



Himalaya View
R A N I K H E T
in the heart of nature

The central logo features a stylized sun in shades of yellow and orange rising behind a range of brown mountains. The text 'Himalaya View' is written in a blue, cursive script. Below it, the word 'RANIKHET' is written in a black, spaced-out, sans-serif font. At the bottom of the logo, the phrase 'in the heart of nature' is written in a black, cursive script.

APPLICATION FORM



APPLICATION FORM

To,
M/s Exalter Buildtech Pvt. Ltd.
C-56/10, Ground Floor,
Sector-62, Noida-201301
Uttar Pradesh

Date of Booking :

Dear Sir/Madam

I/We request that I/We may be Provisionally Allotted a Residential Apartment/Villa in the "Exalter Himalaya View", Majkhali, Ranikhet, Uttarakhand, under :

Down Payment Plan Construction Link Plan Special Payment Plan Other

I/We remit herewith a Sum of Rs.....(Rupees.....
.....only) By Cash/Demand Draft/cheque No.....
Dated.....drawn on.....as Booking Amount. All further
Payment as may required to be made will be in accordance with the payment plan/timeline fixed by the company.

My/Our Particular as mentioned below may be recorded for reference and communication

First Applicant.....
Son of /Daughter of/Wife of.....
Email:
Mailing Address.....
.....Pin.....
DOB.....Tel.....Mobile.....
Permanent Address.....
.....
Pan No.....Nationality.....
Designation, Office Name & Address

Co-Applicant.....
Son of /Daughter of/Wife of.....
Email:
Mailing Address.....
.....Pin.....
DOB.....Tel.....Mobile.....
Designation, Office Name & Address

Signature of Applicant_____

Co-Applicant_____

UNIT DETAILS

Studio

Flat

Villa

Area.....Tower No.....

Unit No.....Floor.....

SALE CONSIDERATION

Mode of payment only through DD/Pay Order/Cheque in favour of "Exalter Buildtech Pvt. Ltd."

Basic Sale Price.....

PLCIDC.....

Car Parking.....Club Membership.....

IFMS.....Other Charges.....

Total Sale Price.....

FOR OFFICE USE ONLY

Mode of Booking : Direct/Agent.....

Location Booked:Date of Booking.....

PAYMENT SCHEDULE OF BASIC SALE PRICE

At the time of Booking : Rs.

Payment due on or before : Rs.

Payment due on or before : Rs.

Signature of Applicant_____

Co-Applicant_____

Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Offer of Possession	:	.....	Rs.

TOTAL:

PAYMENT SCHEDULE FOR OTHER CHARGES

Total Price: Rs: (Rupees.....)

Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.
Payment due on or before	:	.....	Rs.

TOTAL:

BASIC PRICE IS EXCLUSIVE OF :

1. Registration charges, cost of stamp papers, documentation fee, official fees, fille charges and other informal charges.
2. All rights on terrace, basement, stilts, club etc. shall vest with the builder.
3. Necessary Payments required for electric and water connections including formal/informal charges.
4. Maintenance Charges.
5. Membership charges for club and swimming pool.
6. Service tax as applicable.

Signature of Applicant_____

Co-Applicant_____

Note:-

1. Cheque/Bank Draft/Pay order, to be issued in favour of M/s Exalter Buildtech Pvt. Ltd. payable at Delhi and Noida
2. That the said complex shall always be known as "EXALTER HIMALAYA VIEW" and this name shall never be changed by the Allottee or anybody else.
3. In case of delay in Possession of the Villa/apartment/studio beyond the period as stipulated subject to force majeure and other circumstances as aforesaid under Sub-Clause (a) and subject to the Buyer not seeking cancellation of the Agreement, the Developer shall pay to the Buyer compensation @ Rs. 53.80 (Rupees Fifty Three and Paise Eighty only) per Sq. Mtr. or @ 5.00 per Sq. Ft. of the Super Built-up Area of the Villa/apartment/studio per month for the period of delay. Likewise, if the Buyer fails to settle the final accounts and to take possession of the Villa/apartment/studio within 30 days from the date of issue of the final call notice/offer to hand over possession by the Developer, the Buyer shall be liable to pay to the Developer holding charges @ Rs. 53.80 (Rupees Fifty Three and Paise Eighty only) per Sq. Mtr. or @ 5.00 per Sq. Ft. of the Super Built-up Area of the villa/apartment/studio per month since expiry of 30 days notice. It is agreed and understood between the parties that compensation or holding charges, as the case may be, shall be adjusted, accounted for and payable only at the time of settlement of final accounts. The Proposed date of Possession would be 30 (Thirty) months from the date of execution of Builder Buyer Agreement. But the penalty will be payable only if the company does not give possession in 36 (Thirty Six) Months from the date of Execution of Builder Buyer Agreement.
4. The Buyer shall be liable to pay property tax and all rates, taxes, charges, assessments, levies by whatever name called, assessed or to be imposed by Municipal or other Authorities whenever levied in respect of the said Villa/Apartment/Studio irrespective of the fact that the Buyer has not taken over possession or has not been enjoying the benefit of the Villa/Apartment/Studio.
5. That if for any reason the booking of the Apartment is cancelled by the intending Allottee(s) or the Builder (with proper reasons), then 15% of the Basic price of Apartment will be forfeited and balance amount, if any, will be refunded without any interest after sale of particular flat & completion of certain formalities.
6. That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
7. That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in payment by charging interest@24% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).
8. In case the Allottee desires, transfer of allotment/ownership of unit, before registration/Possession, a transfer fee of 2% (Two Percent Only) of the total sale price as prevailing at the of desired transfer shall be payable by the allottee(s) Transfer of allotment/ownership shall however be permitted only after one year of booking.
9. The Super Area Includes area plus balconies, cupboards and projections, common area such as corridors, passages, lift rooms, entrance lobbies, staircase, underground tanks, overhead water tanks, boundary wall and area of any other common utilities.
10. At the time of possession/offer of possession, which is earlier the intending Allottee(s) will pay Interest Free Maintenance Security Deposit (IFMS) @ Rs. 25/- Per sq. ft. to the company. That the intending Allottee(s) has/have to pay monthly Maintenance Charges as decided by the time of offer of possession to the Maintenance Body the project as nominated by the Builder.

Signature of Applicant_____

Co-Applicant_____

11. The company shall be only responsible for a maximum period of 6 month from the date of possession, if in case any deficiency is observed in fixtures and fittings, provided in the apartment, the company shall rectify the same.
12. All natural product such as tiles, marble stones, wood etc. may have slight variations in texture colour and behavior.
13. Area in all categories of apartments may vary upto $\pm 3\%$ but the cost of the apartment will remain unchanged. Any change over and above $\pm 3\%$ shall be adjusted on pro rata basis. It is also agreed that the builder may make such changes, modifications, alternations' and additions there in as may be deemed necessary or may be required to be done by the builder the Govt/development authority or any other local authority without any specific consent of the Allottee/Allottee.
14. Since it is a large project having number of building, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases, as such the intending Allottee(s) must take the possession of his /her/their own flat as soon as it is made available for possession.

I/we have fully read understood the terms and conditions mentioned here in above and agree to abide by the same.

NOTE :

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Signature of Applicant _____

Co-Applicant _____

SPECIFICATIONS

Structure	Earthquake resistant, R.C.C. Frame Structure
External	Permanent Texture Finish, Udaipur Green on Stairs & Steps, MS railing on Stairs, Balcony & Terrace.
Flooring	Vitrified Tiles of (size 2'X2') Kajaria or Equivalent in Drawing, Dining, kitchen passage, & Bad Rooms. Laminated wooden Flooring in Master Bedroom and Dress room. Anti-Skid ceramic tiles in toilets.
Doors & Windows	Decorative solid hard wood entry door & other skin molded paneled doors, Clear glass with powder coated Aluminum/UPVC Frames.
Kitchen	Modular kitchen equipped with individual RO System. Working platform with Granite top with double bowl stainless steel sink, Designer Ceramic Tiles up to ft.ht. above working platform.
Electrical	Modular Electric switches, Lights in False Ceilings, Fans in Drawing rooms & Dining rooms
Modular Wood Work	Cupboards in all bedrooms Complete wood work in Kitchen
Interior Wall Finish	Designer concept paint with combination of texture & rich Plastic Emulsion. Designer POP work in Drawing room, Dining rooms & Master Bedroom. Designer POP punning Work in all other Bedrooms & Kitchen.
Toilet	Designer toilets with Ceramic tiles up to 7 ft. ht. Branded. WC Washbasin (Hind ware or Equivalent), GI pipe & fitting for plumbing, PVC pipe & fitting for drainage m, CP fittings, Towel rack (Marc or Equivalent), Shower Panel.



Exalter Buildtech Pvt. Ltd.

Corporate Office: C-56/10, Ground Floor, Sector-62, Noida-201301 (U.P)

Site Office: Opp. Birla Girls School, Majkhali, Ranikhet, Distt. Almora, (Uttarakhand)

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