



## ADVANCE REGISTRATION FORM

**Rise Resort Residences**

Date:-

**Site Office At:**

Plot No.-Sports City - 01,  
Tech Zone - 04, Greater Noida West,  
Uttar Pradesh

Dear Sir,

I/We hereby apply for the allotment of a residential unit (hereinafter referred to as "**Said Villa**") as per details given herein for your project "RISE RESORT RESIDENCES" (hereinafter referred to as "**Said Project**") situated at Plot No.-Sports City-01, Tech Zone 04, Greater Noida West, Uttar Pradesh. (hereinafter referred to as "**Said Land**") being developed by Rise Projects Private Limited ("hereinafter referred to as "**Company**") a Company incorporated under the provisions of Indian Companies Act, 1956 as amended till date and having its registered office at 195, Basement, Ram Vihar, Delhi.

I / We further understand and agree that allotment of the Said Villa is at sole discretion of the Company. I/We have carefully read and understood the terms and conditions attached with this Application form based on which I/we are making this request for allotment to the Company. I/We have read and understood the terms and conditions as given in the Villa/Villa Buyer Agreement on the Companies standard format, which inter alia include the Company endeavoring to give possession of the said Villa to me/us in stipulated time subject to my/our making timely payments as per agreed approved payment plan of the total sale consideration and other charges. It is also distinctively understood by us/me that timely payment is the essence of the allotment whether provisional or not as the case may be.

I/We have clearly understood that acceptance of this Application and realization of booking amount into the books of Company does not constitute a confirmed allotment and I/ we do not become entitled to the allotment of the Said Villa notwithstanding the fact that the Company may have issued a acknowledgement of the money tendered with this Application or subsequently. It is only after I/ we sign and execute the Villa Buyer Agreement on the Company's standard format, which has also been read and understood by me/us and agree to abide by the terms and conditions laid down therein, and consequently signed by the Company, the allotment of the Said Villa shall be confirmed and become final and binding upon myself/ourselves and the Company.

**Applicant**

**Co-applicant**



On allotment of a Villa by you, I/we agree to pay further installments against the allotment, failing which my/our right of allotment will cease and I will be entitled only to refund of my/our above referred amount paid as above without any interest.

I/ We hereby understand and agree that any allotment against my/our expression of interest may be done at your sole discretion, the terms and conditions of which will be applicable and binding on me/us and on my/our legal heirs and successors.

I/ We hereby understand and agree that this document is only a provisional arrangement and does not constitute a binding agreement on either you to sell the Villa or on me/us to purchase the Villa. A formal Application Form and/or Villa Buyer's Agreement as per your standard format, a copy of which has been perused, understood and accepted by me/us, shall be executed and entered into at the time of allotment. I/We further undertake to abide by the terms and conditions of allotment as may be stated in the standard Application Form/ Villa Buyer's Agreement or as may be applicable from time to time.

### **Details of the "Villa":**

As per the tentative plan, I / We opted for Type\_\_ Villa admeasuring Total Built up Area\*\_\_\_\_\_Sq.Fts. built on Plot Area\_\_\_\_\_ Sq. Yards.@ Rupees\_\_\_\_\_ Per Sq.ft. TSP (inclusive of various other charges\* as detailed below on page number 5) bearing Villa No.\_\_\_\_\_in Street named / numbered as \_\_ in the said project.

I / We remit herewith a sum of Rs.\_\_\_\_\_ (Rupees\_\_\_\_\_ ) as registration / booking amount which may be treated as part payment towards the Total sale consideration of the Villa as per the details mentioned here under:-

<b>Cheque No.</b>	<b>Dated</b>	<b>Amount (Rs.)</b>	<b>Drawn on</b>

**Applicant**

**Co-applicant**



## Particulars of the Applicant(s)

<b>**FIRST/Sole Applicant Mr./ Mrs./ Ms.</b>			
Son / Wife / Daughter of Mr.			
Date of Birth :	Profession :	Designation :	
Nationality :	Marital Status :	No. of Children :	
<b>Residential Status</b>			
<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin			
<b>Residence Address :</b>			
<b>Correspondence Address :</b>			
<b>Tel. Res. :</b>		<b>Office:</b>	<b>Mobile :</b>
<b>Fax No. :</b>		<b>E-Mail ID :</b>	
<b>Income Tax Permanent Account No(PAN) :</b>		<b>Passport No. :</b>	
<b>AADHAR Card Number (If available):</b>			
<b>**SECOND Applicant Mr./ Mrs./ Ms:</b>			
Son / Wife / Daughter of Mr.			
Date of Birth :	Profession :	Designation :	
Nationality :	Marital Status :	No. of Children :	
<b>Relationship with First Applicant:</b>			
<b>Residential Address</b>			
<b>Tel. Res. :</b>		<b>Office:</b>	<b>Mobile :</b>
<b>Fax No. :</b>		<b>E-Mail ID :</b>	
<b>Income Tax Permanent Account No.(PAN):</b>		<b>Passport No. :</b>	

Applicant

Co-applicant



**\*\*M/s** ....., a proprietary concern existing under the laws of India, having its principal place of business at ..... through its Proprietor, Shri / Smt. .... (Hereinafter referred to as the “Applicant”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/her heirs, legal representatives, administrators, executors, successors and assigns).

**\*\*M/s.** ..... a partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at ..... through its partner Shri/Smt. .... (Hereinafter referred to as the “Applicant”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership firm and their heirs, legal representatives, administrators, executors, successors and assigns) (Copy of the authorization signed by all Partners required).

**\*\*M/s.** ..... a Company registered under the Companies Act,1956, having its registered office at .....through its duly authorized signatory Shri / Smt. .... authorized by Board resolution dated ..... (Hereinafter referred to as “the Applicant”, which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required).

(\*\* strike-off whichever is not applicable)



## Sale Consideration:

<b>PARTICULARS</b>	<b>Unit</b>	<b>Rate (INR)</b>	<b>AMOUNT (in Rs.)</b>
<b>A. Basic Sale Price (BSP)</b>	Per Sq. Ft.		
<b>B. Additional Charges ( as applicable )</b>	Per Sq. Ft.		
(i) Preferential Location Charges (PLC )	Per Sq. Ft.		
(ii) External Electrification Charges (EEC) & Fire Fighting Charges (FFC)	Per Sq. Ft.		
(iii) External Development Charges & Internal Development Charges	Per Sq. Ft.		
(iv) Golf Cart Charges	Per Unit		
(v) Club Membership Charges	Per Unit		
(vi) Golf Membership Charges	Per Unit		
(vii) Cricket Stadium membership Charges	Per Unit		
(vii) Indoor Stadium membership Charges	Per Unit		
(viii) Power Back-Up Charges	Per KVA		
(ix) Lease Rent Charges	Per Sq. Ft.		
<b>C. Other Charges</b>			
(i) IFMS	Per Sq. Ft.		
(ii) Sinking Fund	Per Sq. Ft.		
(ii) Other statutory charges or taxes Imposed by the concerned Authorities.			
<b>Total ( A+B+C )</b>			

### FOR OFFICE USE ONLY

Mode of Booking: Direct/Agent \_\_\_\_\_

Location Booked \_\_\_\_\_

Date of Booking \_\_\_\_\_

Discount Offered: \_\_\_\_\_

Authorised by \_\_\_\_\_

Booklet Filed by: \_\_\_\_\_

Date \_\_\_\_\_

Booklet checked by \_\_\_\_\_

Date \_\_\_\_\_

Booklet approved by \_\_\_\_\_

Date \_\_\_\_\_

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Co-applicant



## **TENTATIVE SPECIFICATIONS**

### **Structure**

Structure: Earthquake Resistant RCC Framed Structure

### **Basement Parking**

Flooring: Epoxy over Trimix  
Wall: Oil bound distemper Paint  
Ceiling: Oil bound distemper Paint

### **Servant: Room / Utility**

Flooring: Ceramic Tiles or equivalent  
Wall: oil bound distemper Paint  
Ceiling: oil bound distemper Paint  
Toilet: Anti skid Ceramic Tiles

### **Multipurpose Hall**

Flooring: Superior quality Vitrified Tile /Laminated Wooden Flooring  
Wall: Plastic Emulsion Paint over POP punning  
Ceiling: Designer False Ceiling with combination of POP & Wood as per design

### **Drawing / Dining Space / Entrance Lobby**

Flooring: Superior Quality Engineered marble  
Wall: Plastic Emulsion Paint over POP punning  
Ceiling: Designer False Ceiling with combination of POP/Wood/mirror/panelling as per design  
Additional feature: Double height / triple height glazing as per elevation (with performance glass)

### **Kitchen / Pantry**

Flooring: Vitrified Tile  
Kitchen Platform: Superior quality Granite  
Wall: Combination of Superior Quality Decorative Tiles and Plastic Emulsion Paint  
Ceiling: Plastic Emulsion Paint over POP punning  
Fittings & Fixtures: SS Sink, chromium Plated Fittings, Exhaust Fan & Hot Water Supply  
Modular Kitchen: Modular Kitchen as per Design with Chimney and Hob

### **Master and Junior Master Bed Room**

Flooring: Engineered marble  
Wall: Plastic Emulsion Paint over POP punning  
Ceiling: Designer False Ceiling with combination of POP/Wood/mirror/panelling as per design  
Additional feature: High Performance Toughened glass for better ambiance and safety



### **Master and Junior Master Toilet**

Walls	Combination of Decorative tiles and Acrylic Emulsion Paint.
Flooring	Stone / Anti Skid Vitrified Tiles.
Ceiling	Gypsum board false ceiling with trap door.
Sanitary ware	Chinaware of Roca /Kohler/premium range of Hindware or Equivalent.
Counter	Superior quality granite as per design.
Fittings & Fixtures	Imported CP Fittings of Roca / Grohe /jaquar or equivalent, Toughened Glass shower partitions & Glass enclosure for WC as per design.
Accessories	Exhaust Fan, Towel Rail, Toilet paper holder

### **Other Bed Rooms**

Flooring	Vitrified Tile
Wall	Plastic Emulsion Paint over POP punning
Ceiling	Plastic Emulsion Paint over POP punning
Additional feature	High Performance Toughened glass for better ambiance and safety

### **Toilets / Bath Rooms / Powder Room**

Walls	Combination of Decorative tiles and Acrylic Emulsion Paint
Flooring	Anti Skid Tiles
Sanitary ware	Chinaware of Cera/Hindware or Equivalent.
Counter	Superior quality granite as per design.
Fittings & Fixtures	Imported CP Fittings of Grohe or equivalent & Glass shower partitions as per Design.

### **Balcony / Verandah**

Flooring	Anti- Skid Ceramic tiles.
Wall	Exterior Anti Fungal Paint of Good Quality.
Railing	Glass railing / Combination of perapet wall and Duco Painted MS railing as per façade design / Elevation.

### **Door / Windows**

Main Door	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors with veneer.
Internal Doors	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors with veneer.
Toilet Doors	Polished Hardwood Frame(Ivory or equivalent) with 8"-0"high Designer Flush Doors & Inside Laminate.
External Doors and Windows	UPVC/ Imported Aluminium Doors and Windows with toughened glass / High performance glass
St. Room	7' high Hardwood Frames(Ivory or equivalent) with Skin molded Doors.

### **Staircase**

Flooring	Treads & Risers of Superior Quality Natural / Engineered marble
Railing	SS Railing

### **Lift**

Provision for 4 person lift starting from villa type 4 and above.

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### **Creative Loft**

Flooring	Super quality Vitrified tiles
Wall	Plastic Emulsion Paint over POP punning
Ceiling	Plastic Emulsion Paint over POP punning
Additional feature	15ft to 18ft heigh ceiling with High Performance Toughened glass for better ambiance and safety

### **Terrace**

Flooring	Anti- Skid Ceramic tiles.
Parapet Wall	Exterior Anti Fungal Paint of Good Quality.
Railing	Glass railing / Combination of parapet wall and Duco Painted MS railing as per design
Additional feature	Semi covered terrace (by pergola) to increase its all weather usability and privacy of terrace. Balinese style spa / day bed with superior quality soft furnishing. powder room and store room for convenience Outdoor platform with sink which can be used as Live kitchen counter.

### **Rear Garden**

Properly developed garden with stepping stones and softscaping as per design

### **Swimming Pool (Outdoor / partially covered)**

Pool wall and floor	Glass/Handmade/Mosaic tiles.
Filtration	Filtration plant room and electrical panel.
Lights	2 numbers 12V 100W Halogen lights
Additional feature	SS ladder.

### **Other important Specifications**

Air Conditioning	Provision for Air Conditioning of Living / Dining / Family Lounge / Master bedrooms / Bedrooms / Multipurpose Hall by providing Copper and drain pipes.
E Security	3 Tier Security System, Secured Gated Community, CCTV at Basement.
Power Backup	15 KVA to 25 KVA Power back up.
Plumbing	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.
Electrical	Modular switches, Copper wiring with MCB's & Light Fittings in false ceiling only as per Design.
Water Supply	24 Hr uninterrupted water supply. Dual Plumbing line. Centralized water treatment plant.

### **Golf Cart**

4 Seater golf cart with every villa.

**Disclaimer:** Marble / Granite being natural materials have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of equipments / appliances are tentative and liable to change at the sole discretion of the company. Applicant / Allotee shall not have any right to raise objections in this regards. The plot sizes areas and plans are subject to changes following final statory approvals and detail design of services.

**Applicant**

**Co-applicant**





## PAYMENT PLAN

Down Payment Plan	
Booking amount	10% of TSP
Amount due within 30 days of Booking	5% of TSP
Amount due within 45 days of Booking	80% of TSP
Amount due on offer of Possession	5% of TSP + Registration Charges + Stamp Duty + Misc Charges(If Applicable)

Construction Link Plan	
Booking Amount	10% of TSP
Amount due within 45 days of Booking	10% of TSP
Amount due on Start of Excavation	15% of TSP
Amount due on laying of the Lower Ground Floor slab	10% of TSP
Amount due on laying of the Upper Ground Floor slab	10% of TSP
Amount due on laying of the First Floor slab	10% of TSP
Amount due Completion of Super Structure	10% of TSP
Amount Due on Completion of Brick Work	10% of TSP
Amount Due on Completion of Internal Plaster	10% of TSP
Amount due on offer of Possession	05% of TSP + Registration Charges + Stamp Duty + Misc Charges(If Applicable)

### **Note:**

- Prices are Firm & escalation free for the Villa(s) booked
- Price are subject to change without any notice from time to time, at the sole discretion of the company
- Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favour of "Rise Projects Pvt. Ltd." payable at New Delhi.
- Stamp Duty, Registration charges and all other applicable government charges/taxes including Service Tax and / or GST are not included in sale price and shall be charged extra and are to be borne by the Allottee(s)
- Booking is subject to detailed terms and conditions as given in allotment agreement.
- All specification, numbers and areas are tentative.

**Applicant**

**Co-applicant**



**ACKNOWLEDGEMENT BY APPLICANT(S):**

It is hereby acknowledged that I/We have read and understood the content of the form and agrees to abide by the same and has opted PAYMENT PLAN \_\_\_\_\_ and abide to make the payments as per the scheduled of the payment plan opted by me/us.

I/We do hereby declare that the particulars given by me/us above are true and correct and nothing has been concealed there from. I/We undertake to inform you of any change in my/our address or in any other particular/ information, given above, till the Villa is duly registered in my/our name(s), failing which the particulars stated above shall be deemed to be correct and the letters/ notices sent at the recorded address shall be deemed to have been received by me/us.

Yours sincerely

**Applicant**

**Co-applicant**