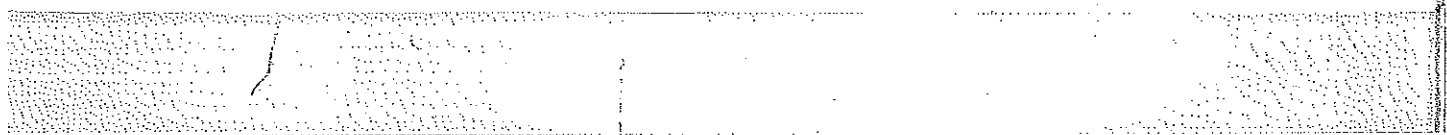


Oris
Specimen CITY
unwind with art

Yamuna Expressway, Greater Noida

Application Form



To,
M/s. Orris Developers Pvt. Ltd.,
J-10/5, DLF Phase- II,
Mehrauli - Gurgaon Road,
Gurgaon- 122002, Haryana, India

Subject: Application for Provisional Registration of a Plot in "CurioCity" being developed on Plot No. TS-02, Sector- 22D, Yamuna Expressway Industrial Development Area, Distt.-Gautam Budh Nagar, Uttar Pradesh, over 200 Acres of land ("The Project").

Dear Sir(s),

I/ We am / are enclosing herewith Cheque/ Draft/ Pay Order No..... Dated..... for Rs.....
(Rupees.....
.....only) drawn on..... (Bank
& Branch) in favour of "Orris Infrastructure Pvt. Ltd." for provisional Registration/Allotment.

My/ Our particulars as mentioned below may be recorded for reference and communications:

First Applicant

Mr./Mrs./Ms.....

Son/Daughter/Wife of.....

Address.....

..... City..... State.....

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

Nationality..... Phone/Mobile.....

Fax/E-Mail..... PAN No.....

(Photocopy enclosed)*

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Second Applicant

Mr./Mrs./Ms.....

Son/Daughter/Wife of.....

Address.....

..... City..... State.....

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

Nationality..... Phone/Mobile.....

Fax/E-Mail..... PAN No.....

(Photocopy enclosed)*

FIRST (SOLE APPLICANT/ INTENDING ALLOTTEE)

JOINT APPLICANT(S)/ INTENDING ALLOTTEE(S)

(AGENT)

*Application shall be considered incomplete if not accompanied by copy of PAN Card or Form 60.

1. DETAILS OF PLOT APPLIED FOR

Approximate size of Plot:
 240 sq. yds.(200.67 sq. mtrs) 300 sq. yds.(250.838 sq. mtrs) 360 sq. yds.(301.005 sq. mtrs)
 500 sq. yds.(418.063 sq.mtrs) 650 sq. yds.(543.482 sq. mtrs)

Others Specify.....

Tentative Plot No..... Block No.

(The offer of Block and Plot No. is tentative and is subject to change in location).

2. PAYMENT PLAN

DOWN PAYMENT INSTALLMENTS

3. CONSIDERATION

	Rate per sq. yds.	Total Amount
i.) Basic Sale Price (BSP)	Rs.....	Rs.....
ii.) Preferential Location Charges (PLC)	Rs.....	Rs.....
iii.) Infrastructure Development Charges (IDC)	Rs.....	Rs.....
iv.) Power Utility Charges	Rs.....	Rs.....
v.) Lease Rent	Rs.....	Rs.....
vi.) Interest Free Maintenance Depos. (IFMD)	Rs.....	Rs.....
vii.) Club Membership	Rs.....	Rs.....
Total	Rs.....	Rs.....

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Terms and Conditions

1. (a) Payment to be made by Cheque(s)/Demand Draft(s)/Pay Order(s) in favor of "Orris Infrastructures Pvt. Ltd." payable at Gurgaon, Haryana and shall be acceptable subject to realization;
 - (b) Allotment to Non Resident Indian and Foreign National of Indian Origin shall be subject to Indian laws;
 - (c) In case, the Cheque(s) comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the registration/allotment, if any, shall automatically stand cancelled without any further notice.
 - (d) 10% (ten percent) of the total consideration shall constitute "Earnest Money".
2. (a) The Applicant / intending Allottee agrees to pay further installments of Sale Price and all other dues as stipulated in the payment plan to be annexed in the allotment letter and the Buyers Agreement that the Applicant / intending Allottee shall sign subsequently including all taxes/ duties/ statutory charges, service tax and charges for Power Utility Charges/IDC etc. or any enhancement thereof and PLC (if applicable) and the same shall be payable by the Applicant / intending Allottee on demand by the Company. The Company shall have right to cancel the Provisional Allotment, in case, the Applicant / intending Allottee fails to make the payment as per the Payment Plan. The Applicant / intending Allottee shall be liable to make payment of interest at the rate of 18% per annum on the outstanding amounts of Consideration and other dues from the due date(s) upto their payment or cancellation of the Provisional Allotment. The payments made by the Applicant / intending Allottee shall first be adjusted against the interest and/or any penalty, if any, due from the Applicant / intending Allottee to the Company under the terms herein and the balance available, if any, shall be appropriated against the installment(s) due from the Applicant / intending Allottee under the Standard Terms & Conditions and the Provisional Allotment Letter/ Buyer Agreement.

- (b) The Applicant/ intending Allottee fully understands that the Developer i.e., M/s. Orris Developers Pvt. Ltd. has been granted leasehold rights over The Project by YEIDA vide Lease Deed, Dated- January 11, 2012 and accordingly the Developer shall be executing Sub-Lease Deed in accordance with the Lease Deed.
- (c) The Applicant/ intending Allottee agrees and understands that the location, dimension and area of the plot may vary and is subject to final approval of the layout/ building plan from the concerned authority. However, in case of any major alterations / modifications resulting in $\pm 15\%$ change in the area of the plot, the Company shall intimate the Applicant / intending Allottee in writing the changes thereof and the price of the allotted plot to be paid.
- (d) That the Applicant / intending Allottee agrees and undertakes that it will choose any one of the designs / elevations as approved by the Company and shall abide with the façade control as may be imposed by the Company and will have the designs approved from the Company prior to start of construction. The Company shall have the right to monitor and stop/ dismantle the non-conforming portions of the construction to ensure adherence to the façade control.
- (e) The Applicant / intending Allottee undertakes to complete the construction on the Plot within a period of three (3) years from the date of notice of offer of possession by the Company failing which the Company shall be within its rights to resume the Plot. This stipulation shall be considered as a 'condition' in terms of Section 31 of The Transfer of Property Act, 1882.
- (f) The power backup upto 5 KVA for 240 sq.yrds., 6 KVA for 300 sq.yrds., 7 KVA for 360 sq.yrds., 8 KVA for 500 sq.yrds. and 9 KVA for 650 sq.yrds. subject to timely payment of maintenance charges, the ownership of generators shall vest with the Company. The Applicant / intending Allottee shall not install electrical equipment(s)/appliance(s) etc., not conforming to the load sanctioned and thereby harming/damaging other installations of the project.
- (g) The Applicant / intending Allottee agrees and clearly understands that no transfer/ assignment of the Plot shall be permitted before the payment of 30% (Thirty percent) of BSP under the applicable Payment Plan. The Applicant / intending Allottee shall pay administrative charges @ Rs. 500/- per sq. yrd. which are subject to change at the sole discretion of the Company.
- (h) The Applicant / intending Allottee has clearly understood that this application does not constitute any offer of allotment or any Agreement to Sell and it does not become entitled to the provisional and/or final allotment of a Plot notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this application.
- (i) It is only after the Applicant / intending Allottee has signed and executed the Buyers Agreement on the Company's standard format, and / or any other format as may be prescribed by the Yamuna Expressway Industrial Development Authority / Government as and when required agreeing to abide by all terms and conditions laid down therein, that the allotment shall become final and abiding upon the Company. If, however the Applicant / intending Allottee fails to execute and return the Buyers Agreement within Thirty (30) days from the date of dispatch by the Company, then the Company shall have the right to cancel the allotment and the Booking Amount may be forfeited. The Applicant/ intending Allottee clearly understand that the Allotment of the Plot by the Company pursuant to this application shall be purely provisional till the Buyer Agreement and/or such other document(s) on the format prescribed by the Company is executed by the Company in favour of the Applicant /intending Allottee. Further, the Allotment of a Plot in "Curio City" is subject to the terms and conditions, restrictions and limitations as contained in the YEIDA by laws/regulations alongwith the terms and conditions laid in the Lease Deed / Sub- Lease Deed executed by YEIDA and the provisions contained in U. P. Industrial Area Development Act, 1976.
- (j) In the event of any dispute, claim and/or difference not being amicably resolved such dispute shall be referred to sole arbitration of a person nominated for the purpose by the Chairman of the Company. The arbitration proceedings shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The Applicant / intending Allottee hereby gives his consent to the appointment of the sole arbitrator as specified herein above. The venue of the arbitration shall be Gurgaon (Hr.), India. It is hereby clarified that during the arbitration proceedings, the Company and the Applicant / intending Allottee shall continue to perform their respective rights under the Provisional Allotment.

DECLARATION

I/ We, the undersigned intending applicant (Sole/First and Joint intending Applicant/s), do hereby declare that the above-mentioned particulars/ information given by me/ us are true and correct and any misrepresentation or false information may lead to cancellation of allotment. I have read and understood the terms and conditions contained herein above and shall abide by the same.

Signature(s):
 First (Sole Applicant/ intending Allottee)

.....
 Joint Applicant(s)/ intending Allottee(s)

Date:

Payment Plan and Other Charges

Plot Areas:

240 sq. yd; 300 sq. yd; 360 sq. yd; 500 sq. yd; 650 sq. yd

A. Payment Plan – Development Linked

S.No	Stage	%age of BSP
1.	Booking Amount	10%
2.	Within 45 Days of Booking OR on issue of Allotment Letter, whichever is earlier	10%
3.	Within 90 Days of Booking	10%
4.	On Start of Development Work	15% + IDC
5.	On Demarcation of Master Layout	15% + Power Utility Charges
6.	On Laying of Sewerage Services	15% + PLC (if any)
7.	On Start of Road Work	10% + Lease Rent
8.	On Laying of Electrical Lines & Water Services	10% + Club Membership
9.	On Offer of Possession	5% + IFMD + Advance Maintenance Charges + other charges (if any)

B. Payment Plan -- Down Payment (8% discount on BSP)

S.No	Stage	%age of BSP
1.	Booking Amount	10%
2.	Within 45 Days of Booking	77% + PLC's + IDC + Lease Rent + Power Utility Charges
3.	On Offer of Possession	5% + IFMD + Advance Maintenance Charges + Membership Charges

C. Other Allied Charges

Payment Head	Rs. (per sq. yd.)
Infrastructure Development Charge (IDC)	100/-
Power Utility Charges	600/-
One Time Lease Rent	700/-
Exclusive Club Membership Charges	4,50,000/- (for a family of 04 people)
Interest Free Maintenance Deposit (IFMD)	600/-

D. PLCs (As applicable Per Sq. Yard)

Corner, Road facing (18m and above), Green facing, High Street Retail facing, Curio/entertainment facing, Curio Club facing	%age of BSP
1 PLC	5%
2 PLCs	8%
3 PLCs	12%
4 PLCs	15%

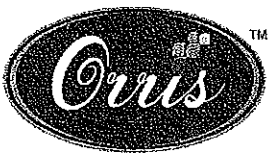
B.S.P.	Basic Sale Price
PLC	Preferential Location Charges
IFMD	Interest Free Maintenance Deposit
IDC	Infrastructure Development Charges as per govt. rules and regulations

Note : Please note that after start of development work all installments payable prior to and / or after the commencement of development work up to the date of booking shall become due and payable irrespective of the order in which they are mentioned. Installments under S. No. 4-9 may run concurrently with those under S. No. 1-3 based on the physical progress of work at site.

Service Tax as applicable will be charged.

Disclaimer: The above prices, Master Plan, Payment Plan and Specifications are subject to changes/ revision at any time without notice at the sole discretion of the Company.

Specimen



expect the best

ORRIS INFRASTRUCTURE PVT. LTD.

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION

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Tel: +91-124-4979200 Fax: +91-124-2353291/92 Email: mail@orris.in

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