



APPLICATION FORM



freedom to live your own life

Application Form No.....

To

Managing Director,
RKM Housing Limited,
SCO: 1-4, Sector -112,
S.A.S. Nagar (Mohali), Punjab.

Self-Attested
Photograph of
applicant

Self-Attested
Photograph of
applicant

Sub:- Application for booking of 2 BHK Apartment measuring _____ sq.ft. in Ishaan Heights, Sector 112, Mohali.

Dear Sir,

I / We wish to apply for booking of 2 BHK Apartment measuring _____ sq.ft. in Ishaan Heights, Sector 112, Mohali. I am / we are enclosing herewith a booking amount for this Apartment by Cheque / Demand Draft / Pay Order No. _____ dated _____ for Rs. _____ (Rupees _____) (Bank & Branch) _____ in favour of RKM Housing Limited payable at Mohali.

MY / OUR PARTICULARS ARE AS UNDER:-

- (a) Name : _____
- (b) Father's /Husband's name : _____
- (c) Age / Date of birth: _____
- (d) Occupation : _____
- (e) Residential Status : Resident _____ Non-Resident Indian _____
- (f) Permanent address: (attach residence proof) _____
- _____
- (g) Correspondence address : _____
- _____
- (h) Phone No. / Mobile No. : _____
- (i) E-mail id. : _____
- (j) Permanent Account No. _____

Signature of Applicant

CO-APPLICANT (IF ANY)

(a) Name of Applicant _____ Relationship: _____

(b) Father/Husband/Guardian's Name: _____

(c) Age / Date of birth : _____

(d) Residential Status : Resident _____ Non-Resident Indian _____

(e) Permanent Account No. _____

Signature of Co-Applicant

NOMINEE / CO-APPLICANT 2 (IF ANY)

(a) Name of Applicant _____ Relationship: _____

(b) Father/Husband/Guardian's Name: _____

(c) Age / Date of birth : _____

(d) Residential Status : Resident _____ Non-Resident Indian _____

(e) Permanent Account No. _____

APPLICATION IN CASE OF PARTNERSHIP FIRM

(a) M/s _____ a partnership firm, duly registered under the Indian Partnership Act, through its Partner _____, duly authorised by the remaining partners vide _____

(b) Permanent Office Address _____

(c) Telephone : Residence _____ Office _____ Mobile _____

(d) Fax _____ Email _____

(e) Income Tax Permanent Account No. _____ (photocopy enclosed)

Signature of Partner(s)

APPLICATION IN CASE OF COMPANIES

- (a) M/s _____ a Company duly incorporated under the Companies Act, 1956, through its Director _____, duly authorised vide Board Resolution dated _____
- (b) Permanent Office Address _____
- (c) Telephone : Residence _____ Office _____ Mobile _____
- (d) Fax _____ Email _____
- (e) Income Tax Permanent Account No. _____ (photocopy enclosed)

Signature of M.D. Director(s)

PRICE OF APARTMENT

Down Payment Plan

BSP _____

Area _____

PLC _____ green facing

PLC _____ sq. ft. on _____ Floor

Covered Car Parking Charges _____

IFMS charges _____

Club charges _____

Power Backup _____

Total Value Total Value _____

Less Down Payment _____ % Discount _____

Net Total Value _____

Construction Link Plan

BSP _____

Area _____

PLC _____ green facing

PLC _____ sq. ft. on _____ Floor

Covered Car Parking Charges _____

IFMS charges _____

Club charges _____

Power Backup _____

Total Value Total Value _____

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to the best of my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Thanking you,

Yours faithfully,

Date:

Place:

Signature of Applicant

Signature of Co-Applicant

DETAIL OF APARTMENT

Tower _____ Floor _____ Unit No _____ Area _____ Sq.Ft.

DOCUMENTS REQUIRED AT THE TIME OF BOOKING :

- a. Booking amount cheque /draft.
- b. PAN No. & Copy of PAN Card.
- c. For Companies: Copy of Memorandum of Articles of Association and certified copy of Board Resolution.
- d. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent from all the partners.
- e. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE/FCNR A/c.
- f. For NRI: Copy of passport and payment through their Own NRE / NRO A/c / FCNR A/c.
- g. Two latest passport size coloured photographs of each Applicant.
- h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence etc.
- i. Specimen signatures duly verified by bankers (in original).
- j. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished

ALL COPIES OF DOCUMENTS WHEREVER REQUIRED, SHOULD BE SELF-ATTESTED.

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)
2. Documents: Complete /Incomplete. (To be completed by _____)

(Member – Sales Team)

(Head Sales & Marketing)

GENERAL / BROAD TERMS & CONDITIONS

Allotment of Apartment shall be governed with following conditions:

01. The intending allottee(s)/Contributor(s) has/have applied for allotment of a residential flat in Ishaan Heights with full knowledge and subject to all laws / notifications and rules applicable to this area in general and this project in project in particular, which have been read by him / her / them and explained by the company and understood by him /her / them.
02. Ishaan Heights is a project being developed by the RKM Housing Ltd. In Sector 112, RKM City, Mohali. The Company has obtained the license no. LDC/07/ 2012 from Department of Housing & Urban Development, Punjab Government.
03. The intending allottee(s)/ Contributor has fully satisfied himself/herself/themselves about the interest and the title of the Company in the said land on which the unit will be constructed and has understood all the conditions, limitations and obligations in respect thereof.
04. That the allotment of flats shall be made on a first come first serve basis. Some flats in the Project-attract preferential location charges, as specified in the Schedule of Payment, which in case allotted to the Applicant(s) shall be payable by the Applicant(s) without any demur or protest.
05. Booking of apartment will be made after receipt of 15% payment and 15% of the sale price will be completed within 90 days from the date of booking. Thereafter 65% payment + other charges (if applicable) will be obtained as per construction link plan and balance 5% + IFMS + other charges (if applicable) will be obtained at the time of delivery of possession
06. Allotment will also be made on down payment basis for which 10% of sale price will be obtained as booking amount and 85% of sale price including PLC + other charges (if applicable) will be obtained within 45 days of the date of booking and balance 5% + IFMS + other charges (if applicable) of sale price will be obtained at the time of delivery of possession
07. It is understood and agreed by the Buyer that making payment of sale consideration as aforesaid in accordance with the payment plan and due dates as per the payment schedule or otherwise together with applicable interest at the rate of 20% per annum compounded quarterly is the essence of this contract. In the event, the buyers fails to make payment on due dates as afore said and is in default for a period exceeding three months, the company shall have unfettered right to cancel the allotment and forfeit earnest money equivalent to 20% of the sale consideration towards earnest money and also recover arrears on account interest, brokerage and any other expenses or taxes if so incurred and accordingly refund the balance to the buyer with simple interest of 9% P.A.
08. That the layout plan of the entire "ISHAAN HEIGHTS", Sector 112 as drawn by the RKM Housing Limited is tentative and is subject to change, if deemed necessary by the Company or required by the architects/engineers/professionals engaged for the purpose or if so required by Punjab Government or any regulatory authorities, the Company may effect and make suitable alterations in the layout plan. Such alterations may include change in the area of the flat, number of flat, location of the flat being allotted to the Application(s). In regard to all 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 Applicant(s). Further, if there is any increasing/decreasing in the original rate at which the flat or a flat becomes preferentially located the revised price and /or PLC shall be payable/ adjustable at the original rate at which the flat has been booked for allotment. Further, the Company reserved the rights to suitable amend the terms and conditions as specified herein.
09. That the total consideration mentioned in this application does not include the cost of electric fitting, fixture, geysers, electric and water meter etc., which shall be installed by the Applicant(s) at his/her own cost expenses and resources.
10. That the Applicant(s) has seen and accepted the proposed layout , designs, proposed specification, location of the flat all of which have been duly finalized by the architects and consultants of the Company but are liable to be changed, altered, modified, revised, added, deleted, substituted or recast as per the directions of the competent authority. The Applicant(s) has, in token of his/her/its acceptable of various plans of the Colony signed this application and the Applicant(s) shall not raise any dispute/claim against the Company in this regards. However, in certain special circumstances, even after sanction of lay out plans and the building plan of the Project, the Company may, at this discretion, change, alter, modify, revise, add, delete, substitute or recast out the same. The Applicant(s) hereby gives his/her consent to all such variations, addition, alterations, recasting and modification, as may be carried out by the Company, in future, to the lay out plans. However, in case of any major alteration/modification resulting in +10% (ten percent) change in the area of the area of the flat, the Company shall intimate to the Applicant(s) in writing such change, if any, in the price of the flat to be paid by him/her/it and the Applicant(s) shall inform the company, in writing, his / her / its consent or objections to such changes within 30(thirty) days of intimation by Company indicating his non-consent/objection to such alterations/modification, then the allotment shall be deemed to be cancelled and agrees to pay increase in total sales consideration. And the Company shall refund (Without any interest) or adjust any refund which becomes due and payable to the Applicant(s) on account of reduction in the super area. It is agreed that the rate at which the booking is done shall be sale criteria of determining the payment/fund.
11. That the Company shall make all efforts to handover possession of the flat within 24 (twenty four) months from the date of the execution of the Buyer's Agreement, Subject to certain limitations as may be provided in the Buyer's Agreement and timely compliance of the provisions of the Buyer's Agreement by the Applicant(s). The Applicant agrees and understands that the Company shall be entitled to a grace period of 6(six) Months and above the period more particularly specified here-in-above, for applying and obtaining necessary approvals in respect of the Project.
12. That the buyer shall take possession of the flat within 30 days from the day of issue of offer to take possession, failing which the buyer undertakes and agrees to bear the holding charges @ Rs. 5/- per sq.ft. per month and refurbishing charges @ Rs. 2.5 per sq.ft. for the first 12 months of continued delay in taking possession of the flat and after 12 months with an increase of 50 % on holding charges and refurbishing charges. For every further period of 12 months on the total area besides the applicable charges, for the entire period after expiry of 30 days during which the buyer does not take delivery of physical possession of the flat.
13. In the event of the Buyer failing to take possession for any reasons whatsoever (including but not limited to any willful failure or refusal to take possession), the Buyers shall , for the purpose of maintenance etc. be deemed to have taken the possession of the flat upon expiry of 30 days of offer possession by the Company and the Buyer agrees and undertakes to pay the maintenance charges or any other Taxes, leviable or applicable in relation it, the flat to the maintenance agency appointed by the Company or to the statutory body as the case may be.
14. That it is made abundantly clear that in respect of all remittances related to acquisition/transfer of the flat, it shall be the sole responsibility of Non Resident/Foreign National of Indian Origin to Comply with the provision 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 permission, approvals, etc., which would enable the Company of fulfill it's obligations under the Buyer's Agreement. Any refund, transfer of Security, if provided in terms of the Buyer's Agreement, shall be made in accordance with the provision of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or other applicable law. In the event of any failure on the Applicant's part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, he/she/they shall be solely liable for any action that may be taken by the competent authorities in this regard, The Company accepts no responsibility in this regard 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 for EOI, 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.

15. That the Applicant(s) shall use and occupy the flat for residential purpose only as per applicable laws.
16. That the provisional allotment of the flats as well as the allotment thereafter of the flat shall be subject to force majeure clause which, inter alia, includes delay on account of non-availability of the steel and/or other building materials, 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, enemy action, earthquake or any act of God. If there is any delay in the delivery of possession of the flat or the Company is unable to delivery possession of the flat due to a Force Majeure event or due to any notice, order, rule, or notification of the Central or State Government and/or any other public or competent authority or for any other reason beyond the Company, shall be entitled to a reasonable extension of the time for delivery of possession of the flat. The Applicant(s) understands and acknowledges that if due to any force majeure conditions, the whole or part of the Project is abandoned or abnormally delayed, the Applicant(s) shall not be entitled to prefer any claim whatsoever except that the Company shall on demand refund the Applicant's money with simple interest at the rate of 9% p.a. from the date of occurrence of such force majeure conditions.
17. That incase of join Applicant(s), all communication shall be sent to the Applicant(s) whose name appears first and all the addresses given by him and the same shall, for the purpose, be considered as served on all the applicants and no separate communication shall be necessary to the other named Applicant(s).
18. That all taxes/Govt. charges and statutory levies as applicable will be extra. In the event of any further increase and/or any fresh tax, service tax, charges, cess, duty or levy by the government or any other statutory authority, the same shall be payable by the allottee(s) / Contributor on pro rata basis.
19. That upon completion of construction of the flat and receipt of full consideration of other charges, due and payable by the Applicant(s), a sale deed/conveyance deed shall be executed and registered in favour of the Applicant(s) on the draft prescribed by the Company within the reasonable time. All expenses being incurred towards Stamp Duty, Registration Fees, mutation charges, documentation charges, Legal, Miscellaneous Charges and other charges, if any, on account of execution and registration of conveyance deed/sale deed shall be borne and paid by the Applicant(s).
20. That the Hon'ble High Court of Punjab and Haryana at Chandigarh should be the jurisdiction for all legal matters/disputes.
21. That the company shall have the first lien and charge on the said unit/flat for all its dues and other sums payable by the intending allotment(s) to the company.
22. That the general/broad terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment & can be varied at any time by the company.

NOTE:

01. All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque/ ordinary cheque payable at par at Mohali in favour of "RKM Housing Limited". All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
02. In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
03. Applications not accompanied by photographs and the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.

DECLARATION:

I/We, the applicant(s) herein do hereby declare that the above terms and conditions have been read and 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 terms and conditions as mentioned herein and to be stipulated in the Buyer's Agreement.

Thanking you,

Yours faithfully,

Date:

Place:

Signature of Applicant

Signature of Co-Applciant



RKM HOUSING LIMITED

SCO.1- 4 , Behind Chandigarh Engineering College, Sector - 112, Landran, S.A.S. Nagar (Mohali)
E-mail : info@ishaanheights.com, Website - www.ishaanheights.com, www.rkmhousing.com

Price List

2 BHK APARTMENT WITH STORE		SUPER AREA - 1220 Sq.Ft.
BASIC SALE PRICE		Rs. 3,000 /- Sq.Ft.
SPECIAL PRICE FOR GOVT. EMPLOYEES (SERVING / RETD.)		Rs. 2,900 /- Sq.Ft.
CLUB MEMBERSHIP (Mandatory)		Rs. 50,000 /-
POWER BACKUP 3 KVA		Rs. 45,000 /-
IFMS CHARGES		Rs. 25,000 /-
PARKING (OPEN)		FREE
PAYMENT PLAN - A (DOWN PAYMENT PLAN 10% REBATE ON 85% BSP		
1. At the time of Booking	100,000 /-	
2. Within 15 days of Booking	10% of BSP (Including Booking Amount)	
3. Within 45 days of Booking	85% of BSP	
4. At the time of Possession	5% of BSP + IFMS + Club + Power Backup	
PAYMENT PLAN - B (CONSTRUCTION LINKED INSTALLMENT PLAN)		
1. At the time of Booking	100,000 /-	
2. Within 15 days of Booking	15% of BSP (Including Booking Amount)	
3. Within 90 days of Booking	15% of BSP	
4. On Commencement of Construction	10% of BSP	
5. On Completion of Brick & Plaster Work	10% of BSP	
6. On Completion of Plumbering Work	10% of BSP+50% PLC (If applicable)	
7. On Completion of Flooring work	10% of BSP	
8. On Completion of Wood Work	10% of BSP	
9. On completion of Paint work	7.5% of BSP+ 50% of PLC (If applicable)	
10. On Completion of Electrical work	7.5% of BSP	
11. At the Time of Possession	5% of BSP +IFMS+ Club + Power Backup	
PREFERENTIAL LOCATION CHARGES (PLC)		
1. First Floor	Rs.100 /-	
2. Second Floor	Rs.75	
3. Third Floor	Rs.50	
4. Fourth and above	Nil	
5. Green Facing	Rs.50 /-	
Note :		

- Prices subject to revision at the sole discretion of the company.
- Third party charges including Govt. charges & taxes, if applicable, shall be extra.
- Cost of stamp duty & registration fee/ documentation charges etc. as applicable shall be extra & shall be borne by the intending allottee (s) on actual.
- Service tax @3.09% or whatever is applicable.
- Payment to be made in favour of the M/S RKM Housing LTD. By cheque/DD payable at Chandigarh or Mohali

(Signature of Applicant)