

Registration Cum Application Form



Application for registration of the allotment of Residential Apartments at Satya Villa De, Raj Nagar Ext., Ghaziabad



Application No.	
Date	
Apartment No.	

Please affix
Passport Size
Photography

Please affix
Passport Size
Photography

To,
ASCENT BUILDTECH PVT. LTD.
D-43, Sector-6, Nodida-201301 (U.P)

I/we request that I/we may be provisionally allotted an apartment in your "Satya Villa De" Luxury Residential Apartment No.....under the following payment plan. (Tick one)

Down Payment Plan	<input type="checkbox"/>	Installment Payment Plan	<input type="checkbox"/>	Construction Linked Plan	<input type="checkbox"/>
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I/we remit herewith a sum of Rs.....(Rupees..... only) by Cash/DD/Cheque vide No.....Dated.....Drawn onfavouring ASCENT BUILDTECH PVT. LTD. payable at New Delhi /NCR/Ghaziabad.

In the event of the company agreeing to provisionally allot me/us the apartment, I/we agree to pay future installments of sale price and other dues as stipulated in the allotment letter and the payment plan as explained to me/us by the company. **I have read and understood the contents of allotment letter and agree to execute and abide by the same.**

I/we agree that the acceptance of my/our application does not entitle me / us to any right in the apartment until all payment in full have been paid by me/ us on or before the due dates.

I/we further agree that I/we shall abide by the terms and conditions of the company that are in force or that may be brought in to force time to time.

My /our particulars are given below for your reference and record

Particulars of first/Sole/Applicant

PLEASE FILL UP THIS FORM IN CAPITAL LETTERS

Name: Mr./Mrs./Ms./M/s													
Father /Husband's Name													
Permanent Address													
Correspondence Address													
Contact No. Resi.				Off.				Fax					
Mobile				Pan No.				Date of Birth					
E-mail													
Marital Status	Married	<input type="checkbox"/>	Single	<input type="checkbox"/>	Marriage Anniversary				Sex	M	<input type="checkbox"/>	F	<input type="checkbox"/>
Residential Status	Indian Resident	<input type="checkbox"/>	NRI	<input type="checkbox"/>	Other Nationality								
Profession						Designation							
Qualification						Occupation							

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Co -Applicant

PLEASE FILL UP THIS FORM IN CAPITAL LETTERS

Name: Mr./Mrs./Ms./M/s

Father /Husband's Name

Permanent Address

Correspondence Address

Contact No. Resi. Off. Fax.

Mobile Pan No. Date of Birth

E-mail

Marital Status Married Single Marriage Anniversary Sex M F

Residential Status Indian Resident NRI Other Nationality

Profession Designation

Qualification Occupation

Property Particulars

Super Area Sq.ft. Sq.Mt. Floor Unit

Intended Purpose Residence Renting

Cost Details

per sq. ft. Sq.Mt.

(A) Basic Cost Rs. in words Rs.

Less Cash Discount Rs. in words Rs.

Total (A) Rs. in words Rs.

(B) Other Charges

PLC in words Rs.

Parking Charges (Open/Covred) in words Rs.

Power backup (_____KVA) in words Rs.

Others in words Rs.

Total (B) Rs. in words Rs.

Total (A+B) in words Rs.

Nominee

Name: Mr./Mrs./Ms./M/s

Relationship

Address

Declaration

I/We the about applicants hereby declare that the particular given above are true and nothing has been concealed therefore.

First Sole applicant Name Signature.....

Co-applicant Name Signature.....

Date Place

BOOKING THROUGH

Dealer. Direct. Handled By.

Dealer. Name.

Terms & Conditions



1. The intending allottees(s) has/have applied for allotment of a residential / commercial unit with the full knowledge and subject to all the laws/notification and rules applicable to this area in general which have been explained by the company and understood by him/her/them.
2. The intending allottee(s) has/have accepted the plans, designs, specifications which are tentative and are kept at the Company's offices and agrees that company may affect such variation, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by the competent authority and the intending allottee(s) hereby gives his/her/their fullest consent to such variation/ addition/ alterations/deletion and modification.
3. The company shall have the right to affect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the position of unit, change in its number, dimensions, height, size, area layout or change of entire scheme.
4. The intending allottee(s) agree(s) that he/she/we shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common area and all other charges as through demand drafts/cheques in favour of ABPL drawn upon and payable at NCR only.
5. The company and the intending allottee(s) hereby agree(s) that the amount paid with the application for booking and in instalments as the case may be, to the extent of 15% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall be forfeited in case of non fulfillment of these terms and conditions constitute the earnest money. This earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those Allotment Letter/Agreement as also in the event of failure by the intending allottee(s) to sign the Allotment Letter/Agreement within the time allowed by the company.
6. The time of punctual payment of instalments is the essence of this contract. It shall be incumbent on the intending allottee(s) shall have to pay interest as per the agreement on the delayed payments and the company reserves its right to forfeit the earnest money in event of irregular/delayed payments/non fulfillment of, terms of payment and the allotment may be cancelled at the discretion of the company.
7. The intending allottees(s) agree(s) to reimburse to the company and to pay on demand all taxes, levies or assessments, whether levied or leviable in future, on land and/or the building as the case may be, from the date of allotment.
8. The company shall endeavor to give the possession of the unit to the intending allottee(s) within committed period subject to force majeure circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt of complete payment of the basic price and other charges due and payable upto the date of possession according to the payment plan applicable to him/her/their. The company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit, in the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
9. The intending allottee(s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping of the unit and providing the various services as determined by the company or its nominated agency as and when demanded by the company or its nominee. The arrangement will be carried out until the services are handed over to the local bodies RWA. The intending allottee(s) agree(s) and consent(s) to this arrangement and will not question the same singly or jointly with other buyers.



Customer's Copy



Receiving Office Accepted Not Accepted

Booking Amount (Rs.) Receipt No. Date

Signature of Receiving Officer

Checked by

BOOKING THROUGH

Dealer.	Direct.	Handled By.
Dealer Name.		

Customer's Suggestions Customer's Suggestions



10. The sale deed shall be executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her/them full price and other connected charges. The cost of stamp duty and registration/mutation, documentation charges etc. As applicable will be extra and shall be borne by the intending allottee(s).
11. The company shall have the first lien and charge on the said unit for all its dues and other sums payable by the intending allottee(s) to the company price.
12. The price of the unit stipulated herein is based on All India Whole Sale Index for all commodities as ruling in..... If however during the progress of the work escalation cost takes places which will be based on All India Whole Sale Index for all commodities the effect of such increase as assessed by the company and intimated to the intending allottee(s) shall be payable by him/her/them over and above the price. Calculation of escalation will be done as mentioned in escalation clause of the Allotment Letter/Agreement. The decision of the company in this respect shall be final and binding on he intending allottee(s) within one or more of the installments or separately.
13. The intending allottee(s) undertake to abide by all the laws, rules and regulations or by law as may be made applicable to the said property.
14. Any dispute or difference arising out of/touching and/or concerning this transaction which may arise between the company and the allottee during currency of expiry of this transaction, the same shall be settled by mutual consent failing which matter be referred to the decision of an arbitrator, to be appointed in writing by the parties, or if they can not agree upon a single arbitrator to the decision of three persons as arbitrators, one to be appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator. The arbitrator proceedings shall be governed by the then prevailing rules and provisions of Arbitrations and Conciliation Act, 1996.
15. Any dispute or legal proceedings arising out of this transaction shall be subject to jurisdiction of the courts where property under subjects to sale id situttaec.
16. The intending allottee(s) agree(s) to pay the total basic price and other charge of unit as per the payment plan (Down Payment/Installment Plain construction linked plan as opted by him/her/them.)

Customer's Suggestions



ASCENT BUILDTECH PVT. LTD.

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