

Terms & Conditions for Allotment

1. TITLE
- The units are being developed by M/S Aims Promoters Pvt. Ltd. or any of its nominees (hereinafter to be known as "Company") a project to be known as Aims Sigora Shanti Hills, Gwalior.
2. ALLOTMENT
- (a) The applicant(s) has applied for allotment of unit proposed to be constructed collectively with full knowledge & subject to all the laws, notifications & rules applicable to this area in general and Aims Sigora Shanti Hills, Gwalior in particular, which have been explained by the Company in vernacular and understood by the applicant.

(b) Allotment shall be made on first-come- first- served basis with preference to the unit desired in the application(s) as per actual availability. However the final allotment shall be entirely at the discretion of the Company and the Company reserves the right to reject any application without assigning any reason whatsoever.

(c) In case of NRI/PIO applicant(s),the provision of FEMA/RBI guidelines and any other law, as may be prevailing in India time to time shall be applicable.

(d) All guidelines issued by RBI or other financial regulators by way of circulars, notifications or press notes for purchase of property in India by NRIs/PIOs shall be applicable as amended from time to time from the date of booking till the disposal of property and the responsibility of compliance of all such provisions shall be of the NRI/PIO.

(e) If the applicant(s)/ customer(s) wishes to take preferential location unit(s), additional charges as may be decided by the company, shall be payable by the customer(s) in addition to the price for the unit(s).
3. PAYMENTS
- (a) All payments shall be made by the applicant(s) to the company as per schedule provided to him at the time booking of the unit.

(b) Annexed schedule shall always be deemed to be part and parcel of this application form.

(c) Any breach in the stipulated payment of installment shall be treated as breach of terms and conditions.

(d) All Cheques /DDs to be made in favor of " Aims Promoters Pvt. Ltd. " Payable at Delhi/ Noida.
4. DOCUMENTS REQUIRED TO BE SUBMITTED AT THE TIME OF BOOKING
- (a) Copy of PAN Card.

(b) Address Proof.

(c) Copy of passport (applicable in case of NRIs)
5. LAYOUT & PLANS
- (a) The applicant(s) customer(s) on allotment shall be deemed to have accepted the plans, designs, area, specifications which are tentative and agrees that society/ company may effect such variations, additions, alterations, deletions and modifications therein as deemed appropriate on its own or on instruction of any competent authority. On this ground applicant(s) shall have no right to cancel the unit or to claim any compensation on the ground of such changes.

(b) The applicant(s) agrees and confirm that if in the event of any major Alterations/ Modifications of the said Building plans resulting in increase/ decrease in the Carpet/ Saleable area of the unit or due to alterations in the layout plan and or specifications as and when required due to revision of building plans, technical reasons, site conditions or any other reasons. In that event such increase/ decrease shall always be acceptable to the applicant(s). In case, any change in plans, specifications or location due to revision of plans, permissions, consent etc. by statutory authorities the same shall be fully binding on the applicant(s). Further if due to revision of plans/ permission by Statutory Authorities or Fee and/ or Administrative Fee as may be decided by the Company shall be payable by the Applicant(s) to the Company.

(c) For purpose of transfer, the transferor/ applicant(s) and transferee will have to make application along with affidavits duly notarized on prescribed format alongwith other relevant documents as may be required by the company. Company will have full discretion to accept said transfer request or company may reject the same, without assigning any reasons.

(d) It is well understood that when the process of transfer will commence the old applicant(s) are liable to pay installment regularly, against said booking allotment till the date new allotment letter is issued in the name of new allottee(s) transferee(s) as per payment schedule issued to old allottee(s) and in case of default company may charge late interest on old allottee(s) and ultimately after assigning 3 reminders, can cancel the said booking allotment without further communication, in which case the application for transfer will become infructuous and same will be applicable to new allottee(s) / transferee(s). The 3 reminders issued to the old allottee(s) during completion of process of transfer will become automatically applicable binding on new allottee(s)/ transferee(s)
6. MAINTENANCE
- (a) For the purpose of maintenance and upkeep of common areas facilities etc. the residents shall form a Residents Welfare Society.

(b) Maintenance and upkeep of common areas and structures therein along with the facilities to be provided to the applicant(s) shall be undertaken initially by the Company till the time Residents Welfare Society is formed as per provisions of law

(c) A regular monthly maintenance charge to be decided by the company shall be payable to company, which shall be liable to be revised from time to time as per cost index.

(d) In case the applicant does not take possession after paying total price for any reasons whatsoever a "chaukidar fee" shall be charged which shall be recovered at the time of handing over the possession. The fee shall be decided by the Company.

(e) If even after taking the possession, the applicant(s)/customer(s) does not use the allotted unit, the monthly maintenance charges shall be payable by the applicant(s)/customer(s).
7. DUTIES & TAXES
- (a) All expenses towards the stamp duty, registration charge(s), surcharge(s) as applicable, shall be borne by the applicant(s)/allottee(s).

(b) Rent/ duties/ charges/ cess/ taxes or any other future charge(s)/taxe(s) payable to concerned authorities, local bodies from time to time, as applicable then shall be borne by the applicant(s)/ allottee(s).

(c) Service tax, VAT or any other taxes which may be imposed on maintenance services on any other services shall be charged extra and not included in unit price to be paid while paying maintenance charges.

(d) All taxes, levy, duties etc as applicable shall be borne by the applicant(s)/ customer(s) and shall be cleared prior to execution of sale deed. (e)The rules or Bye Laws of the government authority and other statutory bodies in force at present or in future will be binding on the applicant(s)/ customer(s).
8. COMMON AREAS
- (a) The common areas such as Passages/Roads/Park/Spaces/Terrace etc shall be kept open and free from obstruction at all times and no right shall accrue to the applicant(s)/ customer(s) over the common areas in the premises in any manner whatsoever. The Company shall have exclusive ownership right over the common areas in the Aims Sigora Shanti Hills, Gwalior.

(b) The applicant(s)/ customer(s) shall not use the premises for any activity other than residential. The applicant(s)/ customer(s) shall not put up any name or signboard, neon sign, publicity or advertisement material on the external façade of the building or any where on the exterior of the building or on common areas.
9. POSSESSION
- (a) Possession shall be handed over as per the allotment letter and only after the receipt of the final installment along with all other dues, charge.
10. MISC
- (a) The amount paid to the extent of 15% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/ or breach of any of the terms & conditions of allotment as also in the event of failure by the intending allottee to sign the Builder Buyer Agreement/ Allotment letter.

(b) The timely payment of installments shall be the essence. In case of default the earnest money would be forfeited and the balance, if any would be refundable without interest. In exceptional circumstances, the company may in their sole discretion, can done the delay in payment by charging interest at the rate of 18% per annum on the amounts in default.

(c) The intending 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 all subsequent changes in his address if any.

(d) In all correspondence with the company the reference of the unit booked must be mentioned clearly.

(e) The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval shall be granted on payment of administrative charges as specified by company.

(g) In case there are joint intending allottees, all communications shall be sent by the Company to intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.

(h) Its is specifically understood by the intending allottee that the company may incorporate additional terms and conditions in the 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 and paid the monies thereof, I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.



Application Form

Applicant's Name : .....

Plot / Unit No. : .....

Applicant ID No. : .....

Signature of the 1st Applicant

Date :

Place :

Signature of the 2nd Applicant

Aims Promoters Pvt. Ltd.

- Regd. Office : 3/10, Paschimi Marg, Vasant Vihar, New Delhi-110057, Mob.: 8800399280 / 8800346666
- Corp. Office : A-34, IInd Floor, Sector-2, Noida-201301, Tel:0120-4217001 / 4217002 / 4217003 / 4217004
- Mumbai Office : 401, Terminal- 9 Building, Nehru Place, Vile Parle, (East) Mumbai- 400099, Tel:022-64231967/81/85/64461364
- Site Office : Aims Sigora Shanti Hills, Counter Magnet(SADA), Near Motijiheel Tigra Dam Road, Gwalior-474011( MP), Ph : 8226067111/22/33
- Email : aimscity@aimsgroup.in, customercare@aimsgroup.in
- Website : www.aimsgroup.in





APPLICATION FORM

PHOTOGRAPH

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

Project Name : \_\_\_\_\_

Name of Applicant : \_\_\_\_\_

Father/Husband/Guardian's Name : \_\_\_\_\_

Date of Birth : \_\_\_\_\_ PAN No.

Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Correspondence Address : \_\_\_\_\_

City : \_\_\_\_\_ Pin Code :

Permanent Address : \_\_\_\_\_

City : \_\_\_\_\_ Pin Code :

Mobile No. : \_\_\_\_\_ E-mail : \_\_\_\_\_

Name of Co-Applcant : \_\_\_\_\_

Father/Husband/Guardian's Name : \_\_\_\_\_

Mobile No. : \_\_\_\_\_ E-mail : \_\_\_\_\_

Date of Birth : \_\_\_\_\_ PAN No.

Residential Status : Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Property Type : Commercial ☐ Plot ☐ Sector / Phase  Unit No.

Payment Plan : Down Payment Plan ☐ Const. Link Plan ☐ Flexi Payment Plan ☐

1. Check List:

i) Booking Details : Local Cheque/Draft /RTGS No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

ii) PAN : Copy of PAN Card/Form 60 enclosed IF MOU \_\_\_\_\_

iii) Memorandum of Association : Articles of Association (For bookings in the name of Companies)

iv) Copy of Passport and Account details : (For NRIs and PIOs to make payment through NRE/NRO/Foreign Currency Accounts only)

v) Photographs and signatures of intending allottee(s) : \_\_\_\_\_

vi) Remarks, if any : \_\_\_\_\_

Authorized Signatory for the Company \_\_\_\_\_ Dated \_\_\_\_\_

Plot No \_\_\_\_\_ Sector/Phase \_\_\_\_\_ Area of Plot in Sqft. \_\_\_\_\_

Payments:	Rate per sq. Ft	Total Amount
(i) Cost/Sqft	Rs _____	Rs _____
(ii) Total Basic Cost	Rs _____	Rs _____
(iii) PLC		
(a) Garden	Rs _____	Rs _____
(b) Corner	Rs _____	Rs _____
(c) Garden & Corner	Rs _____	Rs _____
(d) Any Other	Rs _____	Rs _____
(iv) Interest Free Maintenance Security (IFMS)	Rs _____	Rs _____
(v) Electric Sub-Station Charges	Rs _____	Rs _____
(vi) Club Membership	Rs _____	Rs _____
(vii) Power Back Up Charges	Rs _____	Rs _____
(viii) Any Other Charges	Rs _____	Rs _____

Mode of Booking : Direct / Broker

If Broker (Please affix name and Address rubber stamp With Tele. No. Only) \_\_\_\_\_

I /We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the Brief Terms and Conditions as appearing herein above as well as in Schedule-I to this application and further declare that the above particulars/information given by me/us are true and correct.

For Aims Promoters Pvt. Ltd.

Signature(s) Applicant(s)

Authorised Signatory

Date : (i) \_\_\_\_\_

Place : (ii) \_\_\_\_\_

FOR OFFICE USE

Booking done by :

Direct Through Agent ☐

Full Booking Amount Received : Yes ☐ No ☐

Name and Signature of Manager who has made entry in the system : \_\_\_\_\_ Dated : \_\_\_\_\_

Authorised Signatory \_\_\_\_\_ Approved by \_\_\_\_\_