

Aravali One
LUXURY LIVING IN LAP OF NATURE

Application Form



ICON REALCON PVT. LTD.
SD-65, Tower Appt. Pitam Pura
New Delhi-110034

Dear Sir,

I/We request that I/We may be registered for provisional allotment of Flat / Apartment / Pent House (herein after referred to as the flat) in the residential group housing society known as 'ARAVALI ONE' being developed by the company in sector 41, Faridabad, Haryana, India.

I/We agree to sign and execute, as and when required by the company, the Allotment Letter containing the detailed terms and conditions of the allotment of the group housing and the other related documents as required by the company.

I/We have read and understood the accompanying Board Terms & Conditions for provisional allotment of the Flat in 'Aravali One' forming part of this Application and agree and undertake to abide by the same.

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

by Bank Draft/Cheque No.....dateddrawn on

in favour ofas registration amount for the provisional allotment of the Flat.

We declare and confirm that booking or advance registration, if any, made by me/us previously with Company for allotment of a flat in Aravali One shall stand withdrawn and/or revoked upon the submission of this application form and I/We the applicant(s) herein unequivocally agree, affirm and undertake to be bound the term and conditions as mentioned herein and schedule I hereto.

We clearly understand that the Allotment of a flat by the company pursuant to this Application shall be purely provisional till a flat Buyers Agreement is executed by the Company in my/our favour. Further, the Allotment of the Flat in the Aravali One subject to the terms and conditions, restricted and limitations as may be contained in the allotment letter issued by The Commissioner, Municipal Cooperation, Faridabad (MCF).

I/We have perused the price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me/us.

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

1.) SOLE OR FIRST APPLICANT:

Mr./Ms./M/s.

S/W/D/O

AgeYears, Profession

Nationality

Residential status Resident Non Resident Indian Foreign National of Indian Origin

Income Tax Permanent Account No.

Income Tax

Mailing Address

.....Tel. No.Mobile

Office Name & Address

Tel. Nos.Email ID

Source of Funding : Own Sources Bank Finance



2.) SECOND APPLICANT :

Mr./Ms./M/s.

S/W/D/O

Age Years, Profession

Nationality

Residential status Resident Non Resident Indian Foreign National of Indian Origin

Income Tax Permanent Account No.

Income Tax

Mailing Address

..... Tel. No. Mobile

Office Name & Address

Tel. Nos. Email ID

Source of Funding : Own Sources Bank Finance

Affix Passport size Photograph of Sole or First Application

3.) THIRD APPLICANT :

Mr./Ms./M/s.

S/W/D/O

Age Years, Profession

Nationality

Residential status Resident Non Resident Indian Foreign National of Indian Origin

Income Tax Permanent Account No.

Income Tax

Mailing Address

..... Tel. No. Mobile

Office Name & Address

Tel. Nos. Email ID

Source of Funding : Own Sources Bank Finance

Affix Passport size Photograph of Sole or First Application

4.) DETAILS of Unit to be purchased :

1) Size :

2) Tower :

3) Unit No. :

4) Basic Rate :

5) PLC Rate :

6) Basic Sale Price (Inclusive of PLC) :

7) ADC Rate :

8) ADC Amount :

5.) **PAYMENT PLAN :** **DOWN PAYMENT** **INSTALLMENT**
 SPP

Note :

- 1) Payment to be made by Demand Draft/Pay Order/ Cheque in favour of 'ICON REALCON PVT. LTD.' payable at New Delhi
- 2) Allotment to Non Resident Indian and National of Indian Origin shall be subject to Indian Laws.
- 3) For Non-Resident Indian/foreign nationals of Indian origins, the all remittances, acquisition / transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 or any other statutory enactments shall be their sole responsibility.

DECLARATION :

I / We the above applicant(s) do hereby declare that the terms and conditions of the application have been read / understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the Board Terms and Conditions as appearing herein above as well as in Schedule-I to this application and I/ We further declare that the above particulars/information given by me/us are true and correct.

Yours Faithfully

(i)..... (ii)..... (iii).....
(Signature of Sole/First Applicant) (Signature of Second Applicant) (Signature of Third Applicant)

Place :

Date :

Board Terms and Conditions for Provisional Allotment of the Flat in Aravali One, Sector-41, Faridabad, Haryana

- 1.) That the Aravali One is being developed by the Company in Sector-41, Faridabad (hereinafter referred to as Aravali One/ Group housing). The company has purchased the land parcel for the project in Auction dated 14-03-2013 from M.C.F. Faridabad.
- 2.) That the Allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Auction by MCF and the Applicant / Intending Allottee having read and understood the same has applied for the allotment and has undertaken to abide and terms and conditions, restriction and limitations etc.
- 3.) That the Applicant(s) / Intending Allottee(s) has applied for provisional allotment of a flat in the Group Housing. The Applicant(s) / intending Allottee(s) have full knowledge of laws, notifications and rules as applicable to the development of the Group Housing / Aravali One.
- 4.) That the Application(s) /Intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the land in which the Residential Colony 'Aravali One' is being developed.
- 5.) That the layout payment of the installments as per the Payment plan shall be the essence of the Allotment. It shall be incumbent on the Applicant(s)/intending Allottee(s) to comply with the terms and conditions of allotment. In case, at any stage, the Applicant(s)/Intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe. However, in case the Applicant(s)/Intending Allottee(s) fails to pay any installment(s) with interest within 45 days, from due date for such payment, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and the Applicant(s)/Intending Allottee(s) shall be left with no right or lien on the said flat or any part thereof. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of the interest accrued on the delayed payment(s), if any, and /or any other charges due from the Applicant(s) /Intending Allottee(s). The delay in payment of installment shall entail interest @24% p.a. compounded quarterly, calculated from the due date of outstanding amount.
- 6.) That the layout plan to entire residential colony as drawn by the Company is tentative and is subject to change if deemed necessary by the Company or as may be required by the MCF. The Company may effect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the Flat , Block, No. of Flats , Location of Flat, allotted to the Applicant(s). In regard to such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the area of the flat or a flat becomes preferentially located, revised price and /or PLC shall be payable / adjusted at the original rate at which the flat has been booked for the allotment. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein.
- 7.) That the Applicant(s) /Intending Allottee(s) shall pay to the Company the entire consideration of the Flat as per the Payment Plan opted by the Applicants(s) /Intending Allottee(s).
- 8.) That to Applicant(s) / Allottee(s) has understood that the rights of ownership of Flat(s), the facilities and amenities and the common areas shall vest solely with the Company which shall have the sole right and authority to deal in any manner with such Flat(s), facilities and / or amenities and the common area.
- 9.) That the Applicant(s) /Intending Allottee(s) undertake and agrees to pay the common maintenance charges for upkeep and maintenance of various statutory and value added services and facilities in the group housing as determined by the Company or its appointed agency. The Applicant(s) /Intending Allottee(s) further undertakes and agrees to sign and execute the maintenance agreement with the company or its appointed maintenance agency without any demur on reservation.

(I).....

(Signature of Sole/First Applicant)

(ii).....

(Signature of Second Applicant)

(iii).....

(Signature of Third Applicant)

- 10.) That the Company apart from basic price of the Flat shall fix Preferential Location Charges(PLC) for certain Flats allotted to the Applicant(s) /Intending Allottee(s) and he shall be bound to pay the PLC as per the location of the Flat which may or may not be the result of change in layout of the residential colony.
- 11.) That the 20% of the total consideration of the Flat a mentioned in the allotment letter shall be treated as EARNEST MONEY for all purposes.
- 12.) That the Applicant(s)/Intending Allottee(s) may at its option raise finances or a loan for purchase of the Flat. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s). In the event , the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) on this pretext and in the event of default in payment as per the Payment Plan the Applicant(s)/Intending allottee(s) shall be liable for consequences including cancellation of the allotment.
- 13.) That all taxes and statutory levies presently payable in relation to Land comprised in Group Housing have been included in the price of the Flat. However, in the event of any further increase and/ or any fresh tax, charge, cess, duty or levy by the Government or any other statutory authority, the same be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Power distributing company or from the date on which it is made effective any competent authority shall also be additionally payable by the Applicant(s)/Intending allottee(s).
- 14.) 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(s)/Intending allottee(s) to the company.
- 15.) That upon completion of development of the Flat and receipt of full consideration and other charges, if any payable by the Applicant(s)/Intending allottee(s), a sale deed shall be executed in favour of the Applicant(s)/Intending allottee(s) on the draft prescribed by the company. All expenses like The Stamp Duty, Registration Fee, miscellaneous charges, IFSD, Sinking fund & other charges (if applicable) towards execution of sale deed shall be borne exclusively by the Allottee(s).
- 16.) That the allotment of Flat is at the discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Flat, the Company shall not be obliged to give any reason for such decision of the Company rejecting any offer / application for allotment of Flat shall be final and binding. The company shall refund the amount paid by the Applicant(s)/Intending allottee(s) without interest or may adjust the same in other property of the company at the option of company.
- 17.) That Faridabad/Delhi Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
- 18.) That the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment or varied at any time by the Company.
- 19.) That Service Tax as applicable or any other Govt. levies shall be payable by the Applicant(s)/Intending allottee(s).

I/We the applicants(s) herein do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the applicant(s) herein unequivocally agree affirm and undertake to abide by the

(i)..... (ii)..... (iii).....
(Signature of Sole/First Applicant) (Signature of Second Applicant) (Signature of Third Applicant)

Place :

Date :