

Terms & Conditions for Allotment

1. All cheques/DD to be made in the favour of Omkar Nests Pvt. Ltd. Payable at Delhi/Gzb/Noida.
2. The intending allottee has fully satisfied himself/herself about the title/development rights of the company in the project land on which the flats will be constructed/developed and has understood all limitations and obligations of the company in respect and thereof.
3. The drawings/plans displayed by the company in respect of the Project Royal Nest are provisional and tentative. The company can carry out such additions, alterations and deletions in the layout plan, building plans, floor plans, as the company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the applicant.
4. The applicant for the buildup unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the company.
5. The External Development Charges, infrastructural Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by the applicant as and when demanded by the Company or as per the Price List/Payment Plan given.
6. The amount paid to the extent of 10% of the BSP of the Flat shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by the applicant to sign Builder Buyer Agreement/Allotment Letter within 30 days of Booking.
7. The timely payments of installments shall be the essence. In case of default, the earnest money would be forfeited and the balance if any, refunded without interest. In exceptional circumstances, the company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 18% p.a on the amount of default.
8. The applicant shall reimburse to the company and pay on demand all taxes, levies now or leviable in future by the concerned authorities, from the date of allotment, proportionately till the unit is assessed individually.
9. The Company on completion of the construction/development shall issue final call notice to the applicant/allottee, who shall within 30 days thereof, remit all dues & take possession of the flat. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted flat and shall bear all maintenance charges and any other levies on account of the allotted flat.
10. The applicant/allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the Company. This agreement will be carried out until the services are handed over to a society or Association of the buyers. The company or the maintenance agency shall be entitled to withdraw from maintenance of the Project with assigning any reasons. The applicant/allottee agrees and consents to this arrangements. The allottee shall sign a separate maintenance agreement with the Company/maintenance agency, make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement and sinking fund as determined by the company/maintenance agency.
11. The conveyance deed shall be executed in favour of the allottee on receipt of all payments as due. The allottee shall pay the Stamp duty/registration charges and all other incidental charges for execution of conveyance deed in favour of the allottee.
12. The allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the company about the subsequent changes, if any, his his/her address.
13. In all communications with the Company the reference of the Flat booked must be mentioned.
14. The allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment towards administrative charges as prescribed by the Company.
15. The allottee shall abide by all the laws, rules and regulations applicable to the said flat and/or the Project.
16. The allottee shall pay the basic sale price and other charges of Flat as per the payment plan opted by him/her out of the options prescribed by the Company.
17. The allottee shall not use the premises for any activity other than for residential use.
18. In case there are joint allottees, all communication shall be sent by the company to the allottees's address whose name appears first and the address given by him/her for mailing and which shall for all purposes be considered as served on all the allottees and no separate communication shall be necessary to the other named allottees.
19. If as a result of any rules or directions of the government or any authority or if competent authority delays, with holds, denies the grant of approvals for the project due to force majeure conditions, the company after provisional and /or final allotment is unable to deliver the Flat to the allottee.
20. It is specifically understood by the applicant/allottee that the Company may incorporates in Builder Buyer Agreement/Allotment letter over and above the terms and conditions of allotments set out in this application.
I/We have now signed this application form after giving careful consideration to all facts, terms and conditions. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.

I/We the applicant/s do hereby declare that my/our application for allotment of the Flat by the Company is irrevocable and that the above particulars/ information/ details given by me/us are true and correct.

It is declared that I/We have read and understood the Company's terms and conditions forming part of this application and agree to abide by the same. I/We agree to sign and execute, as and when desired by the Company, the Buyer's Agreement (Allotment Letter) on the Company's standard format contents and on the terms and conditions as laid down therein. I/We confirm and accept that my/our allotment hereunder shall be finalized and confirmed only upon the execution of the Buyer's Agreement/Allotment Letter.

SIGNATURE of the 1st Applicant

Date:

Place:

Signature of the 2nd Applicant



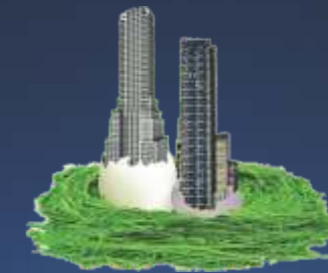
Omkar Nests Pvt. Ltd.

Plot, No. 8B, Tech Zone-IV,

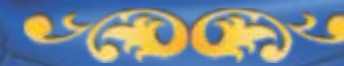
Noida Extn. (Greater Noida),

Ph. 0120-2605769, +91 9810 103011

Website : royálnest.in



Omkar Nests Pvt. Ltd.



Application Form

APPLICATION FORM

To
M/s OMKAR NESTS Pvt. Ltd. Application No.
Plot, No. 8B, Tech Zone-IV, Noida Extn.

Dear Sir,
 I/We Request you to register my/our application for provisional allotment of a Residential Flat in your Project **"Royal Nest"** at Plot No - 8B, Tech Zone 4, Greater Noida, U.P against the following payment plan:

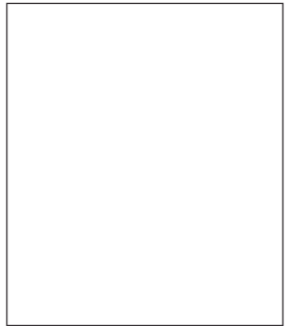
Flexi CLP

I/We remit herewith a sum of Rs. _____/- (Rupees _____
 _____ Only) vide RTGS/Cheque/Bank Draft No _____ dated _____ drawn
 on _____ in favour of **"Omkar Nests Private Limited"** . The details are as under :

1st Applicant's Name _____
 S/W/D _____ Nationality _____
 ADDRESS for Correspondence _____

 TEL. No _____ MOB. _____
 PANNO _____ EMAIL _____
 COMPANY NAME _____ DESIGNATION _____
 OFFICE ADDRESS _____
 PERMANANT ADDRESS _____

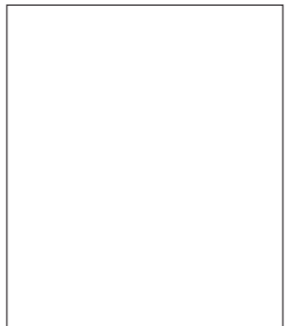
 TEL. No _____ MOB. _____
 FAX _____ EMAIL _____



Co- Applicant's Name _____
 S/W/D _____ Nationality _____
 ADDRESS for Correspondence _____

 OFFICE ADDRESS _____
 PERMANANT ADDRESS _____

 TEL. No _____ MOB. _____
 PAN No. _____ EMAIL _____



BOOKING DETAILS:

FLAT NO. _____ Tower No _____ FLOOR _____ AREA _____

- Basic Sales Price @Rs. _____ Total Cost _____
- Car Parking Rs. _____ Additional Car Parking Rs. _____
- Club Membership Rs. _____
- IFMS @ Rs. _____ Total _____
- Lease Rent @Rs. _____ Total _____
- Power Back Up @Rs. _____ Total _____
- EEC @Rs. _____ Total _____
- FFC @Rs. _____ Total _____
- EDC @Rs. _____ Total _____
- PLC @Rs. _____ Total _____
- Any Other Charges _____

Grand Total Rs. _____ (Rupees) _____

Mode of booking Direct Broker

Broker's Name & Address with Stamp

 SIGNATURE of the 1st Applicant
 Date:
 Place:

 Signature of the 2nd Applicant