

# BMG Elegant Homes Application form



## Independent Floors & Plots at



Date \_\_\_\_\_

To

M/s B.M. GUPTA DEVELOPERS PVT. LTD.

ELEGANT CITY, SECTOR-26,

REWARI, HARYANA

Subject: Application for Provisional Registration of residential Floor in “Elegant Homes” Sector 26, Garhi Bolni Road, Tehsil & District Rewari. Haryana

Dear Sir(s),

I/we am/are desirous of obtaining allotment of a residential Unit in “**ELEGANT HOMES**” the forthcoming Project of **M/s B.M. Gupta Developers Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi – 110006 and local office at Elegant City, Sector-26, Rewari – 123401 (Haryana) (hereinafter referred to as “**BMG**”). The said project is to be developed over land situated in Sector 26, Tehsil & District Rewari, Haryana. I/we am/are enclosing cheque /draft / pay order bearing No. \_\_\_\_\_ dated \_\_\_\_\_ for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) drawn on \_\_\_\_\_ (bank & branch) in favour of “**B.M. Gupta Developers Pvt. Ltd.**” which may very kindly be treated as advance payment for registration / booking. I/we am/are request that I /we may be provisionally allotted residential Unit tentatively measuring \_\_\_\_\_ sq. ft. (super area). I /we understand that the proposed allotment shall be subject to timely execution of various documents to be supplied by **BMG** and also compliance with broad and indicative terms and conditions set out hereinafter.

My/our particulars as mentioned below may be recorded for reference and communications:

### **1. Sole or First Applicant**

Name Mr./Ms./M/s. \_\_\_\_\_

Son/wife/daughter of \_\_\_\_\_

Age \_\_\_\_\_ Years, Profession \_\_\_\_\_

No of Year is Service/Business \_\_\_\_\_

Marital Status \_\_\_\_\_ if married, no. of children \_\_\_\_\_

Nationality \_\_\_\_\_ Residential status – Resident/Non Resident/Foreign National of India

Origin \_\_\_\_\_ Income Tax Pan No. \_\_\_\_\_

Ward/Circle/Special Range and place where assessed to Income Tax \_\_\_\_\_

Permanent Address \_\_\_\_\_

\_\_\_\_\_

Mailing Address \_\_\_\_\_

\_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Office Name & Address \_\_\_\_\_

\_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Email ID \_\_\_\_\_ Mobile No. \_\_\_\_\_

## **2. Second Applicant**

Name Mr./Ms./M/s. \_\_\_\_\_

Son/wife/daughter of \_\_\_\_\_

Age \_\_\_\_\_ Years, Profession \_\_\_\_\_

No of Year is Service/Business \_\_\_\_\_

Marital Status \_\_\_\_\_ if married, no. of children \_\_\_\_\_

Nationality \_\_\_\_\_ Residential status – Resident/Non Resident/Foreign National of India

Origin \_\_\_\_\_ Income Tax Pan No. \_\_\_\_\_

Ward/Circle/Special Range and place where assessed to Income Tax \_\_\_\_\_

Permanent Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Office Name & Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Email ID \_\_\_\_\_ Mobile No. \_\_\_\_\_

### 3. Details of Unit Required

Type \_\_\_\_\_

3BHK          4BHK          Ground Floor          First Floor          Second Floor

Tentative Unit Plot No. \_\_\_\_\_ Floor \_\_\_\_\_

### 4. Basic Sale Price (Super Area)

Unit Price (Basic) \_\_\_\_\_ & Preferential Location Charges (PLC) aggregating Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_ Only)

### 5. Payment Plan

Down Payment

Installment (Construction Linked)

Note:

1. Payment to be made by Demand Draft(s)/Pay Order/Cheque in favour of "B.M. Gupta Developers Pvt. Ltd.

2. Allotment to Non Resident and Foreign National of India Origin shall be subject to Indian Law.

Declaration



Ground Floor unit allottee shall have exclusive use of front and rear lawn(s) of the Plot. The allottee(s) of the First and the Second Floor shall have exclusive use of terraces/balconies of their respective residential Floors. That the intending allottee(s) further understands that Ground Floor unit of 224.4 sq. mtr. Plot is inclusive of 2(two) Parking spaces whereas Basic Sale Price of other Floors is inclusive of only one car parking space. The roof terrace of the Second Floor and the entrance from the main road to the respective floors as well as the passages, stairs and corridors, over head and under ground water tanks and other common facilities, if any, of the residential Floors shall be used and maintained jointly by the allottees of all the Floors. However, the ownership rights of the roof terrace of the Second Floor shall remain with the Developer.

3. THAT the intending Allottee(s) shall pay to the Developer the entire consideration price and other charges as per the Payment Plan opted by the allottee(s) and annexed hereto.
4. THAT the intending Allottee(s) shall pay the consideration of the Floor as determined by the Developer at the time of booking of the Floor.
5. THAT if intending Allottee(s) opts for any preferentially located Floor; he shall be liable to pay such additional charges as fixed by the Developer for such Floor. Further, in case during the course of development of the Colony, the plot on which the Floor is constructed becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed by the Developer. Conversely, if the plot on which the floor is constructed ceases to be preferentially located, the Developer shall adjust the PLC (without interest) paid by the intending allottee(s) at the time when the Floor is offered for possession
6. THAT the timely payment of installments as per the Payment Plan shall be the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Developer may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe and the intending Allottee(s) shall be left with no right or lien on the said Floor. The amount paid, if any, over and above the Earnest Money shall be refunded by the Developer without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s).

In case of delay in payment of installment the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18% p.a. compounded quarterly. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from the due date, the Developer shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration amount as defined in 'Para 7' hereunder and thereafter the intending Allottee(s) shall be left with no right or lien on the said Floor.

7. THAT 20% (Twenty Percent) of the basic sale price of the Floor shall constitute as Earnest Money.
8. The External Development Charges (EDC) for the external services provided by the Haryana Government have been charged as per the present rate laid down by the Haryana Government. These charges are included in the Basic Price of the Plot. In case of any further increase in the External Development Charges the same shall be payable by the Purchaser(s) to the Developer on demand, on proportionate basis.
9. THAT all taxes and statutory levies presently payable in relation to the land comprised in "Elegant Homes" have been included in the price of the Floor. However, in the event of any further increase in existing rates of statutory taxes or levies and or new levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authority, the same shall be payable by the intending Allottee(s) on pro-rata basis. The intending allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity, power back-up facility and/or any other service or connection as and when required by the Developer.
10. THAT the possession of Floor shall be offered to the intending Allottee(s) within 24 months from the date of signing of the Agreement to Sell subject to Force Majeure circumstances and upon registration of Sale Deed provided all amounts due and payable by the intending Allottee(s) as provided herein and as per Agreement to Sell have been paid. It is, however, understood between the Parties that various Floors shall be ready and completed in phases and handed over to the allottee(s) accordingly. That in the event of any default or negligence attributable to the Allottee(s)' in the fulfillment of Terms & Conditions of Allotment, the Developer shall be entitled to reasonable extension in offering/delivery of possession of the Floor to the allottee(s).

11. THAT after completion of the Floor and receipt of full consideration and other charges, if any payable by the intending Allottee(s), Sale Deed shall be executed in favour of the intending Allottee(s) as per the standard format of the Developer. All expenses towards execution of Sale Deed shall be borne by the allottee(s). It is understood and acknowledged by the allottee(s) that proprietary rights in the Floor shall vest with the allottee(s) only upon execution and registration of the Sale Deed in his favour and payment of all dues and outstandings. The Developer shall have the first lien and charge on the said Floor for all its dues that may become due and payable by the allottee(s) to the Developer. That the Allottee(s) undertakes to remain present before the registering Authority at the time of Registration of the Sale Deed.
12. THAT the intending allottee(s) may at its option raise finances or a loan for purchase of Payment Plan/schedule shall rest exclusively with the Allottee(s). In the event of the allottees' loan not being disbursed, sanctioned or delayed due to any reason whatsoever, the payment to the Developer as per Payment Plan opted shall not be delayed by the allottee(s).
13. THAT if for any reason the Developer is not in a position to allot the Floor applied for, the Developer may either consider allotment of an alternative property or refund of the amount deposited along with simple interest @ 10% p.a. However, the Developer shall not be liable for any damages or compensation of whatsoever nature on this account.
14. THAT the allotment made by the Developer shall be provisional and the Developer shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in the Area, Layout Plan, location, Block and the Floors, increase / decrease in the Saleable Area of the Floors or the area of the plot on which the Floors are constructed. That the opinion of Developer's Architects on such changes will be final and binding on the Allottee(s). Further, if there is any increase/decrease in the area of the Plot/Floor or the Floor/Plot becomes preferentially located, revised price and/or PLC shall be payable at the original rate and the same shall be adjusted/payable by the allottee(s) at the time when the Floor is offered for possession.
15. THAT the intending Allottee(s) shall clear all his dues along with Stamp Duty and other charges within 30 days from the date of issuance of notice of possession. The possession of the Floor shall be handed over to the allottee(s) within 21 days of issuance of Possession Letter by the Developer. In case the



allottee(s) fails to take over actual physical possession of the Floor within 21 days of clearance of all dues and upon issuance of possession letter or fails to clear his final dues within 30 days of issuance of notice of possession, the intending Allottee(s) shall be deemed to have taken possession of the Floor and holding charges @ Rs. 2/- per sq. ft. per month of the Saleable Area of the Floor and maintenance charges, as determined by the Developer/ Maintenance Agency, shall also be payable by the Allottee(s) from the due date as mentioned in the final notice of possession of the Floor.

16. THAT the Developer would pay to the Allottee(s) @ Rs. 2/- per sq. ft. per month of the Saleable Area of the Floor for any delay in offering possession of the Floor beyond the period stipulated hereinabove subject to Force Majeure events, if any. These charges shall be adjusted at the time of offer of possession of the Floor.
17. THAT the intending Allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas, services, facilities & installations, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the Floor and the Colony.
18. THAT the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Floor) in the Complex, as determined by the Developer or its nominated Maintenance Agency. The maintenance charges as determined by the Developer/ Maintenance Agency for a period of 3 years shall be payable in advance at the time of offer of possession along with applicable service tax.
19. THAT in addition to the payment of maintenance charges, Allottee(s) of each Floor shall pay Interest Free Maintenance Security (IFMS) of Rs. 35/- per sq. yard of area of the plot on which the Floor is constructed. This Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Colony or towards any unforeseen occurrence necessitating such expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
20. THAT the intending Allottee shall pay Rs. 75,000/- towards Club Membership Registration Charges (CMRC) as per the Payment Plan annexed.

21. THAT the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Developer, provided the intending Allottee has paid at least 40% of the total consideration and cleared all dues till that date and on such conditions/ guidelines/charges as may be applicable from time to time.
22. THAT the intending Allottee(s) shall get his/her complete address registered with the Developer at the time of booking and it shall be his/her responsibility to inform the Developer by Registered AD letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might accrue therefrom.
23. THAT it is agreed and understood by the intending allottee(s) that the present application and the allotment of the Floor are limited and confined in its scope only to the allotted Floor.
24. THAT the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable to the Floor/Colony from time to time.
25. THAT the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Sale Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as are required for the purpose.
26. THAT the allotment of the Floor is at the discretion of the Developer and the Developer has the right to reject any application.
27. THAT Courts at Rewari shall have the jurisdiction in all matters arising out of this transaction.  
I/We declare that the above terms and conditions of provisional allotment been read and/understood by me/us and the same are acceptable to me/us.

(Sole/First Allottee)

(Second/Joint Allottee)

Place.....

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**For Office Use Only**

➤ Receiving Officer: \_\_\_\_\_ Signature \_\_\_\_\_  
Date \_\_\_\_\_

➤ Accepted                  Rejected

➤ Unit Allotment Yes                  No

➤ Details of Unit

Type \_\_\_\_\_

3BHK      4BHK                  Ground Floor                  First Floor                  Second Floor

Tentative Unit Plot No. \_\_\_\_\_

Floor \_\_\_\_\_

➤ Basic Sale Price (Super Area)

Unit Price (Basic) \_\_\_\_\_ & Preferential Location Charges (PLC) aggregating Rs. \_\_\_\_\_  
(Rupees \_\_\_\_\_ Only)

➤ Payment Plan

Down Payment

Instalment (Construction Linked)

➤ Payment Details

DD/Pay Order/Cheque no. \_\_\_\_\_ dated \_\_\_\_\_ for Rs. \_\_\_\_\_ out of  
NRE/NRO/FC/SB/CUR/CA \_\_\_\_\_

Provisional Booking Receipt No. \_\_\_\_\_ Dated \_\_\_\_\_

➤ Mode of Booking

Booking Direct

Broker

Broker's Name, Address and Stamp with Signature

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

# ELEGANT HOMES - INDEPENDENT FLOORS

## PAYMENT PLAN

### DOWN PAYMENT PLAN

ON BOOKING	10% of BSP
30 DAYS OF BOOKING	85% of BSP + IDC
AT THE TIME OF POSSESSION	5% of BSP + Study duty charges and other charges as applicable

### CONSTRUCTION LINKED INSTALLMENT PLAN

ON BOOKING	10% of BSP
30 DAYS OF BOOKING	15% of BSP
#ON CASTING OF GROUND FLOOR ROOF	10% of BSP + IDC
ON CASTING OF FIRST FLOOR ROOF	10% of BSP
ON CASTING OF SECOND FLOOR ROOF	10% of BSP
ON COMPLETION OF BRICK WORK	10% of BSP
ON COMPLETION OF INTERNAL PLASTER	10% of BSP
ON COMPLETION OF FLOORING	10% of BSP
ON COMPLETION OF EXTERNAL PLASTER	10% of BSP
AT THE TIME OF POSSESSION	5% of BSP + Study duty charges and other charges as applicable

Other Charges include Interest Free Maintenance Deposit, Common Maintenance Charges, etc.  
External Development Charges (EDC) is extra as applicable.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.

- BSP – Basic Sale Price
- IDC – Infrastructural Development Charges
- EDC – External Development Charges

# COMING SOON



## Contact Us

Rewari office: FF-37, BMG Mall, Circular Road, Rewari – 123401 (Haryana), India

Site office: Elegant City, Sector -26, Rewari – 123401 (Haryana)

Contact Details :- 09992323000, 09992424000

**Website : [www.elegantcity.bmggroupindia.com](http://www.elegantcity.bmggroupindia.com)**

