



**Application Form for Provisional Allotment of an  
Apartment/House with Royal Splendour Developers Pvt Ltd.**



**Application Form for Provisional Allotment of an Apartment/House with  
Royal Splendour Developers Pvt Ltd.**

**Instructions**

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- 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,  
New no. 774, 4th Floor, Munuswamy Salai  
K.K. Nagar West, Chennai 600 078

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 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 of provisional Allotment as attached herewith.

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 : .....

Building No & Road 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 : .....

Building No & Road 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: ..... Mobile: .....

Designation : ..... Department: .....

**Office Address of Co-Applicant:**

Company Name : .....

Address 1 : .....

Address 2 : ..... City & Pin code: .....

Telephone : ..... Extn: ..... Mobile: .....

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:** (Applicant)

Single  Married No of children:..... Anniversary Date: ..... | ..... |.....

**Family Details:**

Mother's Name : ..... Date of Birth : ..... | ..... | .....

Spouse 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

**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: .....

Address 1 : .....

Rate per Sq.ft : ..... Flat no: ..... Super built up Area: ..... UDS Area: .....

**Cost Details**

Cost of Undivided share of land : .....

Cost of the Apartment : .....

Car Porch 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:**

Bank Name & Branch : ..... Bank: ..... Branch: .....

Account no : ..... Mobile number: .....

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  Others .....

If thro Existing reference : Name: ..... Contact number: .....

**General Terms and Conditions for registration of provisional allotment of an Apartment with Royal Splendour Developers Pvt Ltd.**

1. All Cheques/D.D. should be drawn only in favour of Royal Splendour Developers Pvt Ltd.
2. This application will be processed by Royal Splendour Developers Pvt Ltd (hereinafter called as RSD), only after encashment of the Cheque/DD paid by the applicant for blocking an apartment / unit, together with application form complete in all respects.
3. The applicant(s) have/has inspected the location of the project and having satisfied with the location, specifications and title to the property, signed and submitted this application to RSD for booking the apartment / unit.
4. The Developer on acceptance of the Registration Form shall issue an Allotment Letter in two (2) counter parts addressed to the Applicant(s). The applicant on receiving the same return the allotment letter duly signed by them as a token of confirmation.
5. The applicant(s) further agree that the allotment letter issued by RSD is only provisional and will automatically become confirmed only after the applicant(s) executing Agreement for Sale & Construction Agreement within the time period as stipulated below and agreeing to abide by the terms and conditions laid down therein.
6. 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. Any cancellation results in forfeiture of advance amount or Rs. 50,000/- whichever is lower.
7. After cancellation, RSD is entitled to re-allot and resell the undivided share in land and 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 resale.
8. The applicant(s) agree to execute the Agreement for Sale and Construction Agreement for apartment / unit RSD's standard format within a stipulated period of 15 days as the case may be from the date of this Application.
9. The applicant(s) agrees to register the undivided share of land and make the payment for the Land along with the progress of construction within a period of 30 days as the case may be from the date of this Application. Failure to do so shall result in automatic cancellation of the allotment at the price agreed between the Applicant(s) and Developer and the developer reserves the right to alter the price to current market price as decided by the developer. In such case if the applicant(s) wishes to cancel the allotment, the developer will refund the amount paid by the applicant(s) after deducting 2% of the total sale price on account of damages for loss of business opportunity and administrative expenses.
10. The developer, without assigning any reasons whatsoever, will after deducting not more Ten (10%) Percent of the Total Sale Price refund the amount to the applicant if the applicant(s) fails to make the payment for the Land along with the progress of construction and execute the registration of undivided share of land within a period of 60 days as the case may be from the date of this Application.
11. The Applicant (s) agree(s) that the parking spaces allotted shall always be an integral part of the said apartment which cannot be sold/ dealt with independent of the said apartment. All clauses of this application and the Apartment Buyers agreement pertaining to allotment, possession, cancellation etc., shall apply mutatis mutandis to the parking spaces also, wherever applicable.
12. The Applicant(s) herein agree that the Plans, Designs, Specifications are tentative. However, the same are subject to alterations, modifications as the Developer may consider necessary or as directed by the Competent Authority or Architect.
13. The applicant(s) agree to make installment payment within 7 days from the date of 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 compound interest @ 24% per annum from the due date. The demand letter will be sent either by e mail, as provided in this application form or through courier/registered post as the developer may deem fit.

14. 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 payment to the developer as per the payment plan shall not be delayed by the applicant(s).
15. The Applicant (s) hereby confirms that he/they are not a citizen of any country, who is prohibited from acquiring properties in India.
16. 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 Registration 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.
17. 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 Foreign Exchange Management Act, 1999, 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.
18. In case of Joint Applicants all communication shall be sent to the First Applicant in the registration form which shall be deemed to have been sent to all Applicant(s).
19. 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.
20. The applicant(s) agree that no transfer/resale of the apartment / unit will be allowed prior to payment of 75% of the agreement value, signing the Sale & Construction Agreement and within 6 months of this Application Form. Transfer fee equivalent to 5% of the total cost as mentioned in the agreement or the price charged by the developer at the time of transfer whichever is higher shall be payable to RSD by the Transferor for effecting such for transfer / resale.
21. RSD shall have the first lien on the said Apartment / unit for all dues payable by the Applicant(s) to RSD.
22. Registration of undivided share of Land will be done on the day of receipt of the entire Land cost along with the payment required as per the stage of construction & on realization of the cheque/Demand draft.
23. In case of customers not availing Bank loan and the entire cost of the flat is paid through own sources, registration of Land will be done only on the payment of 90% of total cost.
24. 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.
25. The Applicant (s) shall comply with all the legal requirements for purchase of immovable property wherever applicable,

after execution of the construction agreement. The Terms and Conditions will be governed and construed under the Laws of India. Any dispute, difference or claim arising out of or in connection with this Registration 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 Registration Form including the terms and conditions shall be unconditionally and irrevocably submitted to exclusive jurisdictions of the Courts at Chennai.

26. Possession of flat will be handed over within 30 days from the date of settlement of all dues.

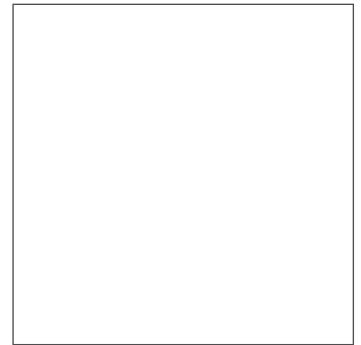
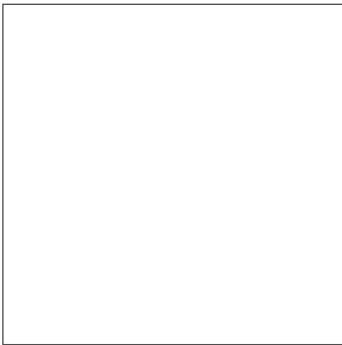
**Declaration:**

**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 ipsofacto 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)



Date : .....

Authorised signatory of the Company: .....

Place : .....

Name of the Signatory : .....

