

BOOKING APPLICATION FORM

Application for allotment by sale of a Resident in Harbinger Height

Pl. affix
self attested
photograph of
1st applicant

Pl. affix
self attested
photograph of
2nd applicant

Dear Sir,

I/We request that I/We may be allotted a residential Flat in your Harbinger Height complex at Jaipur as per the Firm's terms and conditions, which I/We have read and understood and shall abide by the same as stipulated by your firm.

I/We agree to sign and execute, as and when desired by Firm, the Buyer's Agreement on the Firm's standard format.

I/We remit herewith and a sum of Rs. (Rupees
.....only) by Bank Draft/Cheque No.
dated drawn on
..... (Bank & Branch) as part of earnest money.

SOLE OF FIRST APPLICANT

Name : Mr/Mrs/Ms

S/W/D of

Permanent Address

Phone No. (Fax)

Correspondence Address

Phone No (H) (O) (Mobile)

Fax E-mail ID

Date of Birth

Marital Status

Residential Status

Nationality

.....

Single

Resident

Anniversary Date

Married

Non-Resident

..... If married, No. of Children.... Foreign National of India origin

Occupation

Income Tax Permanent A/c No.

SECOND APPLICANT

Name : Mr/Mrs/Ms

S/W/D of

Correspondence Address

Phone No (H) (O) (Mobile)

Fax Email ID.....

Date of Birth Marital Status Residential Status Nationality

..... Single Resident
Anniversary Date Married Non-Resident
..... If married, No. of Children.... Foreign National of India origin

Occupation

Income Tax Permanent A/c No.

Relationship with the first applicant

DETAILS OF FLAT/BUNGALOW/SHOP

Type Flat No.

Area Type of Flat Basic/Semidelux/Deluxe

i. Super Built-up Car Parking Space
ii. Built-up Scooter Parking Space
Floor Preferential Location

Total Sale Consideration :	Rs.			
(in words)	Rupees			
Type of Flat	<input type="checkbox"/> General	<input type="checkbox"/> Semi-Furnish	<input type="checkbox"/> Fully Furnish	
	Booking Amount	Rs.	Receipt No. & Date	
Payment Schedule as per Annexure -I				PPT.No.

Important Information for the Home Buyer

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1. **Pricing:** The prices mentioned in this Price List are based on the Gross Saleable Area ("GSA") of the Apartment, which includes the built-up area of the Apartment, common, lobbies and balconies.

2. **Government/Statutory Levies:** Stamp Duty and Registration Charges are extra. This is directly payable by you (the Home Buyer) at the Office of the concerned Sub-registrar at Jaipur, where you register the Sale Deed, at the time of taking possession of the Apartment (applicable based on prevailing rate at the time of registration). In addition, you may have to pay other statutory levies such as a Service Tax, if levied/imposed by the government in future.

3. **Payment Mode:** Please make all payments by Cheque/DD payable at Jaipur, favoring "Harbinger Real Estate Pvt.Ltd.

4. **Club Membership:** Membership of the Club is included in the MRP. If you transfer or sell your Home, this will be transferred to the new owner. Residents would be required to pay annual maintenance fee of Rs 1800/- per year as per typical club management practices in general. The maintenance fees will be adjusted from the interest of maintenance deposit. In case of any shortfall, the purchaser agrees to fill the shortfall and make payment on such account.

5. **Parking Space:** For all Apartments, the cost of provisioning of one open Car Parking Space ("CPS") per Apartment is included in the MRP. There are very limited provisioning of covered parking also, which shall be booked on first cum fist basis on payment of additional amount of Rs.

75000/-, besides mentioned Rs 75000 for CPS. However the ownership of parking rest with the JDA, the customer will have preemptive rights for the use of parking and has to bear the cost of parking provisioning.

6. **Society/Association:** Association of Society Residents ("ASR")/Association of Society Members ("ASM") will be formed after completion of the project. You will automatically become its member and will have to abide by the rules as may be defined by such ASOR/AOM. Maintenance corpus Deposit of Rs. 100 per sft of GSA of the apartment shall be deposited towards interest free maintenance Deposit The Society will maintain building maintenance, campus maintenance, security and water consumption charges etc. The monthly maintenance charges are expected to be Rs. 1.5 per sft and the same shall be met from the interest of maintenance deposit. Incase of any shortfall in meeting monthly maintenance expenses ASM / ASR will have right to fix charges for recurring maintenance to meet the short fall from maintenance corpus. Rs 20 per sft out of the maintenance deposit of Rs 100 per sft shall be treated as monthly deposit against Digital Help Desk Services and it will be utilised for digital help desk and its maintenance.

7. **Digital Help Desk(DHD):** The monthly service charges for DHD will be Rs 150 /-as monthly subscription fees. These expenses would be met from the above deposit assigned against DHD. Any short fall in meeting Rs 150/- subscription fees over the course of future will be filled or covered by the residents equally. For every service there will be a different tariff based on every transaction. Use of such services will be charged extra per transaction once the limit of Rs.150/- is crossed. The operating entity of DHD reserves the right to make the changes in tariff structure time to time.

8. **Transfer Charges:** In case you want to transfer the rights under the agreement of sale of your spouse/children/parents/HUF, Harbinger Real Estate will charge a transfer fee of Rs.10,000. For transfer in favor of any other person or sale to a third party, the transfer fee payable to Harbinger Real Estate shall be Rs.50,000 or as per rates notified thereafter.

9. **Cancellation Terms:** The administration fee for cancellation of any apartment booking will be Rs.50, 000 when booking advance has been paid but agreement of sale is not executed and will be Rs.1,00,000 after agreement of sale is executed. All refunds (after deduction of administration fee) will be made by Harbinger Real Estate within 60 days. No interest will be paid on refunded amount. If you do not execute the agreement of sale within 30 days from the booking date, Harbinger Real Estate reserves the right to cancel your allotment and refund the booking advance to you (after deducting the administration fee).

10. **Delay Compensation:** In case Harbinger Real Estate delays the handover of possession of your apartments beyond 24 months (With a grace period of 6 months thereafter) from the date of agreement of sale of your Apartments ("Possession Date"), subject to force majeure conditions. You will also receive delay compensation @ 5,000 per month or part thereof from Harbinger Real Estate, for the period of such delay beyond the grace period. Similarly, you will have to pay a delay compensation @ 5,000 per month or part thereof, for payments received by Harbinger Real Estate after the due dates (with a grace period of 4 days), regardless of whether they are made directly by you or by your Bank/Home Finance Institution ("HFI"). As a Home Buyer, you will be solely responsible for all disbursements from Bank/ HFIs. In case, you delay any installment/outstanding payment beyond 60 days from the due date, Harbinger Real Estate reserves the right to cancel the agreement to sale and refund the amounts paid by you after deducting the administration fee for cancellation as mentioned above.

11. **Sale Deed:** The sale deed will be executed by Harbinger Real Estate Pvt Ltd on receipt of the entire sale consideration (plus applicable levies) and all other applicable additional charges.

12. **Digital Homes (Home Automation), IP TV and Ethernet points or Provisioning:** The provisioning mentioned means laying of conduits for select features of digital homes or home automation or IP TV and Ethernet point. It does not include providing of cables or wires. The customer would be required to pay additional amount for the required wiring , cabling , gadgets and accessories pertaining to select features of home automation or IP TV.

13. **Right to make changes:** Harbinger Real Estate reserves the right to change/revise the specifications depending on availability Of better material or due to technical reasons or due to non availability/redundancy of materials or as suggested by the Architect /Consultant, provided however, that this shall not adversely affect the standard specifications. Further, Harbinger Real Estate, reserves the right to make suitable and necessary alternations in the layout plan, which may include the layout, area, position and serial number of the Apartment.

14. **Disputes:** Any dispute shall be subject to Jaipur jurisdiction only.

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME.

Date : _____
Place : _____

Signature of Purchaser : _____
Name _____

Booked by: _____

For Harbinger Real Estate Pvt. Ltd.
Signature : _____
Name : _____

HARBINGER REAL ESTATE PVT. LTD.

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