

PARK VIEW Residences



To
Bestech India Pvt. Ltd.
Bestech House
124, Sector – 44, Gurgaon
Haryana.

Dear Sir(s),

I/We, the undersigned, request for the allotment of an Apartment in your proposed Group Housing Complex known as **PARK VIEW RESIDENCES**, being developed on Plot No. 1, Phase IX Extension, Sector-66, Mohali - Punjab.

I/We have clearly understood that this application does not constitute an agreement to sell and I/we do not become entitled to the provisional or final allotment of a unit notwithstanding the fact that **M/s Bestech India (P) Ltd** may have issued a receipt in acknowledgement of the money tendered with this application.

I/We, further agree to sign and execute the requisite Apartment Buyers Agreement, as and when desired by the Company on the Company's standard format. I/We hereby agree to abide by the indicative terms and conditions of Allotment.

I / We remit herewith a sum of ₹ _____ (Rupees _____)

as per below mentioned details, towards Registration Money / Earnest money for the said Apartment(s), which may be treated as the non-refundable Booking Amount .

| Draft / Cheque No. | Dated | Drawn on | Amount (in ₹) |
|--------------------|-------|----------|---------------|
| | | | |
| | | | |
| | | | |

I/We further agree to pay further installments of sale price and other charges as stipulated / called for by the Company.

(The Applicant(s) shall make all the payments through bank drafts and cheques in favour of "Bestech India Pvt. Ltd." payable at Gurgaon / New Delhi / Delhi.)

For Office use only

Flat No. _____

Application Dated ___/___/___

Customer Code _____

Net BSP _____

Autho. Signatory _____

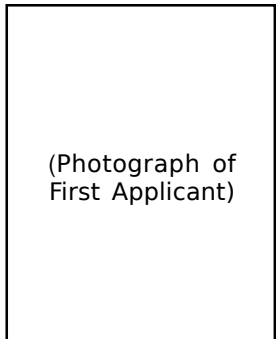
My / Our particulars are as furnished below for your records for reference and communications:

Sole / First Applicant

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

S/W/D of Mr _____

Mailing Address: _____



Telephone No. (Resi.) _____ (Office) _____ (Mobile / Other) _____

FAX No: _____ E-Mail Address : _____

Pan No: _____ Ward / Circle _____ Date of Birth ____ (DD)/ ____ (MM)/ ____ (YYYY)

Profession / Business _____

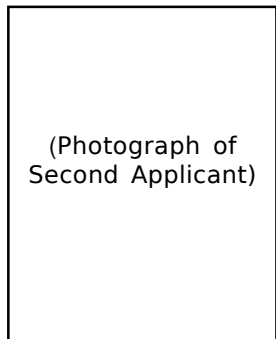
Residential Status (_____) Indian / (_____) NRI / (_____) Foreign National of Indian Origin

Second Applicant

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

S/W/D of Mr _____

Mailing Address: _____



Telephone No. (Resi.) _____ (Office) _____ (Mobile / Other) _____

FAX No: _____ E-Mail Address : _____

Pan No: _____ Ward / Circle _____ Date of Birth ____ (DD)/ ____ (MM)/ ____ (YYYY)

Profession / Business _____

Residential Status (_____) Indian / (_____) NRI / (_____) Foreign National of Indian Origin

Applicant(s) Signature

Payment Plan: () Down Payment Plan () Construction Linked Plan

Details of the Apartment to be purchased:

Type: _____ Tower No.: _____ Floor: _____ Apartment No.: _____

Super Area: _____ sq. ft. Terrace Area: _____ sq. ft. BSP ₹ _____/sq. ft. PLC ₹ _____/sq. ft.

| APARTMENT / PRICE DETAILS | Rate (₹) | Super Area | Total (₹) |
|---|----------------|--------------|-------------|
| 1 Basic Sale Price: | _____ / sq. ft | _____ sq. ft | _____ |
| 2 Preferential Location Charges (Landscape/Floor/ Green Belt facing) | _____ / sq. ft | _____ sq. ft | _____ |
| Total Sale Consideration | _____ | _____ | _____ |
| 3 Car Parking Space (___ Covered / ___ Open) | _____ | _____ | _____ |
| 4 Replacement Fund Cum Maintenance Security | _____ / sq. ft | _____ sq. ft | _____ |
| 5 Any Other Charges | _____ / sq. ft | _____ sq. ft | _____ |
| GRAND TOTAL | _____ | _____ | _____ |

Total Price does not include stamp duty, registration and incidental charges as well as expenses for execution of Sale Deed etc. which shall be borne and paid by the Applicant(s) to the Company. Total price does not include any Taxes. The Applicant shall pay, as and when demanded by the Company, Stamp Duty, Registration fees, Service tax and all other incidental and legal expenses for execution and registration of Sale Deed/ Transfer Deed in respect of the said Apartment.

DECLARATION

I/We, the above applicant(s) do hereby declare that the above particulars/ information given by me/ us are true and correct to my / our knowledge and no material facts have been concealed there from. Also, I / we agree to all the Terms & Conditions as mentioned hereinafter

| |
|-----------------------------------|
| (Booked through Agent / Direct) |
| Mega Marketing |
| _____ |
| _____ |
| Agent's Seal and Signature |

Sole/ First Applicant Signature _____

Name _____

Second Applicant's Signature _____

Name _____

Date: ____/____/____ Place: _____

**TERMS AND CONDITIONS FOR PROVISIONAL ALLOTMENT OF
A RESIDENTIAL APARTMENT IN THE GROUP HOUSING COMPLEX
"PARKVIEW RESIDENCES" PLOT NO-1, PHASE IX EXTENSION
SECTOR -66, MOHALI, PUNJAB.**

1. TITLE

The Applicant(s)/ Intending Allottee(s) has/ have fully satisfied himself/ herself themselves about the right, title and interest of the Company in the proposed **PARK VIEW RESIDENCES** Complex and have understood all limitations and obligations in respect of it and there will be no further investigation or objection from the Applicant(s)/ Intending Allottee(s).

2. ALLOTMENT

- i) The allotment shall be made on first come first serve basis.
- ii) The final allotment shall be entirely at the discretion of the Company, which has the right to reject any application without assigning any reason whatsoever.
- iii) Upon acceptance of the application, the Applicant(s)/ Intending Allottee(s) shall be required to execute the ' Buyers Agreement' in the Company's prescribed format, within 30 days from the date of its dispatch of the said Agreement by the Company, failing which the Company shall have the right to cancel the allotment and forfeit the Earnest Money and allot/ sell the said Apartment to any third party or use it for any purpose it may deem appropriate.
- iv) If for any reason the Company is not in a position to allot the Apartment/ unit applied for, the Company shall be responsible to consider for an alternate Apartment and in case of failure to do so refund the amount deposited without any interest and the Company shall not be liable for payment of any compensation on this account whatsoever.
- v) In case of NRI Allottee(s) or foreign national of Indian origin Allottee(s), the provision of F.E.M.A/ R.B.I. guidelines and any other law, as may be prevailing shall be applicable.

3. LAYOUT, PLANS AND AREAS

That it is made clear to the Applicant(s)/ Intending Allottee(s) the meaning of Super Area and its use for the calculation of sale price and other charges in respect of the apartment proposed to be allotted. Company has right to effect suitable and necessary alterations in the layout plans, as and when required, which may involve all or any of the changes, such as change in the position of the Apartment, increase/decrease in size of the original area allotted which includes Super Area, car parking etc., change in floor-plan layout, change in direction of the Apartment, change in its number. In case, government imposes any ban or changes in its import policy on imported marble, then the same would be replaced by Indian marble of similar quality. If there is any increase/ decrease in the areas, revised price will be applicable at the original rate at which the Applicant/ Intending Allottee(s) booked the Apartment. The Applicant(s)/Intending Allottee(s) shall have ownership of undivided proportionate share of the land beneath the said building only.

4. TOTAL PRICE

Total Price means sales price of the said Apartment, Preferential Location Charges, if the Apartment is preferentially located, the cost of providing wiring and switches in the Said Apartment fire detection and fire fighting equipment in the common areas within the Said Building/Said Complex as prescribed in the fire fighting code/regulation and does not include other amounts, charges, security amount etc., payable as per the terms & condition of Apartment Buyer Agreement including but not limited to taxes, increase in all types of securities and charge for bulk supply of electric energy, Replacement Fund Cum Maintenance Security, property tax, additional preferential location charges, increase in price due to increase in Super Area of the Said Apartment, stamp duty, registration charges and any incidental charges and any other charges payable as mentioned in the Agreement. The Applicant(s)/ Intending Allottee(s) agrees to pay as and when demanded by the Company the prorated share of any Value Added Tax (VAT), Service Tax, GST or any other third party / statutory taxes, duties, charges, cess, fees, levies etc. as may be found Applicable to the present transaction or to the subsequent agreement to be executed by the Applicant(s)/Intending Allottee(s). The Applicant(s)/Intending Allottee(s) further agrees and undertakes to pay on pro rata basis, to the Company External Development Charges (EDC) and/or Internal Development Charges (IDC) that may be levied by the Statutory Authorities on the said Complex in whatever name or in whatever form.

5. PREFERENTIAL LOCATION CHARGES (PLC)

The Applicant(s)/Intending Allottee(s) agrees that the Preferential Location Charges (PLC) for preferential location as described by the Company shall be payable additionally in the manner and within the time as stated in the payment plan. However, the Applicant(s)/Intending Allottee(s) confirms that if due to any change in the layout /building plan, the said Apartment ceases to be in a preferential location, the Company shall be liable to refund only the amount of PLC paid by the Applicant(s)/ Intending Allottee(s) and shall be adjusted in the last installment as stated in the payment plan. The Applicant(s)/Intending Allottee(s) further agrees that in the event, due to any change in the layout/ building plan if the Apartment becomes preferentially located, the Applicant(s)/Intending Allottee(s) shall be liable to pay additional Preferential Location Charges as and when demanded by the Company.

Applicant(s) Signature

6. CAR PARKING

The Applicant(s)/ Intending Allottee(s) shall pay for reserved / dedicated car parking space allotted to him/ her/ them for his/ her/ their exclusive use. It is made absolutely clear that reserved /dedicated car parking space allotted to the Allottee(s)/Intending Allottee (s) shall not form part of the common area in the said building/Complex all purposes. Since the reserved / dedicated car parking space is the integral amenity of the Apartment proposed to be allotted, the Applicant(s)/Intending Allottee(s) undertakes not to sell/transfer/deal with the same independent of the Apartment proposed to be allotted.

7. MAINTENANCE AGREEMENT

The Applicant(s)/ Intending Allottee(s) upon completion of the said building agrees to enter into a maintenance agreement with the Company or any other Maintenance Agency or other body as appointed by the Company from time to time for maintenance and upkeep of the common services and common areas (apart from the internal area of the Apartment) of the said Group Housing Complex and the Intending Allottee(s) undertakes to pay the maintenance charges on per sq. ft. of Super Area of the Apartment for maintaining the various services and facilities at the rate determined by the Company or its nominated Maintenance Agency. The Applicant(s)/ Intending Allottee(s) agrees to deposit and to always keep deposited with the Company a Replacement Fund Cum Maintenance Security calculated on the basis of the Super Area of the Apartment @ ₹ 50/- per sq. ft.(rate at the time of booking)

8. TIME IS OF ESSENCE

That timely payment of installments/ balance sale consideration/ Maintenance security / Maintenance charges shall be of essence in respect of this application. This application does not constitute an Agreement to Sell. It shall be incumbent on the Applicant(s)/Intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment/sale, as contained in this Application. In case the instalments are delayed, the Applicant(s)/Intending Allottee(s) shall be liable to pay interest on delayed payments @ 18% per annum compounded quarterly at the time of every succeeding instalment which shall be calculated from the due date of outstanding payment/ amount without prejudice to the Company's right to cancel the allotment. However, if the Applicant(s)/ Intending Allottee(s) fails to pay the installment along with interest within 75 days, from the due date, the Company shall at its discretion forfeit the amount of Earnest Money/ Registration Money deposited by Applicant(s)/ Intending Allottee(s) and the allotment shall stand cancelled and he/she/ they shall have no lien/ charge/ interest/right on the said Apartment. The sums, if any, paid over and above the Earnest Money shall be refunded without interest by the Company after adjustment of interest accrued on delayed payments, if any, due from the Applicant(s) / Intending Allottee(s).

Further, in case the Applicant(s)/Apartment Allottee(s), at any stage seeks cancellation of allotment and/or refund of the amount paid towards consideration, the Company may, at its sole discretion, forfeit an amount equivalent to the Earnest Money, brokerage paid and interest accrued, out of the total amount received from the Applicant(s)/Intending Allottee(s) and the balance amount shall be refunded to the Applicant(s)/Apartment Allottee(s). The Earnest Money has been quantified to be 20% of the Basic Sale Price.

9. COMPLETION OF CONSTRUCTION/DELIVERY OF POSSESSION

- i) That the possession of the said Apartment is tentatively proposed to be offered by the Company to the Applicant(s)/Intending Allottee(s) within 30 months (excluding a grace period of 6 months) from the date of execution of Buyer's Agreement subject to timely payment by the Applicant(s)/ Intending Allottee(s) of sale price, stamp duty and other charges due and payable according to the Payment Plan opted by him/her/them or as demanded by the Company and subject to force-majeure clause. It is made clear that the Company shall be entitled to a grace period of six months from the date mentioned above for any reason, whatsoever.
- ii) The Applicant(s)/Intending Allottee(s) agrees that in case the Company is unable to deliver the Said Apartment and / or allot the Parking Space(s) to the Applicant(s) for his occupation and use due to
 - a) any legislation, order or rule or regulation made or issued by the Govt. or any other Authority or;
 - b) if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the proposed Apartment / Building or;
 - c) if any matter, issues relating to such approvals, permissions, notices, modifications by the competent authority(ies) become subject matter of any suit / write before a competent court or;
 - d) due to force majeure conditions.

In case of occurrence of one or more of the aforesaid eventualities, the Applicant(s)/ Intending Allottee(s) is desirous of cancelling the allotment, in that event the Applicant(s)/ Intending Allottee(s) shall only be entitled to refund of the advance amount for the provisional registration paid by Applicant(s)/ Intending Allottee(s) without any interest. In such event the Intending Allottee(s)/Applicant shall have

Applicant(s) Signature

no right, claim or interest of whatsoever nature or kind in the project or Residential Apartment. In case however the Applicant(s)/ Intending Allottee(s) continues to be willing to accept the allotment of the Apartment booked by it, in that event the Company shall not be liable to pay any compensation to the Applicant(s)/Intending Allottee(s).

- iii) In the event, Applicant(s)/ Intending Allottee(s) fails to take over the possession of the Apartment allotted within thirty (30) days from the date of offer of possession by the Company, the Applicant(s)/ Intending Allottee(s) shall be liable to pay to the Company holding charges @ ₹ 5/- per sq.ft. of the Super Area per month and the Maintenance Charges as determined by the Company/Maintenance Agency for the entire period of such delay until the date the actual physical possession of the Apartment is taken over by the Applicant(s) / Intending Allottee(s).

10. APPLICANT'S/ INTENDING ALLOTTEE'S COVENANTS

- (i) That the Applicant(s)/ Intending Allottee(s) have fully read and understood these indicative terms and conditions and undertake to abide by the same.
- (ii) That the Applicant(s)/ Intending Allottee(s) shall comply with all legal requirements for the purchase of immovable property, as may be applicable, after execution of the Apartment Buyer Agreement and sign all applications & forms for the said purpose.
- (iii) The Applicant(s)/ Intending Allottee(s) agrees to sign and execute, as and when desired by the Company, the standard Apartment Buyers Agreement, the standard Maintenance Agreement and other documents/ papers alongwith all their Annexures, and agree to abide by the terms & conditions as laid down therein.
- (iv) The Applicant(s)/ Intending Allottee(s) has/ have applied for registration/ allotment of an Apartment in the proposed PARK VIEW RESIDENCES with full in knowledge and subject to all laws, notifications and rules applicable to the area and the proposed Complex, which have been fully explained by the Company and understood by him/ her/ them. The Applicant has carried out its independent investigations and the applicant understates not to raise any dispute or objection in this respect pursuant to submission of this application.
- (vi) The Applicant(s)/ Intending Allottee(s) has/have understood and agreed that this application for booking of the said Apartment is subject inter alia to compliance with other terms and obligations to be observed by him/her/them, including the terms and conditions of the Apartment buyers agreement that may be executed with the company in due course and the Applicant(s)/ Intending Allottee(s) further agree and undertake to abide by all these terms, conditions and obligations.
- (vii) The Applicant(s)/ Intending Allottee(s) has/have clearly understood that submission of this signed application form and payment by the Applicant(s)/ Intending Allottee(s) of the booking amount shall not constitute a right to allotment of the Apartment in proposed Group Housing Complex and it shall not create or result in any obligation on the Company towards the Applicant(s)/ Intending Allottee(s). The Applicant(s)/ Intending Allottee(s) understand that the Company may at any time and at its sole discretion reject his/her/their application without assigning any reason whatsoever therefore.
- (viii) The Applicant(s)/ Intending Allottee(s) hereby declare that he/she/they is/are competent to make and submit the present application for booking of the Apartment in proposed Group Housing Complex and there is no legal or contractual impediment or restriction on the Applicant(s)/ Intending Allottee(s) making this application or the payment tendered hereunder.
- (ix) The Applicant(s)/ Intending Allottee(s) understands that once submitted, this application cannot be revoked by him/her/them and in the event Applicant(s)/ Intending Allottee(s) withdraws the present application or if Applicant(s)/ Intending Allottee(s) does not accept the allotment made by the Company on his/her/their application or Applicant(s)/ Intending Allottee(s) does not execute the apartment buyers agreement within the time stipulated by the Company for this purpose, the entire booking amount shall be forfeited by the Company and the Applicant(s)/ Intending Allottee(s) shall be left with no right, interest, claim on the proposed apartment or its booking or otherwise on the Company in any other manner whatsoever.
- (x) That the Applicant(s)/ Intending Allottee(s) acknowledges that the Company has readily provided all information/ clarifications as required by him/ her/them and he/ she/ they have not relied upon and not influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral, estimated facilities/ amenities to be made available or any other data except as specifically represented in this application and the applicant(s)/ Intending Allottee(s) has/ have relied solely on his/ her/ their own judgment in deciding to make the application for purchase of the said Apartment.
- (xi) The Applicant(s)/ Intending Allottee(s) undertakes to indemnify the Company, its assignees and nominees from and against all consequences resulting from the breach by the Applicant(s) of any law or its representations, warranties and undertakings found to be untrue.

Applicant(s) Signature

11. LOAN FACILITY

- (i) In case the Applicant(s)/ Intending Allottee(s) desires to avail loan facility for the purchase of Apartment applied for, the Company shall extend all possible help without getting involved in any financial commitment. The terms of such loan(s) shall be binding and applicable exclusively upon the Allottee(s) only.
- (ii) In case the Allottee(s)/Intending Allottee(s) opts to pay the agreed price through loan and subsequently the loan is not granted or delayed for any reason whatsoever, the payment to the Company, as per schedule, shall be ensured by the Allottee(s), failing which he / she / they shall be governed by the provisions contained in clause no. 11 supra.
- (iii) Save and except in the case of any bank, financial institution or company with whom it tripartite agreement has been separately executed for financing the said Apartment, where the Company has given permission to mortgage to any Bank/Financial Institution or Company for extending the loan to the Applicant(s)/ Intending Allottee(s) against the Apartment proposed to be allotted, the Company shall not be responsible towards any third party, who has made payments, remittances to the Company on behalf of the Applicant(s) and such third party shall not have any right in this application form whatsoever. The Company shall issue the payment receipts only in favour of the Applicant(s). Under all circumstances, the Applicant(s)/ Intending Allottee(s) is and shall remain solely responsible for ensuring and making all the payments due under this application on time.

12. OTHER MISCELLANEOUS TERMS AND CONDITIONS

- i) Joint Applications: The Applicant(s)/ Intending Allottee(s) declare and affirm that in case of joint allotment failure to pay by any of the Applicant(s) shall be deemed as failure to pay by both/ all and the joint intending Allottee(s) shall be treated as one single person for the purpose of this application and both/ all shall be liable for the consequences jointly as well as severally.
- ii) Correspondence: The Applicant(s)/ Intending Allottee(s) shall get his/ her/ their complete address registered with the Company at the time of booking of the Apartment and it shall be his/ her/ their responsibility to inform the Company by Registered Post/ AD about all or any subsequent changes, if any, failing which all communications/ notices etc. sent at the first address as stated by the Applicant(s)/ Intending Allottee(s) in the Application shall be deemed to have been received by him/ her/ them. This is without prejudice to the stipulation that the Applicant(s)/ Intending Allottee(s) shall have to strictly comply with the schedule of payment mentioned in the this application and the Applicant(s)/ Intending Allottee(s) shall be fully and solely responsible for any default in payment and the consequences that might arise there from. The Applicant(s)/ Intending Allottee(s) undertake to abide by all the laws, rules, regulations relating to Punjab Apartment Ownership Act, 1995 or any other laws as may be applicable to the said Apartment/ Building/ Complex.
- iii) Rights of Owner/Company: That the Company shall continue to have, as before, the right to make additions, raise storeys or put up additional structures as also to connect the electric, water, sanitary and drainage fittings on the additional structures/storeys with the existing electric, water, sanitary and drainage sources at its own cost as may be permitted by the Competent Statutory Authorities. Such additional structures and storeys shall be the sole property of the Company. The Applicant(s)/ Intending Allottee(s) hereby gives consent to the same and agrees that he shall not be entitled to raise any objection or claim at any time in respect thereof.
- iv) That the specifications of the Apartment are subject to change as necessitated during construction. In such an event material of equally good quality shall be used.
- v) That the Company shall provide Fire Safety measures as per existing Fire/ Safety Code regulations. If, due to any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Company, any further fire safety measures are required to be provided, the Applicant(s)/Intending Allottee(s) shall pay for the same, on pro-rata basis.
- vi) The Company has made clear to the Applicant(s)/Intending Allottee(s) that it shall be carrying out extensive development/construction activities for many years in future in the entire area falling outside the Said Complex in which the Said Apartment is located and that the Applicant(s) shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by th Applicant(s) due to such development/construction activities or incidental/ related activities.
- vii) The Applicant(s)/Intending Allottee(s) agrees that the Company shall have the right to transfer ownership of the Said Complex in whole or in part to any other entity such as any partnership firm, body corporate(s) whether incorporated or not ,association or agency by way of sale/ disposal/or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant(s)/Intending Allottee(s) and the Applicant(s)/Intending Allottee(s) shall not raise any objection in this regard.
- viii) That Applicant(s)/ Intending Allottee(s) understands and agrees that it shall not have any right to transfer /assign this agreement in favour of any other person. Notwithstanding this restriction,

Applicant(s) Signature

the Company may at its sole discretion permit such assignment /transfer of the agreement in favour of a nominee on case to case basis subject always to payment of the transfer/ other charges as may be decided by the Company as well as execution of appropriate collateral documentation by the Applicant(s)/Intending Allottee(s) and the proposed assignee(s) / transferee(s) to the complete satisfaction of the Company in the format finalised by it. In the event the Applicant(s)/ Intending Allottee(s) has/have obtained finance /loan against the said Apartment from an financial institution /bank, no objection certificate /letter by such financial institution /bank shall be submitted to the in a format approved by it permitting /consenting to the requested assignment/ transfer by the Applicant(s)/ Intending Allottee(s). It is made clear that the Applicant(s)/ Intending Allottee(s) does not have any enforceable right to demand assignment / transfer of its rights under the present application, the sole discretion of which rests with the Company and the Applicant(s)/ Intending Allottee(s) agrees that the Company is not bound to permit the requested assignment /transfer even though it may have done so in any other person's case previously or may do so subsequently. The Company at its absolute discretion shall be entitled to impose such conditions as it deems appropriate in case it proceeds to permit transfer to the Applicant(s)/ Intending Allottee(s).

- ix) That in case request for assignment/transfer of rights is permitted by the Company, it shall always be subject to the applicable laws, rules, regulations and the directions of the government. The Applicant(s)/ Intending Allottee(s) hereby undertakes to indemnify the Company and to keep it harmless at all times from any legal, monetary (including liability for any stamp charges, tax, penalty or duties etc.) or other adverse consequences whatsoever on account of such permission being accorded by the Company on the request of the Applicant(s)/ Intending Allottee(s).
- x) All taxes, whether levied or to be levied in future, on the land and/ or on the said Apartment shall henceforth be borne by the Applicant(s)/ Intending Allottee(s).
- xi) The Applicant(s)/ Intending Allottee(s) agrees that the Company shall have the right to raise finance/loan from any financial institution / Bank by way of mortgage / charge / securitization of receivables of the Said Apartment subject to the Said Apartment being free of any encumbrances at the time of execution of sale deed. The Company / financial institution / Bank shall have the first lien / charge on the Said Apartment for all its dues and other sums payable by the Applicant(s) or in respect of the loan granted for the purpose of the construction.
- xii) That the Applicant(s)/ Intending Allottee(s) shall not be entitled to insist for execution and registration of Conveyance Deed in his for all till such time it proceeds to make payment of all amounts payable to the Company as agreement to sell entered between the Applicant(s)/ Intending Allottee(s). The Applicant(s)/ Intending Allottee(s) shall further be bound to execute the maintenance agreement prior to execution and registration of conveyance deed in its favour by the Company.

13. FORCE MAJEURE

Development & construction of PARK VIEW RESIDENCES is subject to force majeure clause, which includes delay in completion of the project for any reason beyond the control of the Company e.g., non-availability of any building materials, war or enemy action or natural calamities or any act of God etc. In case of delay in delivery of possession as a result of any notice, order, rule, notification of the Govt./ Public or other Competent Authority or any reason whatsoever beyond the control of the Company and any of the aforesaid events, the Company shall be entitled to a reasonable extension of time.

14. JURISDICTION

Courts at Gurgaon alone shall have jurisdiction in all matters arising out of or touching and / or concerning this transaction.

DECLARATION

I/We have read and understood the above-mentioned terms and conditions, documents referred to therein and agree to abide by them.

Sole/ First Applicant's Signature _____

Name _____

Second Applicant's Signature _____

Name _____

Date: ___/___/___

Place: _____