

# REGISTRATION FORM



# REGISTRATION FORM

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

First Applicant	Second Applicant	Third Applicant
Mr. / Mrs. M/s _____	Mr. / Mrs. M/s _____	Mr. / Mrs. M/s _____
S / D / W/o _____	S / D / W/o _____	S / D / W/o _____
Address _____	Address _____	Address _____
PAN No.: _____	PAN No.: _____	PAN No.: _____
Phone / Mobile _____	Phone / Mobile _____	Phone / Mobile _____
E-mail _____	E-mail _____	E-mail _____

To  
 Real Height Developers Pvt. Ltd.  
 A-1/17, Sector-1, Eldeco Estate One, Panipat-132103

Dear Sir,

I / We wish to register myself / ourselves for the allotment of a residential built-up floor having approx. ( \_\_\_\_\_ mtrs.) \_\_\_\_\_ sq. ft., tentative sellable area, in "Harmony Floors at Panipat being Developed by M/s Real Height Developers Pvt. Ltd. at the price of Rs. \_\_\_\_\_ ) Basic price inclusive EDC & IDC.

I / We am / are satisfied with the information regarding statutory permissions / sanctions for development obtained by M/s. Real Height Developers Pvt. Ltd. and the title of the parcel of the land on which these floors are being developed.

I/We have understood the terms and conditions of the allotment (Annexure A), Payment Plan (Annexure B) and Proposed Specifications (Annexure C) which are accepted by me / us, pursuant where to I agree to execute and sign, the standard Floor Buyer Agreement governing the rights and obligations with regard to the allotment of a residential built-up floor, at the time of allotment. The terms whereof have been shown to me / us and are acceptable to me / us. I/We shall not seek any modifications in the standard Floor Buyer Agreement of the Company. I / We understand that refusal to sign the Floor buyer Agreement shall constitute a default on my part and the Company shall be free to cancel my allotment and forfeit the earnest money. I/We further agree to execute any and all such further document(s) as may be required to be executed from time to time.

I/We remit herewith a sum of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_) Drawn on \_\_\_\_\_ bearing Draft/Cheque No. \_\_\_\_\_ Dated \_\_\_\_\_. I /We have perused the Payment Plans and opted for Payment Plan No. \_\_\_\_\_. I/We agree and undertake to pay the Sale Consideration in the form of installments, as detailed in Annexure-B, as and when demanded by the company.

(SIGNATURES)  
 (First Applicant)

(SIGNATURES)  
 (Second Applicant)

(SIGNATURES)  
 (Third Applicant)

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 For office use

Application received by \_\_\_\_\_

Name of Broker \_\_\_\_\_

Status of application \_\_\_\_\_

(Authorized Signatory)

**Annexure-A**

**TERMS AND CONDITIONS**

1. Applicant(s) have acquired full knowledge of the Land & title and statutory permissions/ sanctions for development, is / are applying after having acquired full knowledge of the laws, notifications, rules and regulations applicable to the Land & the Project and the sanctions and permissions and undertakes that Applicant(s) shall abide by all laws, notifications and rules.
2. Applicant(s) have perused the Payment Plan opted by the Applicant(s) and have clearly understood the same.
3. The allotment shall be made within 6 (six) months from date of application. At the receipt of the offer of allotment, the applicant shall accept the offer within 15 days of receipt of offer of allotment by written communications. If the communication is not received within 15 days it shall be deemed to be accepted by the company.
4. For any reason whatsoever, the Company is not able to provide the allotment for period of 1 (one) year from the date of credit of application money then the Company shall upon the specific request of the applicant shall refund the amount in full with simple interest @ 9% per annum with no further liability to pay any damages or compensation in any form. However no interest on delayed allotment shall be given.
5. If applicant wishes to withdraw the application before the allotment, the withdrawal shall be subject to the deduction of 10% of total sale price.
6. That the timely and due payment as per the Payment Plan is the essence of allotment. In the event of delay in making timely payment as per the schedule or non-payment of any other charges of any nature whatsoever, for any reason or breach of any term of the application / allotment / Buyer's agreement, the Company shall reserve the right to cancel the allotment. The Company at its sole discretion may condone the delay in payment and charge interest @ 18% p.a. till the date of payment. In such an eventuality, the Company shall have the right to adjust the installment amount received from the Applicant(s) first towards the interest and other sums, if any, due from the Applicant(s) and the balance, if any, towards the sale consideration. A sum equivalent to 10% of total Sale Price shall always constitute and deemed to be the Earnest Money. On the cancellation, the applicant shall be entitled to the refund of all such amount paid till then as part Sale Amount though subject to deduction of 10% of the Sale Consideration and the interest payable as aforesaid as defined in buyer agreement.
7. The Applicant(s) may get the name of his / her nominee(s) substituted in his / her place with prior approval of Company on the payment of prescribed transfer fees. The Company may permit such substitution on such terms and conditions as it may deem appropriate in the interest of the Company.
8. The allotment shall be provisional till the entire sale consideration is paid in full and the applicant shall not claim any right / title and interest in the residential floor till such time.
9. Applicant(s) shall from time to time within prescribed time sign the Floor Buyer Agreement, all applications, documents, agreements and other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Company may require in allocation of the residential floor. The Applicant understands that refusal to sign the Floor buyer Agreement shall constitute a default on his part and the Company shall be free to cancel the allotment.
10. The Applicant shall take possession of the Said Floor within 30 days of the Company's written notice of offer for possession to him, if the Applicant refuses, neglects or fails to take possession of the said Floor within 30 days period from the date of notice, for any reason whatsoever then along with interest thereof, the Applicant shall be liable to pay Maintenance Charges as applicable and holding over charges and refurbishing charges as fixed by the company for the period for which the applicant fails to take the actual physical possession thereof.
11. The Applicant understand that the total sale price of the Floor include the External Development charges (EDC) or infrastructure Development Charges (IDC), Final Demand Notice (FDN) but exclude service charges, club membership charges, Maintenance Security Deposit and Maintenance Charges or Value Added Tax (VAT), or Works Contract Tax (WCT), or Service Tax levied by central government (ST), or any such other taxes. All such charges, levies, taxes of any nature whatsoever, whether already levied by the State Govt. / central Govt. / local authority / statutory authorities or leviable in future, with prospective or retrospective effect, or any enhancement shall be payable by the Applicant to the Company, without any demur or protest, immediately on demand, in addition to the basic sale price of the said Floor.
12. The Applicant agrees to bear and pay the maintenance charges as raised by the maintenance Agency so appointed by Company for the maintenance of the Township. Further, the Applicant undertakes to pay the interest free maintenance security deposit equivalent to maintenance charges of three months, at the time of handing over of possession of the floor. The Applicant agrees to execute the Standard Maintenance Agreement at the time of handing over of the possession of the floor.
13. It is the duty of the Applicant(s) to intimate his corresponding address when ever changed, failing which all communications shall be deemed to be served, if made at the last known addresses.
14. The Company shall, in case of more than one Applicant intimate only the First Applicant so mentioned in this form, and all correspondence shall be addressed to the First Applicant, which shall be deemed served upon all the Applicants.
15. The company shall provide the customer Identification number at the receipt of registration form.

**The terms herein are in addition to the terms & condition of the Standard Buyer's Agreement, to be executed at the time of allotment.**

(SIGNATURES)  
(First Applicant)

(SIGNATURES)  
(Second Applicant)

(SIGNATURES)  
(Third Applicant)

**Annexure-B  
PAYMENT PLAN**

**PLAN 'PMF-DP' DETAILS**

Installment No.	Days	Percentage(%)	Remarks
1.	0	20%	Booking
2.	60	75%	At the time of allotment
3.	0	5%	Possession

**PLAN 'PMF-B' DETAILS**

Installment No.	Days	Payment Demand	Remarks
1.	0	10%	Booking
2.	30	10%	Within 30 days of the booking
3.	60	10%	Within 60 days for allotment
4.	0	10%	At roof casting of ground floor
5.	0	10%	At roof casting of first floor
6.	0	15%	At roof casting of second floor
7.	0	10%	Start of Plastering
8.	0	10%	Start of floor and tiles
9.	0	10%	Start External finishing
10.	0	5%	Possession

1. Club Membership Charges, Service Tax & Other Charges applicable.
2. EDC/IDC, Preferential location charges & FDN Included.

(SIGNATURES)  
(First Applicant)

(SIGNATURES)  
(Second Applicant)

(SIGNATURES)  
(Third Applicant)

**Annexure-C**

**PROPOSED SPECIFICATIONS HARMONY FLOORS  
(APPLICABLE FOR ALL SIZES)**

**STRUCTURE**

Earthquake resistant, R.C.C. frame structure

**FLOORING**

Living/ Dinning	Vitrified Tiles with skirting
Master Bedroom	Lamination wooden flooring with skirting/ vitrified tiles
Bedroom	Vitrified Tiles with skirting
Toilet	Anti-Skid Tiles
Kitchen	Vitrified Tiles with skirting
Balcony	Anti-Skid Tiles with skirting

**WALL & CEILING FINISH**

Internal Wall	Oil bound distemper
Internal Coiling	Oil bound distemper with POP running
External wall / Ceiling Finishes	Texture paint
Toilet	Glazed Tiles
Kitchen	Glazed Tiles/ Oil bound distemper

**COUNTER**

Kitchen	Granite stone countertop
Toilet	Sanitary Fittings with ISI mark

**DOORS AND WINDOWS**

Door Frames	Seasoned hardwood
Door shutters	Moulded wooden doors
Entrance door	Moulded wooden doors
Windows	Wooden frames & shutters with grills

**FITTINGS AND FIXTURES**

White sanitary fixture with CP fittings, stainless steel kitchen sink with drain board

**ELECTRICAL FITTINGS**

Electrical wiring with copper conductors in concealed conduits as per ISI codes, Modular switches and sockets

**COMMON AREAS**

Staircases	Granite/marble flooring with 100mm skirting & oil bound distemper
Corridor	Marble/Vitrified flooring with skirting
Entrance Lobby	Marble/vitrified flooring with skirting

(SIGNATURES)  
(First Applicant)

(SIGNATURES)  
(Second Applicant)

(SIGNATURES)  
(Third Applicant)



## **Real Height Developers Pvt. Ltd.**

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A-1/17, Sector-1, Eldeco Estate One, Panipat-132103 | Tel. No. 0180-2576111, 2577111  
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