



# ROYAL HERITAGE



# APPLICATION FORM

Latest  
passport size  
photograph  
of the  
sole/first  
applicant

Latest  
passport size  
photograph  
of the  
second  
applicant

**PIVOTAL INFRASTRUCTURE PVT. LTD.**

Site Office : Sector-70, Faridabad-121007

Dear Sir,  
Site Office: Sector-70, Faridabad - 121007

I / We the undersigned request/s that a Flat and/or Amenities may be allotted to me/us as per the Company's terms and conditions which I/We have read and understood and shall abide by the same as stipulated by your company.

I/We further agree to sign and execute any necessary agreement, as and when desired and on company's standard format. I/we have, in the meantime, signed the terms and conditions of sale attached with this application form.

I/We submit a sum of Rs..... (Rupees.....)

.....) by Bank Draft/Cheque  
No .....Dated.....Drawn on.....

payable at Delhi/Faridabad as part of Registration/Booking/Installment amount. (All drafts and cheques to be made in favour of "Pivotal Infrastructure Pvt. Ltd. A/c - Ansal Royal Heritage" Payable at Delhi/Faridabad.

I/we agree to pay further installments of payment as stipulated in the Payment Plan of the company and the other, charges as and when called for (as per attached Price List).

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

1. Applicant (Sole/First).....S/W/D of .....  
Permanent Address .....

.....Pin Code

Telephone No ..... (M) ..... E-mail.....

Address (for Correspondence).....

..... Pin Code

Telephone No ..... (M) ..... E-mail.....

2. Second Applicant's Name..... S/W/D of .....

Permanent Address.....

.....Pin Code

Telephone No..... (M)..... E-mail.....

Address (for Correspondence).....

..... Pin Code

Telephone No..... (M)..... E-mail.....

3. Resident Status:  Resident Indian  Non-Resident Indian  Other

4. Payment Plan :  Down Payment  Construction Linked Plan

5. Details of unit to be purchased:

i) Name of the project : .....

ii) Type of property : .....

iii) Unit number : .....

iv) Tower no. : .....

v) Floor : .....

vi) Approx Super Area : .....

vii) Basic Rate per /sq. ft. : .....

6. Common Area Space :  Open  Covered

7. Power back-up load opted :  2KVA  Specify .....KVA

8. Booking :  Direct  Through Property Consultant

9. If through Property Consultant, his particulars:

Name.....

Address.....

.....Pin Code

Telephone No..... (M)..... E-mail.....

10. Income Tax Permanent Account No. (PAN).....

**11. DECLARATION:**

I/We the undersigned (Sole/First and Second applicant) do hereby declare that the above mentioned particulars/informations given by me/us are true and correct to the best of my/our knowledge and nothing has been concealed thereof.

Yours faithfully

1.

2.

Signature of the Applicant(s)

<b>DIRECT / CONSULTANT</b>
<p>.....</p> <p><b>Signature of applicant or allottee</b></p>

**FOR OFFICE USE ONLY**

Priority No.

1. Application Accepted/rejected

2. Details of Flat allotted:

Flat number.....Type..... Tower .....

Floor..... Super Area.....Sq.ft Rate per sq.ft.....

4. Payment Plan :  Down Payment  Construction Linked Installment

5. Amount received at the time of booking vide draft/Cheque No.....

Dated.....for Rs..... (Rupees.....

.....) Drawn on .....

payable at Delhi/Faridabad vide Receipt no..... dated .....

Place.....

Date.....

Authorised Signatory  
for Pivotal Infrastructure Pvt. Ltd

**CONSTRUCTION LINKED PLAN**

(A)	AT THE TIME OF BOOKING/ ALLOTMENT	10% OF BSP
(B)	WITH IN 60 DAYS OF BOOOKING	10% OF BSP+50% OF EDC /IDC
(C)	WITH IN 120 DAYS OF BOOOKING OR COMMENCEMENT OF EXCAVATION OF THEIR RELEVANT TOWER(WHICH EVER IS LATER)	10% OF BSP+50% OF EDC /IDC
(D)	WITH IN 180 DAYS OF BOOOKING OR COMMENCEMENT OF FIRST FLOOR SLAB OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	10% OF BSP
(E)	WITH IN 240 DAYS OF BOOOKING OR COMMENCEMENT OF FOURTH FLOOR SLAB OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	10% OF BSP
(F)	WITH IN 300 DAYS OF BOOOKING OR COMMENCEMENT OF MASONRY WORK OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP+50% OF PLC+50% OF AMENITIES CHARGES
(G)	WITH IN 360 DAYS OF BOOOKING OR COMMENCEMENT OF SEVENTH FLOOR SLAB OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP
(H)	WITH IN 420 DAYS OF BOOOKING OR COMMENCEMENT OF TENTH FLOOR SLAB OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP+50% OF PLC+50% OF AMENITIES CHARGES
(I)	WITH IN 480 DAYS OF BOOOKING OR COMMENCEMENT OF TERRACE SLAB OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP+100% OF EEC/FFC CHARGES
(J)	WITH IN 540 DAYS OF BOOOKING OR COMMENCEMENT OF EXTERNAL PLASTER OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP
(K)	WITH IN 600 DAYS OF BOOOKING OR COMMENCEMENT OF FLOORING OF THEIR RELEVANT TOWER (WHICH EVER IS LATER)	7.5% OF BSP
(L)	ON OFFER OF POSSESSION OF THEIR UNIT	5% OF BSP+OTHER CHARGES

**ADDITIONAL CHARGES**

- **EDC (External Development Charges)** As Applicable
- **IDC (Infrastructure Development Charges)**
- **EEFC (External Electrification & Fire Fighting Charges)** As applicable
- **Power backup Installation Charges** Rs. 50,000.00  
(mandatory for 2KVA) & For every additional KVA @ Rs. 25,000/ per KVA.
- **Club Charges** Rs. 50,000.00
- **Common Area Space** Open @ Rs. 75,000.00  
Covered @ Rs. 1,50,000.00
- **PLC (Preferential Location Charges)** Park facing – Rs. 75 per sqft.

**OPERATIONAL & FACILITY MANAGEMENT CHARGES**

- **Capital Replacement Fund** As fixed from time to time
- **Interest free O&FM Security Deposit** Rs. 50.00 Per sqft.
- **O&FM Charges** As fixed form time to time
- **Transfer Charges** As applicable

## TERMS AND CONDITIONS FOR ALLOTMENTS

1. The intending allottee(s) has applied for allotment of a Residential flat with amenities with full knowledge and subject to all the laws/notifications and rules applicable to this area in general which have been explained by the Company and understood by him/her.
2. The intending allottee(s) has fully satisfied himself/herself about the interest and the title of the Company in the said project on which the unit will be constructed and has understood all the limitations and obligations in respect thereof. And there will be no objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has accepted the plans, designs, specifications which are tentative and are kept at the company's Site Office at Sector-70, Faridabad, and agree that company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion, deem appropriate and fit or as may be done by any competent authority. The intending allottee(s) hereby gives his/her consent to such variations, additions, alterations, deletions and modifications.
4. The company shall have the right to effect suitable and necessary alterations in the layout plan, as and when necessary, which may involve all or any of the changes, namely change in the position of unit, its number, dimensions, height, size, area, layout or change of the entire scheme.
5. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the company, who may, in its sole discretion, permit the same on such terms as it may deem fit.
6. He/She also agrees to make all payments through demand drafts/ a/c payees cheque drawn upon and payable to "Pivotal Infrastructure Pvt. Ltd. A/C Ansal Royal Heritage." at Delhi/Faridabad only.
7. The External Development Charges for the external services and IDC (Infrastructure Development Charges) to be provided by the HARYANA Government shall be charged extra as laid down by the HARYANA Government and in case of any increase in these charges in future, the same shall be paid by the intending allottee(s) as and when demanded by the Haryana Govt. / the company.
8. The company and the intending allottee(s) hereby agree that the amounts paid with the application and installments as the case may be, to the extent of 20% of the basic sale price of the unit will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non-fulfillment of these terms and conditions and those of Allotment Letter/Agreement as also in the event of the failure by the intending allottee(s) to sign the Allotment Letter/Agreement within the time allowed by the Company.
9. The timely payments of the installments is the essence of this contract. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest @ 24% per annum on the delayed payments and the company reserves its right to forfeit the earnest money in the event of irregular/delayed payments/non- fulfillment of terms of payment and the allotment may be cancelled at the sole discretion of the Company.

10. Any additional charges levied by any government agency regarding any other levy/charges would be additionally payable by the buyer.
11. Stamp Duty, registration fee, legal charges, service tax, sales tax, plus any new levies by any government agencies would also be payable by the buyer.
12. The intending allottee(s) agrees to reimburse to the Company and to pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land/or the building, as the case may be, from the date of allotment.
13. The company shall endeavor to give possession of the flat to the intending allottee(s) within 3 years subject to force majeure circumstances and on receipt of all payments on time as per the Payment Plan from the date of booking and on receipt of complete payment of the basic sale price and other additional charges due and payable upto the date of possession according to the payment plan applicable to him/her. The company on completion of the construction shall issue final call notice to the intending allottee(s), who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all O&FM charges and any other levies on account of the allotted unit + Holding charges maintaining your flat till possession is taken.
14. The intending allottee(s) of the unit shall pay necessary charges including security deposit for O&FM of the complex and providing the various services as determined by the company or its nominated agency and as and when demanded by the company/its nominee. This agreement will be in force until the services are handed over to the local bodies/RWA. The intending allottee(s) agrees and consents to this agreement will not question the same singly or jointly with other Buyers.
15. The sale deed shall be executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of development work/construction at the site and after receipt from his/her full price and other connected charges. Cost of stamp duty and registration/Mutation documentation charges etc. as applicable will be extra and shall be borne by the Intending Allottee(s). The intending Allottee(s) shall pay, as and when demanded by the company, stamp duty and registration charges/Mutation charges and all other incidental and legal expenses for execution and registration of sale deed/mutation of the unit in favour of the intending allottee(s).
16. The intending allottee(s) 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 by Registered A/D letter about all subsequent change of address if any. Failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
17. The company shall have the first lien and charge on the said unit for all its dues and other sums payable by the intending allottee(s) to the Company.

18. Unless a conveyance deed is executed and registered, the Company shall for, intents and purposes, continue to be the owner of the land and also the construction thereon and this agreement shall not give to the allottee any right or title or interest therein.
19. The allotment of the unit is entirely at the discretion of the Company.
20. The intending allottee(s) undertakes to abide by all laws, rules and regulations or any law as may be made applicable to the said property.
21. Delhi Courts alone shall have jurisdiction in all matters arising out of/touching and/or concerning this transaction.
22. The intending allottee(s) agrees to pay the total basic sale price and other charges of unit as per the payment plan (down payment/installment plan) opted by him/her.
23. The intending allottee(s) shall not put up any name or sign board, Neon sign, publicity or advertisement material, including hanging of clothes etc. on the external façade of the Building or anywhere' on the exterior of the Building or common areas. The intending allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the external elevation or design of the buildings.
24. The allottee(s) shall not use the premises for any activity other than the use specified for i.e. Residential.
25. In case there are joint intending allottee, all communication shall be sent by the company to the intending allottee(s) 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 be sent to the other named intending allottee(s). The intending allottee(s) has agreed to this condition of the Company.
26. The intending allottee(s) agrees that the sale of the unit is subject to force majeure clause which inter alia include delay on account of non-availability of steel/or cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion, or by reason of war, or enemy action or earthquake or any act of God, delay in certain decision/clearances from statutory bodies, or if non-delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid event the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.



The company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of the allotment or if the circumstances, beyond the control of the company, so warrants, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme.

In consequence of the Company abandoning the scheme, the company's liability shall be limited to the refund of the amount paid by the intending allottee(s) without any interest or compensation whatsoever.

I/We have fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

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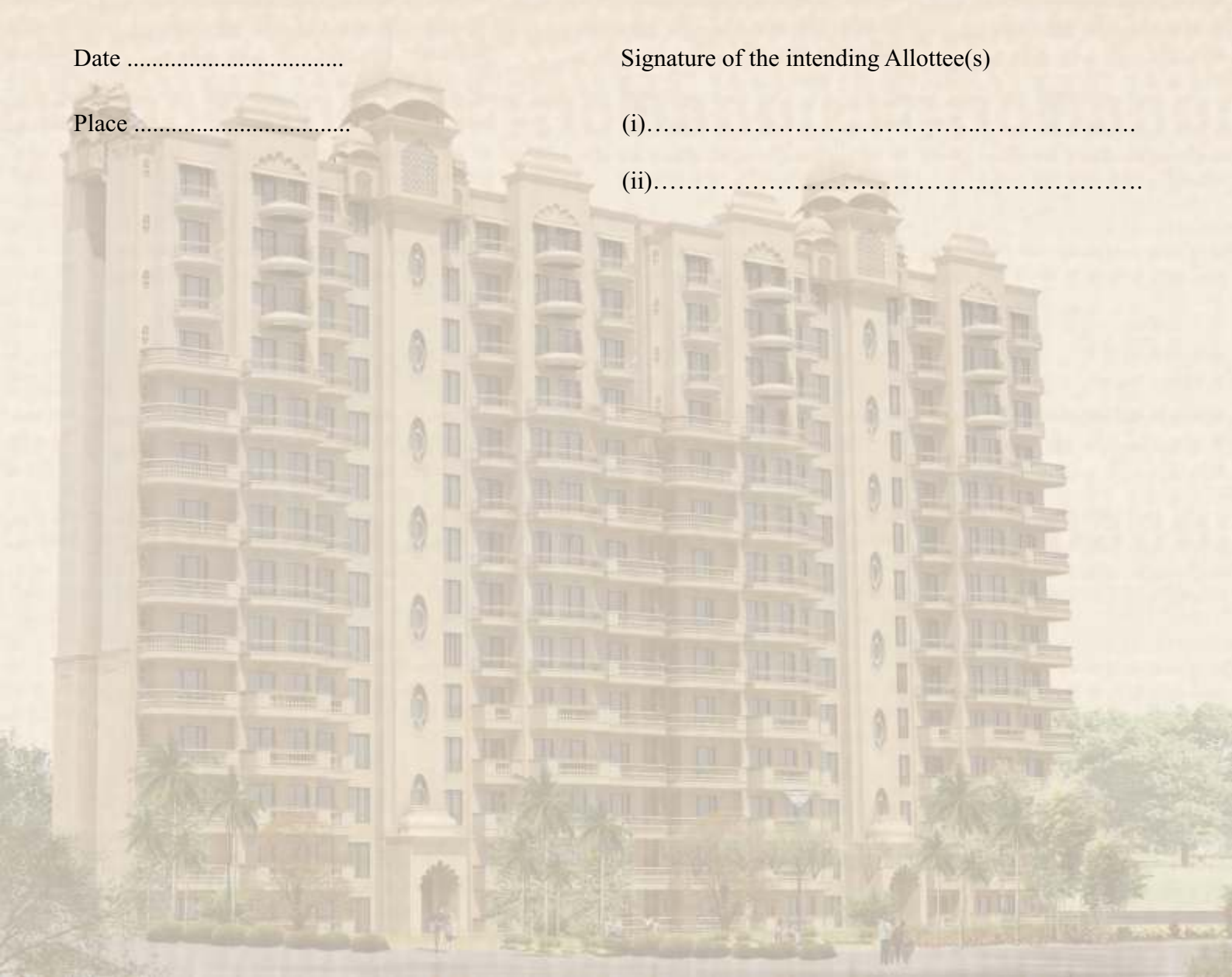
Date .....

Signature of the intending Allottee(s)

Place .....

(i).....

(ii).....



## PIVOTAL INFRASTRUCTURE PVT. LTD.

Group Housing Project, Sector-70, Faridabad

### Specifications/Finishings

S.NO.	DESCRIPTION	FINISHINGS
1	<b>STRUCTURE/BUILDING</b>	Earthquake Resistant RCC Framed Structure
2	<b>FLOORING</b>	
	a) Living and Dining Area	Imported vitrified tiles
	b) Kitchen	Imported vitrified tiles
	c) Bed Rooms	Wooden Laminate
	d) Master Toilet	Ceramic Tiles
	e) Others Toilets	Ceramic Tiles
	f) Balcony	Anti skid ceramic tiles
	g) Lift Lobby	Marble
	h) Stair Case	Kota Stone
3	<b>KITCHEN</b>	
	a) Counter	Granite or equivalent with Stainless Steel Sink and tiles above the counter upto 2'height
	b) cabinets	Modular Cabinets
4	<b>TOILETS</b>	
	i) Tiles	Tiles upto 7' with highlighters
	ii) Toilet Accessories	Branded Chinaware, CP. Fittings
5	<b>Plumbing</b>	ISI mark PPR Pipes as per norms
6	<b>Sanitary Pipes</b>	ISI mark UPVC Pipes as per norms
7	<b>DOOR &amp; WINDOWS</b>	
	a) Door Frames (Internal)	Wooden Frame
	b) Door Shutters (Internal & External)	Skin Panel Door with Paint or Polish
	c) External Doors and Window Frames	UPVC
	d) Window Shutter	UPVC with glass
	e) Hardware	ISI Mark branded

8	<b>FINISHING</b>	
	a)Internal Wall finish	Pleasing shades of Oil Bound Distemper
	b)Ceiling	Pleasing shades of Oil Bound Distemper
	c)External Wall Finish	Texture or equivalent Finish
9	<b>ELECTRICAL WORKS</b>	
	a)Electrical	Concealed ISI Mark copper Wiring
	b)Electric Plates & Switches	Modular Switches
	c)Air Conditioning	Air condition in Master Bed Room
	d)Telephone and TV	Provision for Telephone and TV
	e)Safety	As per norms
10	<b>SECURITY</b>	Round the Clock Security for the complex through CCTV
11	<b>FIRE FIGHTING/ HARVESTING SYSTEM</b>	Fire Fighting System and Rain Harvesting System as applicable
12	<b>COMMON SERVICES PER TOWER</b>	a)Passenger Lifts -2 Nos.
13	<b>FACILITES</b>	
	a)Car Parking	Car Parking for each Apartment either in Basement or Stilt or open
	b)Power Backup	As desired
	c)Club Facilities	i) Swimming Pool, Spa, Sauna, Steam, Changing Room etc. ii) State of the Art Gymnasium iii) Provisions for Sports facilities
	d)Other Facilities	i)Indoor Games Like: Billiards/Snooker, Pool, Card Room etc. ii) Daily convenience shopping

  
**ROYAL HERITAGE**  
  
Sec-70, Faridabad

Project managed by

**ANSAL BUILDWELL LTD.**  
(AN ISO 9001:2000 CERTIFIED COMPANY)

Corp. Address : 118, UFF, Prakash Deep, 07, Tolstoy Marg, New Delhi - 110 001

Phone: [+91] - 11 - 23353051, [+91] - 11 - 23353052

Website : [www.ansalabl.com](http://www.ansalabl.com)

Project developed and promoted by :

**PIVOTAL INFRASTRUCTURE PVT. LTD.**

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