

APPLICATION FORM

WINDLASS

RIVER  VALLEY

T O W N S H I P D E H R A D U N

1/2/3/4/5 BHK & PENTHOUSES

DEHRADUN



DEVELOPING SMART INDIA

Application No.....

Date

Dear Sir,

I/We request to register my/our expression of interest ("EOI") for the provisional allotment of residential unit ("unit") as per details given below, in the housing project "WINDLASS RIVER VALLEY" being developed by you the above said developer at NH-72 Harrawala Haridwar Road Dehradun.

Unit No. Tower / Block No. Type

Floor Super Area Unit Sq.Ft.

DETAILS OF PRICING

TOTAL COST OF UNIT :.....(IN WORDS) Rs.

The total cost above is exclusive of Car Parking, Interest Free Maintenance Security (IFMS), Legal & Registration charges and other government taxes.

CAR PARKING (Additional) TWO WHEELER PARKING (Optional)

In the event the company / developer agrees to allot a residential unit , I / we further agree to sign and execute the necessary Allotment letter , stipulating the terms and conditions for the allotment and registration of the said the unit as and when desired by the company's / developers' standard format allotment letter , which inter alia include the firm endeavouring to give possession of the said unit to me / us in stipulated time subject to my / our making timely payments as per agreed and approved payment plan of the total sale consideration and other charges.

I / We understand that this group housing project is being developed as well as provided by the company.

I/we sign and execute this application form and agree to abide by the terms and condition as contained herein.

I/We hereby remit a sum of Rs: (Rupees: Vide cheque / Bank draft No

Dated..... Drawn on..... Payable at Dehradun in favour of " WINDLASS CONSTRUCTIONS" as Booking Amount for the provisional allotment of residential unit.

I/We agree to pay further instalment as per agreed and approved payment plan of the total sale consideration and other charges if any.

Signature of the First Applicant

Signature of the Co- Applicant

PERSONAL DETAILS

My/ Our Particulars as mentioned below may be recorded for reference and communication

SOLE / FIRST APPLICANT

NAME

S/O, D/O, W/O

Permanent Address.....

.....

Correspondence Address.....

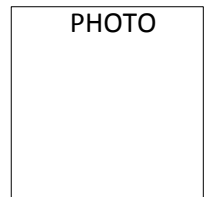
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Residential Status Nationality Indian NRI

Phone No..... Mobile..... Email ID.....

PAN. No..... Date of Birth:.....

Occupation Govt. Servant Self Employed Pvt. Sector Professional Other



SECOND APPLICANTNAME.....

S/O, D/O, W/O

Permanent Address.....

.....

Correspondence Address.....

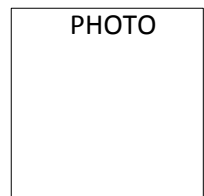
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Residential Status Nationality Indian NRI

Phone No..... Mobile..... Email ID.....

PAN. No..... Date of Birth:.....

Occupation Govt. Servant Self Employed Pvt. Sector Professional Other



I/We the under signed do hereby declare that the above mentioned particulars / information given by me/us are true and correct to the best of my /our knowledge and no material fact have been concealed there from.

Signature of the First Applicant

Signature of the Co- Applicant

IN THE EVENT THE BOOKINGS HAS BEEN DONE THROUGH CHANNEL PARTNER / BUSINEES ASSOCIATE, PLEASE GIVE PARTICULARS:

Channel Partner / Business Associate: (if any)

Name:.....PAN No.....Service Tax No.....

Contact No. office.....Mobile.....

Address:

Channel Partner/ BA Signature

FOR OFFICE USE ONLY

Payment received vides Cheque No. / DD No.....Date Rs.

FOR OFFICE CHECK LIST FOR RECEIVING OFFICER (All documents should be self-attested)

- 1- Booking amount by Cheque / DD.
- 2- Photographs and signature of intending Allottee (s).
- 3- Copy of PAN Card.
- 4- Address Proof: Copy of Voter ID/Aadhaar Card / Electricity bill / Passport / Telephone bill.
- 5- For Partnership firm: Copy of partnership deed. Authority letter from all partners authorizing the concerned partner to act on behalf of the partnership Firm.
- 6- For Companies: Memorandum of Articles of Association including incorporation certificate and certified true copy of board resolution.
- 7- For NRI: Copy of Passport / Funds from NRE/NRO a/c or foreign exchange remittance from abroad.
- 8- For Foreign National of Indian Origin: Copy of Passport / Funds from NRE / FCNR a/c.
- 9- For Hindu Undivided Family (HUF): Authority letter from all members of HUF authorizing the Karta to act on behalf of HUF.

TOTAL COST OF FLAT IS EXCLUSIVE OF

- 1- Legal & Registration Charges and Stamp Duty.
- 2- Government Taxes and any other levies & cess implement from time to time.
- 3- Interest Free Maintenance Security (IFMS).
- 4- Car Parking Charges.
- 5- Monthly usage charges of club facilities or other if any.
- 6- Individual electric and Water Meter Connection charges as applicable.
- 7- Provision of Gas Charges if company will provide.
- 8- All rights on terraces, Basement, Stilts, Club etc. shall vest with the builder.
- 9- Taxes, impositions of levies or duties, service tax as applicable and any other charges imposed by the local authorities for the sale of the said unit and any charges in government taxation or levies will be charged extra.
- 10- Any other charges as referred in the Final Allotment Letter.

Signature of the First Applicant

Signature of the Co- Applicant

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL APARTMENT IN THE

"WINDLASS RIVER VALLEY" (HEREINAFTER REFERRED AS THE "PROJECT")

THE TERMS AND CONDITIONS GIVEN BELOW ARE TENTATIVE AND INDICATIVE IN NATURE WITH A VIEW TO ACQUAINT THE APPLICANT(S) WITH THE TERMS AND CONDITIONS AS SET OUT by the company (REFERRED AS THE "POLICY") AND will also be COMPREHENSIVELY SET OUT IN THE APARTMENT APPLICANT'S BUYER'S AGREEMENT WHICH, UPON EXECUTION, MAY SUPERSEDE THE TERMS AND CONDITIONS SET OUT IN THIS APPLICATION FORM.

- a) That the Applicant(s) has made this application for allotment of the apartment /unit, in the project with full knowledge of and subject to all the laws/ bye-laws / Policy / Notifications and Rules as applicable in the state of Uttarakhand in general and to the project in particular, which have also been explained by the Company and/ or its representative and have been understood by the Applicant(s).
- b) The Applicant(s) confirms that the information supplied/furnished by him/her in or pursuant to this Application Form is correct and all the documents supplied for obtaining the allotment are authentic and genuine. In case any information given or documents supplied or representation made by the Applicant(s) for obtaining allotment is found to be false, the Company shall be entitled to forthwith cancel the allotment made in favor of Applicant(s) and forfeit the amount of the Earnest Money as well as any processing fee, interest on delayed payment and the amount of any other fine or penalty paid by the Applicant(s). In such event, the Applicant(s) shall not be left with any right, title or interest of any nature in the Apartment and/or the Project and/or against the Company or any of its directors, shareholders, employees or agents and the Company shall be competent to use, utilize, deal with and alienate the aforesaid Apartment in any manner deemed fit by it without any hindrance or obstruction from the Applicant(s).
- c) The Applicant(s) has satisfied himself/herself about the unencumbered Right, License, Title and Interest of the company in the land on which the said Project is being developed.
- d) The Applicant(s) has seen and accepted the total cost with additional charges, tentative plans, layouts, specifications, dimensions, locations and all other vital aspects of the Project and the Apartment, all of which, however are tentative and indicative in as much as they are subject to such changes, alteration, modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority and/or on account of architectural design or advise. The Company shall have the right to effect suitable alterations such as but not limited to change/alteration of plans, layouts, dimensions and locations as well as in the number of apartments/units in the Project, as may be permissible. In case after the sanction of layout plans the area of the concerned Apartment/ unit that has been allotted gets altered, the sale consideration shall be accordingly reduced/ increased and the quantum of such reduction/increase shall be determined by the Company in accordance with the formulae originally applied to determine the Total Price and the Applicant(s) shall be bound to pay the same and in case of any enhancement/reduction in the total price, the company may inform the Applicant(s) through its website and/or E-mail and/or Post. The Applicant(s) hereby gives his/her consent to such modifications/alteration.
- e) The Applicant(s) has made this Application with full knowledge of the fact that this application as well as the allotment of the apartment is subject to various eligibility criteria and restrictive covenants prescribed by the Company.
- f) The Applicant(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, including but not limited to execution of Apartment Applicant's/ Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc, required for the purpose.
- g) The furniture and fittings layouts shown/mentioned in the floor plans and/or in the brochures/publicity material etc. are merely suggestive. The Company in no way is responsible for such provisions, fitments and the cost of it is not inclusive in the cost of the apartment.

Signature of the First Applicant

Signature of the Co- Applicant

- h) Upon successful allotment of the Apartment to the Applicant(s) and subject to the Applicant(s) performing all his obligation as mentioned in this Application or otherwise under the Policy, the Company may require the Applicant(s) to execute the Apartment Applicant(s)'s / Buyer's Agreement, two copies (Company's copy & Customer's Copy) of which shall be provided to the Applicant(s) by the Company for signatures.
- i) Applicant's/buyer agreement, shall not give the Applicant(s) any right, title or interest relation thereto. That even after the execution of the sale/conveyance deed the ownership rights to the Applicant(s) shall be limited only up to the allotted unit/apartment and the balance rights, title, interests of any nature shall subsist with the company only.
- j) The Application is to be submitted with the registration amount as per payment plan, by A/C payee cheque or bank draft favouring "**Windlass Constructions**" payable at Dehradun. No outstation cheque / draft shall be accepted.
- k) The company has allowed the Allottee(s) inspection of the site proposed building plan , specification , ownership record of the aforesaid plot / unit and all other relevant documents in relation thereto , and /or otherwise the Allottee(s) have fully satisfied himself / herself/themselves in all respects with regard to all the details of the unit , specification , all super area details , all common facilities , the title and also the right and authority of the company to sell the unit. Other terms and conditions of the sale would be as per the standard of Allotment Letter / Buyer's Agreement of the company.
- l) The super area includes covered area plus balconies , cupboards and projections proportionate share of common area such as corridors , passages , lift rooms , entrance lobbies , staircase , underground tanks , overhead tanks , boundary wall and areas of any other common utilities.
- m) The building shall always be known as "**WINDLASS RIVER VALLEY**" and the name shall never be changed by the Allottee(s) or anybody else.

GENERAL

- 1- Price escalation on the booked unit will not be charge.
- 2- Registration, stamp duty and all applicable taxes including the service tax shall be paid by the Allottee (s) as applicable at the time of possession separately.
- 3- Possession against registration will be given approximately within 36 months from the date of allotment letter / sanction of plan.
- 4- The customer would be liable to pay holding charges at Rs.10 Sq.Ft. (Rupees Ten only per Sq.Ft.) Per month, if the customer fails to take the possession, within 30 days from the date of issuance of the offer of possession.
- 5- One car parking is mandatory for each unit and would be allotted on the first cum first serve basis.
- 6- The intending allottee(s) of the unit shall pay necessary charges including security deposit to maintain 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.
- 7- Further, if there are any additional levies , taxes , cess , and fees etc. as assessed and attribute to the company on account of government , statutory body or other local authority (s) order , the allottee(s) will be liable to pay his/her/their share of such additional levies.

Signature of the First Applicant

Signature of the Co- Applicant

- 8- Plan layouts, designs are subject to change and modifications as decided by the company, architect or any other competent authority.
- 9- Timely payment of instalments as per the agreed payment plan * is the essence of the allotment. If an instalment 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 instalment remains arrear for more than 30days, the allotment will stand cancelled. In such a case earnest money, will be forfeited without the need on behalf of the company provided prior intimation to the Applicant (s) and the Applicant(s) shall have no claim / lien / charge/interest, right to remedy against the allotted unit against the company and the company shall have full right to receive the application for allotment of the same to any other person. However in exceptional and genuine circumstances, the company may at its sole discretion, condone the delay in payment not exceeding 30 days by charging interest at 18% per annum, and restore the allotment, in case it has not been allotted to someone else. If the unit has already been allotted to someone else, in such a situation an alternate unit may be offered in lieu of the original.
- 10- That on the date of possession/offer of possession , whichever is earlier , an interest free maintenance security at rs.75 Sq.Ft. shall be payable by the Allottee(s) to the company . Further the general monthly maintenance charge as decided by the company at the time of possession shall be payable by the Allottee(s) to the company for 1 year in advance from the date of possession / offer of possession, whichever is earlier.
- 11- It is agreed that the company may make changes, modification, alteration and additions there in as may be deemed necessary or may be required to be done by the company, by the government / developments authority or any other local authority without any specific consent of the Allot tee(s).
- 12- In case the allot tee(s) desires to change the provisionally allotted apartment / unit before executing the final allotment letter, the allot tee(s) can change the apartment / unit in same phase according to the availability. That once the apartment/unit is provisionally allotted to the allot tee(s) the allot tee(s) has no right to change the apartment /unit from one to another phase. It is clarified that the apartment / unit transfer from one phase to another phase is not permitted.
- 13- If the allottee (s) wants to cancel the allotted unit with in a fifteen days from the date of booking the company will not deduct any amount but after fifteen days from the booking date the allottee (s) wants to cancel the unit the 50% of the received amount will be deducted and after execution of the Allotment Letter / Agreement the amount of 10% of the cost shall be deducted.
- 14- The above terms and conditions are final and will be abided by under all circumstances except unavoidable circumstances like force majeure, natural calamities, and amendments to be incorporated on behalf of the government and related policies and authorities.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as comprehensively set out in the Allotment Letter / Agreement which shall supersede the terms and conditions set out in this application.

Date:

Place:

Signature of the First Applicant

Signature of the Co- Applicant

(Payment Plan)

On Booking	Booking Amount
On Signing of FAL (within 30 days)	10% (less Booking amount)
Within 45 days	10%
On Excavation	10%
On Completion of Foundation & Basement	10%+ 50% OF CAR PARKING
On Competition of 1st Floor Roof Slab	10%
On Completion of 4th Floor Roof Slab	12.50%
On Completion of 7th Floor Roof Slab	10%+ 50% OF CAR PARKING
On Completion of Top Floor Roof Slab	10%
On Completion of Walls & External Plaster	12.50%
On Offer of Possession	5% + IFMS

Signature of the First Applicant

Signature of the Co- Applicant

(SPECIFICATIONS)

SPECIFICATIONS FOR 1BHK,2BHK,3BHK,4BHK,5BHK,PENTHOUSE APARTMENTS AT "WINDLASS RIVER VALLEY", DEHRADUN							
AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/ GLAZING	SWITCHES	OTHERS
LIVING /DINING ROOM	SMOOT FINISH OBD (Oil Bound Distemper)	VITRIFIED TILES	OBD (Oil Bound Distemper)	MODULAR SKINNED DOOR/ HARDWOOD DOOR	ALUMINIUM	MODULAR SWITCHES	
MASTER BED ROOM	SMOOTH FINISH OBD	VITRIFIED TILES	OBD (Oil Bound Distemper)	MODULAR SKINNED DOOR/ HARDWOOD DOOR	ALUMINIUM	MODULAR SWITCHES	
OTHER BED ROOM	SMOOTH FINISH OBD	VITRIFIED TILES	OBD (Oil Bound Distemper)	MODULAR SKINNED DOOR/ HARDWOOD DOOR	ALUMINIUM	MODULAR SWITCHES	
KITCHEN	COMBINATION OF TILES AND OIL BOUND DISTEMPER	VITRIFIED TILES	OBD (Oil Bound Distemper)		ALUMINIUM	MODULAR SWITCHES	Counter Top & Stainless sink with CP Fittings
BALCONIES	WEATHER PROOF PAINT	Anti-Skid Ceramic Tiles	OBD (Oil Bound Distemper)	ALUMINIUM	ALUMINIUM	MODULAR SWITCHES	
TOILET	TILES & OBD	Anti-Skid Ceramic Tiles	OBD (Oil Bound Distemper)	ALUMINIUM/FLUSH DOOR	ALUMINIUM	MODULAR SWITCHES	CP FITTINGS WITH SANITARY WAREFIXTURES
STRUCTURE	R.C.C. FRAMED STRUCTURE						
ELECTRICAL	COPPER CONCEALED 'ISI'MARKED WIRING,PROVISIONS OF LIGHTS,PLUGPOINTS IN EACH BEDROOM & DRAWING/DINING ROOM /KITCHEN/TOILETS						
WATER	WATER SUPPLY THROUGH OVER HEAD TANKS						

Signature of the First Applicant

Signature of the Co- Applicant