

# Application Form

**APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF AN APARTMENT/HOUSE  
WITH ROYAL SPLENDOUR DEVELOPERS PVT LTD**

**INSTRUCTIONS**

- This booklet contains 8 pages.
- Please fill the forms in Capital Letters.
- Please read all the contents carefully and fill up all the fields before signing the document.

To,

Royal Splendour Developers Pvt Ltd,  
28, AMG Towers, 3rd Floor,  
Lawyer Jaganthan Street, Alandur,  
Chennai – 600 016.

Dear Sirs,

I/We wish to apply for the provisional allotment of an Apartment/house in your project “\_\_\_\_\_” situated at \_\_\_\_\_.

I/We remit herewith a sum of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only)  
only as application/Earnest Money towards provisional Allotment of the said project mentioned above.

I/We enclose herein my/our general particulars and undertaking as required by the company.

I/We accept and agree to abide by the Standard Terms and Conditions mentioned hereunder.

Yours Faithfully,

Signature(s) of the Applicant(s)

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

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

## PERSONAL DETAILS:

	First Name	Middle Name	Last Name	Date of Birth
Primary Applicant	:	_____		___/___/___
Father/Husband's Name	:	_____		___/___/___
Co - Applicant	:	_____		___/___/___
Father/Husband's Name	:	_____		___/___/___

**PAN Details** : Applicant: \_\_\_\_\_ Co-Applicant: \_\_\_\_\_

### Mailing Address:

Flat No. & Building Name : \_\_\_\_\_  
Street Name : \_\_\_\_\_  
City & Pin code : \_\_\_\_\_ E Mail ID : \_\_\_\_\_  
Telephone: Land Line : \_\_\_\_\_ Mobile : \_\_\_\_\_

### Permanent Address (This address will be used in the documents)

Flat No. & Building Name : \_\_\_\_\_  
Street Name : \_\_\_\_\_  
City & Pin code : \_\_\_\_\_ E Mail ID : \_\_\_\_\_  
Telephone: Land Line : \_\_\_\_\_ Mobile : \_\_\_\_\_

### Office Address of Applicant:

Company Name : \_\_\_\_\_  
Address 1 : \_\_\_\_\_  
Address 2 : \_\_\_\_\_ City & Pin code : \_\_\_\_\_  
Telephone: : \_\_\_\_\_ Extn : \_\_\_\_\_ E Mail ID : \_\_\_\_\_  
Designation : \_\_\_\_\_ Department : \_\_\_\_\_

### Office Address of Co-Applicant:

Company Name : \_\_\_\_\_  
Address 1 : \_\_\_\_\_  
Address 2 : \_\_\_\_\_ City & Pin code : \_\_\_\_\_  
Telephone: : \_\_\_\_\_ Extn : \_\_\_\_\_ E Mail ID : \_\_\_\_\_  
Designation : \_\_\_\_\_ Department : \_\_\_\_\_

**Occupation Details (Applicant):** ☐ Salaried ☐ Self Employed ☐ Professional ☐ Retired  
☐ Others \_\_\_\_\_

**Occupation Details (Co-Applicant):** ☐ Salaried ☐ Self Employed ☐ Professional ☐ Retired  
☐ Others \_\_\_\_\_

**Annual Income (per annum): (Applicant)**

☐ Less than 5 Lakhs ☐ 5-10 Lakhs ☐ 10-15 Lakhs  
☐ 15-25 Lakhs ☐ 25-50 Lakhs ☐ Above 50 lakhs

**Marital Status:**

☐ Single ☐ Married No of Children : \_\_\_\_\_ Anniversary Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Family Details:**

Mother's Name : \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
Spouse's Name : \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
Children's name : \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
Children's name : \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
Children's name : \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_

**Residential Status :** ☐ Indian ☐ NRI ☐ PIO Food: ☐ Veg ☐ Non-veg

**If NRI POA Details & Mailing Address:**

Name : \_\_\_\_\_  
Father/Husband's Name : \_\_\_\_\_  
Address 1 : \_\_\_\_\_  
Address 2 : \_\_\_\_\_ City : \_\_\_\_\_  
Pin code : \_\_\_\_\_ Telephone : \_\_\_\_\_ Mobile : \_\_\_\_\_

**Bank Details of Applicant:**

Bank Name & Branch : \_\_\_\_\_  
Account no : \_\_\_\_\_ Account Type : \_\_\_\_\_ IFSC Code : \_\_\_\_\_

**Apartment Details:**

Project Name : \_\_\_\_\_ Block name : \_\_\_\_\_ No of Bed Rooms : \_\_\_\_\_ Floor: \_\_\_\_\_  
Location : \_\_\_\_\_  
Rate per Sq.ft : \_\_\_\_\_ Flat no: \_\_\_\_\_ Super built up Area: \_\_\_\_\_ UDS Area: \_\_\_\_\_  
Preferred Location Charges : \_\_\_\_\_ Additional Pref. Location Charges : \_\_\_\_\_  
Floor rise charges : \_\_\_\_\_

### COST DETAILS:

Cost of Undivided share of land : \_\_\_\_\_

Cost of an Apartment : \_\_\_\_\_

Car Parking reservation charges : \_\_\_\_\_

Corpus fund : \_\_\_\_\_

Maintenance advance : \_\_\_\_\_

Club House charges : \_\_\_\_\_

Infrastructure charges : \_\_\_\_\_

Other charges : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TOTAL COST** : \_\_\_\_\_

(Maintenance advance has been calculated at the rate of Rs. \_\_\_\_\_ /- per Sq.ft for \_\_\_\_\_ months).

Car Parking : ☐ Yes ☐ No

Car Parking Type : ☐ Open ☐ One behind other ☐ Covered

Payment Plan Option : ☐ Down Payment Plan ☐ Construction Linked Plan

Funding Details : ☐ Loan ☐ Self Finance

Flat Scheme : ☐ Normal ☐ Pre Emi offer ☐ Rental Offer

### LOAN DETAILS:

Loan Amount : \_\_\_\_\_ Bank : \_\_\_\_\_ Branch : \_\_\_\_\_

Executive Name : \_\_\_\_\_ Mobile : \_\_\_\_\_

Banker Mail ID : \_\_\_\_\_

### FOR OFFICE USE ONLY:

Sales Representative : \_\_\_\_\_

Advance Paid : \_\_\_\_\_ /- Mode of Payment: Cash/D.D./Cheque Date : \_\_\_\_\_

Cheque No : \_\_\_\_\_ Bank Name & Branch : \_\_\_\_\_

Lead Source : ☐ Newspaper/Online Ad ☐ Direct ☐ Mela  
☐ Reference ☐ Channel Partners \_\_\_\_\_  
☐ Others \_\_\_\_\_

If through  
Existing Reference : Name: \_\_\_\_\_ Contact number: \_\_\_\_\_

## REFERENCE CONFIRMATION LETTER

**From**

**To**

Royal Splendour Developers Pvt. Ltd.  
No.28, AMG Towers, 3rd Floor,  
Lawyer Jaganathan Street, Guindy, Chennai - 600016

Sir,

**Subject : Reference Confirmation**

At the onset let me extend my happiness for having found my dream home in Royal Splendour's .....  
project.

I would like to bring to your notice that I was referred to your project by Mr./Mrs./Ms. ....  
whose details are furnished below.

Name : \_\_\_\_\_  
Relationship : \_\_\_\_\_  
Contact No : \_\_\_\_\_  
Email Id : \_\_\_\_\_  
Address : \_\_\_\_\_  
\_\_\_\_\_

I hope I have provided all the details you required

Thanks & Regards

(Signature)

DATE : \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## **General Terms and Conditions for Registration of Provisional Allotment of an Apartment With Royal Splendour Developers Pvt Ltd.**

- 1 This application will be processed by Royal Splendour Developers Pvt Ltd (herein after called as RSD), only after encashment of the Cheque/DD paid by the applicant(s) for provisional blocking an apartment/unit, together with application form complete in all respects.
- 2 The applicant(s) confirms that he/she/they have inspected the location of the project and after having completely satisfied with the location, specifications, title to the property and rights of the developer signed and submitted this application to RSD for provisional booking of an apartment /unit.
- 3 The term Royal Splendour Developers shall mean and include any entity that is owned by or is under common ownership of either a holding company, firms, its subsidiaries, its associates, nominees that are incorporated currently or become incorporated in the future.
- 4 The Developer on acceptance of this application Form shall issue an Allotment Letter, which shall be provisional in nature, and the applicant on receiving the same shall return the allotment letter duly signed by them as a token of confirmation. Any failure on the part of the applicant(s) to return the duly signed allotment letter within 7 days from the date of issuance shall be considered deemed to be an acceptance on the part of the applicant(s) of all the terms and conditions mentioned in the provisional allotment letter.
- 5 The applicant(s) agrees to make a payment of 20% of the total cost mentioned in this application form and execute the Agreement for Sale and Construction for apartment/unit as per RSD's standard format within a period of 15 days from the date of this Application.
- 6 The applicant(s) further agrees to pay 50% of the total cost mentioned in this application form along with the required payment as per the construction progress within a period of 30 days from the date of this Application.
- 7 The applicant(s) agrees that any failure to do so shall result in automatic cancellation of the allotment at the price agreed between the applicant(s) and Developer and in such case the developer reserves the right to alter the price to current market price and proceed with a fresh allotment or cancel the allotment and refund the amount received from the applicant after deducting necessary charges which shall not be more than 10% of the total cost of the apartment in both the above circumstances.
- 8 The applicant(s) are hereby requested to deposit any cash amount directly at RSD's office only and collect a receipt for the same. RSD will not be responsible in any way if the applicant(s) pays cash to any of the employees/representatives of RSD outside its office.
- 9 The applicant(s) further agrees that the allotment letter issued by RSD is only provisional and will automatically become confirmed only after the applicant(s) pay the required amount within the stipulated time period as mentioned in Clause 5 & 6 and agreeing to abide by the terms and conditions laid down therein.
- 10 The applicant(s) agree that the cancellation of booking by them will be only in exceptional cases and for valid reasons to the satisfaction of RSD. RSD at its sole discretion and on case-to-case basis may consider/approve the cancellation and refund the amount within 12 weeks from the date of acceptance of cancellation after deducting Fifty Thousand Rupees towards administrative expenses and loss of business opportunity.
- 11 After cancellation, RSD is entitled to re-allot and resell the apartment/unit to any other person and on such terms and conditions as RSD deems fit and repay to the applicant(s) the balance amount, if any, within 12 weeks from the date of the cancellation without any interest.
- 12 The total cost mentioned in this form does not include taxes/charges for Registration, TNEB, Water, Sewage, STP, Service Tax and other statutory taxes/charges that are applicable currently and may become applicable in future.

- 13 The applicant(s) herein agree that the Plans, Designs, elevation, colors, tiles, specifications or any other features affecting the aesthetics of the building, shown in the marketing Brochures/Website/Mock up flats are indicative only and the developer reserves the right to alter the same without informing the applicant.
- 14 The applicant(s) agree to make installment payment as mentioned in the payment schedule within 7 days from the date of payment demand letter notwithstanding execution of Agreement to Sell & Construction Agreement or sanction of bank loan etc. Any delay or default in making payment of the installments, RSD shall charge interest @ 24% per annum compound annually from the due date.
- 15 The developer informs that any cheque issued by the applicant gets bounced or rejected by the banker for any reason whatsoever shall attract a charge of Five Hundred Rupees.
- 16 All correspondence exchanged between the applicant(s) and RSD, in several forms of communication channels including courier, registered/speed/ordinary post, and emails are considered as official forms of communication. Any such communication returned to RSD for whatever reason, is deemed as received by the applicant(s) and the applicant(s) agree(s) to abide by the content of such communication.
- 17 The applicant(s) agree that in case RSD decides not to go ahead with the project for any reason whatsoever, such decision of RSD shall be final and binding and cannot be disputed. In such an event, RSD will refund the amount paid by the applicant(s) without any interest or compensation within three months from the date of decision of RSD not to execute the project.
- 18 The developer hereby informs that the applicant may at his/her/their opinion raise finance or loans for the purchase of the apartment. However, responsibility of getting the loan sanctioned and disbursed as per the developer's payment schedule will rest exclusively on the applicant(s). In the event of the applicant(s) loan not being disbursed, sanctioned or delayed for any reason whatsoever, the applicant(s) shall not delay the payment to the developer as per the payment plan and in any such cases interest charges as mentioned shall become applicable.
- 19 The applicant(s) agree that no modification in the clauses, both in this application form & Sale and Construction agreement are valid unless and until it is signed by the directors of the company.
- 20 The applicant(s) hereby confirms that he/they are not a citizen of any country, who is prohibited from acquiring properties in India.
- 21 It is abundantly made clear that in respect of all remittances, acquisition/transfer of the said Apartment, it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 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 Developer with such permissions, approvals which would enable the developer to fulfill its obligations under Application form. Any refund, transfer or security, if provided in terms of transfer of the Apartment shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law.
- 22 The applicant(s) understands and agrees that in the event of any failure to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, the applicant(s) shall be liable for action under the prevailing Laws of India, as amended from time to time. The Developer accepts no responsibility in this regard and the applicant(s) agrees to keep the Developer and owner fully indemnified for any harm or injury to it for any reason whatsoever in this regard.
- 23 In the case of Joint applicants all communications will be addressed to the first applicant only and the same shall be deemed to have been addressed to all the applicants

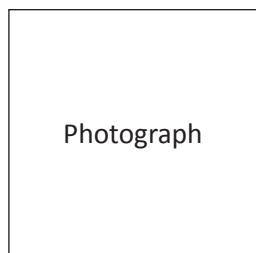


- 24 Any request for change in choice of apartment(s) is strictly subject to availability and in any case, is subject to the absolute discretion of the Developer. The Developer is entitled to reject any such requests without assigning reasons whatsoever.
- 25 RSD shall have the first lien on the said apartment/unit for all dues payable by the applicant(s) to RSD.
- 26 Registration of undivided share of land will be done only on the day of receipt of 95% of the total cost of the apartment and on realization of the cheque/Demand draft.
- 27 In the event the applicant(s) fails to perform his/her/their obligations or non-fulfillment of all/any of the terms and conditions set out in this application the applicant(s) hereby authorize the company to forfeit a sum equivalent of 10% of the total sale Price, along with any other amounts of non-refundable nature.
- 28 The applicant(s) shall comply with all the legal requirements for purchase of immovable property and will be governed and construed under the Laws of India.
- 29 Any dispute, difference or claim arising out of or in connection with this Application form shall be referred to Arbitration by a Sole Arbitrator to be appointed by the developer and the applicant(s) in accordance with the Arbitration and Conciliation Act 1996, or any amendments or any re-enactments thereof. The venue of such Arbitration will be at Chennai. Subject to Arbitration, the Application form including the terms and conditions shall be unconditionally and irrevocably submitted to exclusive jurisdictions of the Courts at Chennai.
- 30 Possession of flat will be handed over within 30 days from the date of settlement of all dues.

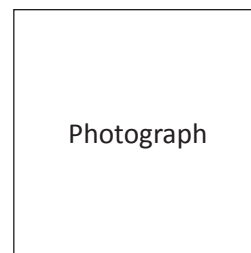
#### DECLARATION:

I/We the undersigned applicant(s), do hereby declare that the above-mentioned particulars/information given by me/us are Irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through the terms and conditions written in this application and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the flat, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this application form.

\_\_\_\_\_  
(Signature of the Primary Applicant)



\_\_\_\_\_  
(Signature of the Co-Applicant)



\_\_\_\_\_  
(Name & Signature of the Sales Executive)

\_\_\_\_\_  
(Name & Signature of the Sales HOD)

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

Authorized Signatory of RSD : \_\_\_\_\_

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

Name of the Signatory : \_\_\_\_\_

[illegible]