can be sold by the promoter without the interference of other apartment owners, such as approaches, commercial/ shopping plazas, schools, medical facilities if any, recreational facilities, open parking and spaces appurtenant thereto with required approaches, all basements and stilt areas other than those sold as parking and all other facilities/areas not covered in the calculation of the super area as detailed above.
3. "Super Area" comprises of the built up area as defined above and pro rata interest in the common areas and facilities, as described under the common areas.
4. Cheque/Bank Draft to be issued in favour of **Rise Projects Pvt. Ltd.** payable at Delhi and Ghaziabad. (Outstation cheques shall not be accepted)
5. The prices as on the date of booking are firm and escalation free. The price list is signed as a token of acceptance.
6. The stipulated date of possession is 42 month from the date of start of excavation or execution of Flat Buyer Agreement whichever is later with a grace period of 6 months in addition to 42 months subject to FORCE MAJURE circumstances, which includes without limitation, delay on account of non availability of steel and/or cement or other building materials, or water supply or electric power or slow down/ strike or due to a dispute with the construction agency employed by the Company, civil commotion or by reason of war or enemy action or terrorist action or earthquake or any act of God or if non delivery of possession as a result of any notice order, rule, policy or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company, including but not limited to delay in making the payments as per schedule. The Company, as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of allotment, as may be required under the applicable laws. However, if the Company fails to handover the possession even after 48 months subjected to the exemptions as contemplated herein, the company would pay the allottee(s) a sum calculated @Rs. 5/- Sq. ft./month (Rupees Five only per Sq. ft.) for the delayed period attributable to the inability of the company in the handing over of the apartment beyond said period herein. Similarly the customer would also be liable to pay holding charges @ 5/- Sq. ft./month (Rupees Five only per Sq. ft) if the customer fails to take the possession within 30 days from the date of issuance of the offer of possession.

The penalty as detailed and stipulated in this para shall be payable only in case the allottee(s) has made timely payment of all due instalments as stipulated in the agreed payment schedule. However in case of any non compliance of agreed payment schedule by the concerned allottee(s), the stipulation with regards to the payment of the agreed penalty by the developer shall be deemed to have been waived off by the allottee(s) and he shall not be entitled to any such payment under and in terms of this booking for double the said delayed period in making payment of installment.

7. The Said Flat is restricted to residential use and the Applicant is bound to use the Said Flat for residential purpose only. The Applicant(s) has/ have examined the layout plan and the building plans of the Said Project, specifications, ownership, title records of the Said group housing Plot and all other relevant documents relating thereto and is satisfied in all respects with regard to the same and to all the details of the Said Flat, specifications all super area details, all common facilities, the title and also the right and authority of the company to sell the Said Flat. The Said Project and the Said Flat therein shall be constructed as per the sanctioned building plans. The Applicant(s) hereby understands and agrees that the Company may effect such variations and modifications therein as may be required or amended or allowed by any competent authority and/or as may be requisite under the applicable laws. It is clarified that the BSP calculation as per initial rate of booking of the Said Flat will be applicable on the final area in case of any variation in the area effected due to change in sanctioned plans as mentioned above.
8. Further, if there are any additional levies, Rates, Taxes, Cess and Fees etc. as assessed and attributable to the Company on account of Government, statutory body or other local authority(ies) order, the Allottee(s) will be liable to pay his/her/their proportionate share of such additional levies. In the event of any enhanced or escalated compensation, amount, etc., in relation to the acquisition or otherwise, charged or levied by the Central or the State Government or by the appropriate authority in relation to the Said Land, the same shall be borne by the Allottee.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

9. The super area includes covered area plus balconies, cup boards and projections, common area such as corridors, passages, roads, lift rooms, entrance lobbies, staircases, underground tanks, overhead water tanks, boundary wall and area of any other common utilities. All such other areas which are not being accounted for, in the computation of super area shall be treated as limited common area/independent areas.
10. The Building plans are tentative and the Developer may take such changes, modifications, alterations and addition therein as may be deemed necessary or may be required to be done by the Developer, the Government/GDA, any other Local Authority of body having jurisdiction. The Developer can construct additional floors on the already approved tower without changing the layout and no NOC consent for such purpose shall be required to be taken from the Allottee.
11. "Total Sales Price" means the amount amongst others, payable for the said apartment which includes Basic Sales Price (BSP), Preferential Location charges (PLCs), Car Parking, Club Membership, Power Back up, External Electrification charges (EEC), Fire Fighting Charges (FFC), Internal Development Charges (IDC) & External Development Charges (EDC), but does not include other amounts, Interest Free Maintenance Security (IFMS), Sinking Fund, etc., which are payable as and when demanded by the Company in accordance with the terms of this Application, including but not limited to:-
 - a) Service Tax
 - b) Registration charges, cost of stamp papers, documentation fees, official fees, file charges legal consultant fees and other informal charges.
 - c) All rights on terraces, basement, stilts etc. shall vest with the developer.
 - d) Maintenance charges.
 - e) Any woodwork in cupboards of bedrooms, kitchen or elsewhere.
 - f) Insurance charges payable on equal basis.
 - g) Any other taxes as applicable.
12. In case the Allottee desires transfer of allotment/ownership of unit, before registration/possession, then first transfer process is free of an administration charges but subsequent transfer process will attract an administration charges of 2.00% (Two percent only) of the total sale price as prevailing at the time of desired transfer, which shall be payable by the Allottee(s). Transfer of allotment/ownership shall however be permitted only after 12 months of booking or after payment of 40% of total sales price of the unit whichever is later at the sole discretion of the company. However it is made clear that any taxes, as may be levied by the government for making such transfer(s) shall be borne by the Applicant(s), failing which developer will be at the liberty to refuse such transfer and also transfer shall be subjected to Applicant(s) executing transfer documents on a standard format as prescribed by the Developer.
13. Earnest money shall be 10% of the total sale price. Timely payment of installments as indicated in the payment plan is the essence of the allotment. If an installment is not paid on or before the due date, the company will charge 18 (%) interest per annum on the delayed payment for the period of delay. However, if any installment remains in arrear for more than 30 days, the allotment will stand cancelled without any prior notice or liability of any kind, on the sole discretion of company. On happening of such an event, the Allottee will have no lien on the allotted unit. In such cases, the amount deposited up to 10% of total sales price of the unit, constituting the earnest money along with brokerage/ facilitation charges (if any paid), will stand forfeited. The balance amount received, if any (over and above the earnest money) will be refunded without any interest after the resale of the apartment. It may further, distinctively be understood by the allottee(s) that if for any reason the booking/ allotment is withdrawn/cancelled by the allottee, then 10% of the total sale price along with brokerage/ facilitation charges (if any paid), shall ipso facto be forfeited and the balance amount will be refunded in the manner as mentioned herein above. Earnest money constitutes the administrative cost incurred for promotional activities, holding cost incurred by the developer/ Company to fund the construction of the said unit and thereafter towards administrative costs for processing cancellation request and legal services cost etc.
14. In case of cancellation of allotment due to delay in making payments or because of breach of any terms and conditions of this application form, under exceptional and genuine circumstances, the company may, as its sole discretion, condone the delay in payment exceeding 30 days by charging interest as contemplated herein above per annum, and restore the allotment, in case it has not been allotted to someone else. If the unit already stands allotted to someone else, in such a situation an alternate unit, if any available, may be offered in lieu of the same.
15. The timely payment of installments as indicated in the detailed payment plan is the essence of the agreement. The payment plan as shown above is construction linked. If any installments as per the payment schedule are not paid by the due date, then provision made herein above shall be applicable.
16. The Company shall be only responsible for a maximum period of 24 months from the date of offer of possession, if in case any deficiency is observed in fixtures and fittings, provided in the apartment, the company shall endeavour to rectify the same.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

17. The project is comprising of many blocks, as soon as the construction of particular block(s) will be completed with all the basic amenities attached to that block(s) the company after applying for the completion certificate of particular block(s) to the authority concerned will offer the possession of the apartment in that block to the allottee(s), the construction of the remaining blocks will be ongoing it can take further time till to completion, the allottee(s) have to take possession of his/her/their apartment as and when it will be offered to the allottee(s) and the allottee(s) shall not deny for taking the possession on account of delay in issuance of completion certificate by the authority concerned on ongoing construction or any other reason whatsoever, it is hereby cleared to the allottee(s) that the completion certificate in part may also be applied for particular blocks, after completing the construction the depositing the requisite fee and obtaining the NOC's for all the concerned department therefore the gap after applying for completion certificate and issuance of a completion certificate shall not be a reason for denial of taking the possession by the allottee(s).
18. Common areas electricity & water charges shall be payable on monthly basis by the allottee on proportionate equal basis. Electricity, Power Back up and water charges and replacements if any are to be paid as per actuals along with service charges.
19. The Company or any other authorized agency nominated by the company will maintain the complex "ORGANIC GHAR" for a minimum period of 24 months from date of possession. Each flat owner shall be entering into a separate maintenance agreement at the time of possession with the company or any other agency nominated by the company. The maintenance shall be handed over to the residents, as and when deemed fit by the company.
20. Areas in all categories of apartments may vary up to ±3% but the cost of the apartments will remain unchanged. Any change over and above 3% shall be adjusted on pro-rata basis. It is also agreed that the builder may make such changes, modifications, alterations and additions there in as may be deemed necessary or may be required to be done by the builder for better layout, better landscaping, the govt./development authority or any other local authority for which applicant(s) give their unqualified consent for such changes in line with Uttar Pradesh Apartment and Ownership Act, 2010.
21. The Company and its authorized representatives and its Nominees shall have a right of ingress and egress on all common areas.
22. All specifications, designs, layouts, conditions are only indicative and some of these can be changed at the discretion of Company. They are purely conceptual and not a legal offering.
23. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the allottee will be refunded without any interest thereon within one year of its being abandoned.
24. All natural products such as tiles, marble stones and wood etc. may have slight variation in texture colour and behaviour and may have surface cracks.
25. The token amount shall be considered only in special cases for a period of 7 days only. In case of any delay/cancellation in this period, the token amount shall stand forfeited.
26. The Applicant(s) undertakes to join any society / association of the flat owners and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Company in its sole discretion for this purpose.
27. The allotment of the Said Flat is at the discretion of the Company. The Company reserves the right to accept or reject any request or expression of interest for allotment, upon scrutiny of Application form, at its sole discretion without assigning any reason whatsoever. The payment made by the Applicant along with Application Form does not confirm or convey allotment of the Said Flat to the Applicant(s). In the event the Application Form is rejected for any reason whatsoever, the non-acceptance letter addressed to the Applicant(s) shall be accompanied by an A/c payee cheque from the Company favoring the Applicant(s) for the full value paid with the Application without any interest. Further, the Company shall not be liable for any other damages/compensation whatsoever incurred by the Applicant(s) on this account.
28. The Applicant(s) hereby agrees to pay additionally as preferential location charges for preferential location in a manner and within the time as stated in the payment plan. However, the Applicant(s) has specifically agreed that if due to any change in the layout / building plan, the Said Flat ceases to be in a preferential location, the Company shall be liable to refund only the amount of preferential location charges paid by the Applicant(s) and such refund shall be adjusted in the last installment as stated in the payment plan.
29. The Company has made it clear to the Applicant(s) and the Applicant(s) has understood and agreed to pay all such amount(s) demanded by Central Government, State Government, Local Government and or any Competent Authority in any form or by any name including but not limited to government rates, levies, cesses, charges, fee whether levied or leviable now or in future. The Applicant(s) shall pay all such sums and when demanded by the Company without any delay or demur and such amounts shall form part of the Consideration. Delay and non-payment of such amount shall be treated as breach of term and conditions of this Application/agreement shall be dealt with like other breaches.
30. The Applicant(s) is / are bound to enter into and execute a Flat Buyer's Agreement and Maintenance Agreement with the Company/ its affiliates as and when called for by the Company. The detailed terms and conditions shall form part of the Flat Buyer's Agreement, which the Applicant shall execute on confirmation of allotment of the Said Flat.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

- 31 Non-payment of any consumption and maintenance charges pertaining to the Said Flat within the time specified shall also disentitle the Applicant(s) from the enjoyment of the common areas and common facilities and services applicable to the Said Project including the Said Flat. Allottee(s) undertakes to execute a separate maintenance agreement with the Company or its nominated maintenance agency for up keeping and maintaining the said project.
- 32 It is made clear by the Company and agreed by the Applicant(s) that the Applicant shall have no rights in relation to the title and ownership of the common areas, facilities and amenities and the Company shall deal with such common areas, facilities and amenities in the manner which the Company may deem fit in its sole discretion in accordance with the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the applicable laws. The Company relying on this specific undertaking of the Applicant(s) has agreed to allot the Said Flat and this undertaking shall survive throughout the ownership of the Said Flat by the Applicant(s), his/her/its legal representatives, successors, administrators, executors, assigns etc.
- 33 That the Applicant hereby authorizes and permits the Company to raise finance/ loan from any financial institution/ bank by way of mortgage/ charge/ securitization of receivables of the Said Flat subject to the Said Flat being free of any encumbrances at the time of execution of Sale Deed in favour of the Applicant.
- 34 Loans from financial institutions for purchase of the Said Flat may be availed by the Applicant, subject to the condition that the Company shall have the first lien and charge on the Said Flat for all its dues and other sums payable by the Applicant to the Company. However, if a particular financial institution/bank refuses to extend financial assistance on any ground, the Applicant(s) shall not make such refusal an excuse for non-payment of further installments/dues.
- 35 Applicant(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/ considerations and acquisition of immovable assets in India. The Company shall not be responsible towards any third party making payment/ remittances on behalf of the Applicant and such third party shall not have any right in the application/ allotment of the Said Flat applied for herein in any way. In case any such permission is ever refused or subsequently found lacking by any statutory authority/ the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable laws without any interest and the allotment shall stand cancelled forthwith. The Applicant agrees that the Company will not be liable in any manner on such account.
- 36 The Applicant(s) hereby covenants with the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non observance or non performance of the said covenants and conditions by the Applicant(s).
- 37 The Company on completion of construction shall issue a final call notice to the Applicant(s) for taking possession of the Said Flat. The Applicant(s) shall before taking possession of the Said Flat, must clear all the dues towards the Said Flat and have the Sale/ Conveyance Deed for the Said Flat executed in his/ her/ its favour by the Company after paying applicable stamp duty, registration fee and other charges/expenses. The date of issue of final call notice shall be deemed to be the date of offer of possession of the Said Flat to the Applicant(s), and the Company shall not be held in default/ breach in case the Applicant(s) fail to take possession of the Said Flat within the stipulated time period mentioned therein.
- 38 The Applicant hereby agrees to comply with all the prevailing laws and Bye Laws as applicable in respect of the Said Flat and shall always remain solely responsible for the consequence of non-compliance thereof.
- 39 In case there are joint Applicants, all communications shall be sent by the Company to the Applicant whose name appears first, at the address given by him/her for mailing and which shall for all purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicants.
- 40 If any misrepresentation/ concealment/ suppression of material facts are found to be made by the Applicant(s), the allotment will be cancelled and the Earnest Money shall be forfeited and the Applicant(s) shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respects.
- 41 This Application/ booking shall be subject to the laws of India and the Courts at Ghaziabad only, shall have jurisdiction in case of any dispute or claim arising out of or in respect of this application or allotment to be made hereunder.

SPECIFICATIONS

STRUCTURE	EARTHQUAKE RESISTANT RCC FRAMED
LIVING ROOM	
Floor	Vitrified Tiles
External Door and Window	Powder Coated Aluminium /UPVC
Walls	Oil Bound Distemper
Internal Door	Skin/Flush Shutter with Hard Wood Frame
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points as well as T.V outlets with modular switches
Ceilings	Oil Bound Distemper Over Designer POP.
MASTER BEDROOM	
Floor	Laminate Wooden Flooring
External Doors & Windows	Powder Coated Aluminium /UPVC
Walls	Oil Bound Distemper
Internal Doors	Skin/Flush Shutter with Hard Wood Frame
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points as well as T.V outlets with modular switches
Ceilings	Oil Bound Distemper Over Designer POP.
BEDROOM	
Floor	Vitrified Tiles
External Doors & Windows	Powder Coated Aluminium /UPVC
Walls	Oil Bound Distemper
Internal Doors	Skin/Flush Shutters with Hard Wood Frame
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points as well as T.V outlets with modular switches
Ceilings	Oil Bound Distemper Over Designer POP.
KITCHEN	
Floor	Combination of Anti-Skid Ceramic Tiles/ Vitrified Tiles
External Doors & Windows	Powder Coated Aluminium/UPVC
Walls	Ceramic Tiles of 2' height from the platform
Fittings	Stainless steel sink with C.P. Fittings
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with Modular Switches
Water Supply	24 hours water supply with Separate Lines for Hot & Cold Water
Ceilings	Oil Bound Distemper
Counter	Granite Working Platform

BALCONIES	
Floor	Anti-Skid Ceramic Tiles/Terazzo Tiles
Walls	Oil Bound Distemper
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with Modular Switches
Ceilings	Oil Bound Distemper

TOILET	
Floor	Anti Skid Ceramic Tiles
Walls	Ceramic Tiles of 7' height
Fittings	Washbasin WC & C.P Fittings
Internal Door	Skin/Flush Shutter with Wooden Frames
Electrical	Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches
Water Supply	24 Hours Water Supply & Separate Lines for Hot & Cold Water.

LOBBIES / CORRIDORS	
Floors	Kota Stone/ Vitrified Tiles
Walls	Oil Bound Distemper
Electrical	Copper wiring and PVC Concealed conduit .

ELEVATORS	
High Speed Elevator	

ELECTRCAL	
24 Hours Power Backup	

Disclaimer:

Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behaviour. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the company. Applicant/ Allottee shall not have any right to raise objection in this regard.

1 sq. mtrs. = 10.764 sq. ft.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

PAYMENT PLAN
CONSTRUCTION LINK PAYMENT PLAN

On Booking	10% of TSP
Within 30 days of EOI	10% of TSP
At the time of Start of excavation	15% of TSP
On commencement of Raft Slab	10% of TSP
On commencement of the G Floor Slab Casting	10% of TSP
On commencement of the 3rd Floor Slab Casting	5% of TSP
On commencement of the 6th Floor Slab Casting	5% of TSP
On commencement of the 9th Floor Slab Casting	10% of TSP
On commencement of the 12th Floor Slab Casting	5% of TSP
On commencement of the 17th Floor Roof Casting	10% of TSP
On Completion of internal brick work of Tower	5% of TSP + 50% of PLC
Amount Due on offer of Possession	5% of TSP + 50% of PLC

DOWN PAYMENT PLAN

At the time of EOI	10% of TSP
Within 30 days of EOI	5% of TSP
within 45 days of EOI	80% of TSP + 50% of PLC
Amount Due on offer of Possession	5% of TSP + 50% of PLC

TERMS IN BRIEF:

- TSP includes Basic Sales Price, Car Parking, Club Membership, Power Back up, EEC, FFC, IDC & EDC Charges.
- IFMS & Sinking Fund Chargeable extra at the time on offer of possession.
- Prices are Firm & escalation free for the Apartment(s) booked
- Price are subject to change without any notice from time to time, at the sole discretion of the company
- Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favor of "Rise Projects Pvt. Ltd." payable at New Delhi.
- Stamp Duty, Registration charges and all other applicable government charges/taxes including Service Tax and / or GST are not included in sale price and shall be charged extra and are to be borne by the Allottee(s)
- Booking is subject to detailed terms and conditions as given in allotment agreement.
- All specification, numbers and areas are tentative.

Signature of the Sole/First Applicant

Signature of the Co-Applicant