

**EXPRESS**  
*Zenith*

Sector-77, Noida  
2/3 Bedroom Luxury Apartments and Penthouses

Application for Allotment of Residential Apartment  
at Express Zenith, Sector-77, Noida

To,  
M/s. EXPRESS BUILDERS & PROMOTERS (P) LTD.  
810, Surya Kiran Building,  
19, Kasturba Gandhi Marg,  
New Delhi - 110 001

Date \_\_\_\_\_

Dear Sir/s,

I/We request that I/We may be provisionally allotted a Residential Apartment in the Project 'Express Zenith', Plot No. 2/A, Sector-77, Noida. under the Flexi payment plan  Construction linked payment plan  Down Payment Plan  (tick one).

I/We hereby remit a sum of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) vide Cheque/DD No(s) \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in favour of "Express Builders and Promoters Private Limited " as the booking amount/earnest money.

In the event of M/s EXPRESS BUILDERS & PROMOTERS (P) LTD (hereinafter called the Company) agreeing to provisionally allot an Apartment, I/we agree to pay further installment of sale price and all other dues as stipulated in this application and the Allotment Letter and the Payment Plan as explained to me/us by the Company and understood by me/us.

I/we have clearly understood that this application does not constitute an Agreement to Sell/Allotment and I/we do not become entitled to the provisional and/or final allotment of an Apartment notwithstanding the fact that the company may have issued a receipt in acknowledgment of the money tendered with this application. It is only after I/we sign and execute the Allotment Letter on the Company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company.

I/we agree to abide by the terms and conditions of this application including those relating to payment of sale price and other charges, forfeiture of money as laid down herein and the execution of the Allotment Letter

I/We agree that the allotment of Unit is at the sole discretion of the company and in case the Unit is not allotted to me/us for any reason whatsoever, I/we shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein shall be refundable to me/us without any interest within 30(thirty) days from the date of notice regarding rejection of this application.

I/We agree that the allotment shall become final and binding upon the company only after the acceptance of the signed Buyers' Agreement by the company. If I/We fail to execute the flat buyers' agreement and deliver to the company, then my/our application shall be treated as cancelled and all the sums / monies paid / deposited by me / us with the company shall stand forfeited without any notice/reminders.

I/We have gone through the above terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

x \_\_\_\_\_

Signature of Sole/First Applicant

x \_\_\_\_\_

Signature of Second Applicant (if any)

## PERSONAL DETAILS FORM

Sole / First Applicant		Photograph
Son of / Daughter of / Wife of		
Residential Mailing Address	Office Address and Designation	
Telephone	Mobile	Fax
Email		Date of Birth
Residential Status :- Resident / NRI / PIO	I.T PAN No.	Profession
Nationality		
Second Applicant		Photograph
Son of / Daughter of / Wife of		
Residential Mailing Address	Office Address and Designation	
Telephone	Mobile	Fax
Email		Date of Birth
Residential Status :- Resident / NRI / PIO	I.T PAN No.	Profession
Nationality		

### DETAILS OF UNIT REQUIRED FOR PROVISIONAL REGISTRATION

Type (2BHK/3BHK) \_\_\_\_\_ Tentative Unit No. \_\_\_\_\_ Floor \_\_\_\_\_  
 Tower/Building No. \_\_\_\_\_ Super Area of Unit \_\_\_\_\_ Square Feet  
 Parking Nos. \_\_\_\_\_ Parking Type \_\_\_\_\_

### UNIT PRICE

- ◆ Basic Price @ Rs. \_\_\_\_\_ per Square Feet
- ◆ Preferential Location Charge (PLC) @ Rs. \_\_\_\_\_ per Square Feet
- ◆ \_\_\_\_\_ Nos. (Open / Covered) \_\_\_\_\_ Amount \_\_\_\_\_
- ◆ External Electrification Charges (ECC) @ Rs. \_\_\_\_\_ per Square Feet
- ◆ Fire Fighting Connectivity Charges (FCC) @ Rs. \_\_\_\_\_ per Square Feet
- ◆ Interest Free Maintenance Security (IFMS) @ Rs. \_\_\_\_\_ per Square Feet
- ◆ Club Membership (Lumpsum) Rs. \_\_\_\_\_
- ◆ Lease Rent @ Rs. \_\_\_\_\_ per Square Feet
- ◆ Others, if any @ Rs. \_\_\_\_\_ per Square Feet

## PAYMENT PLAN OPTED : FLEXI PAYMENT/CONSTRUCTION LINKED/DOWN PAYMENT

Note:

1. Payments are to be made by Demand Draft(s) / Pay Order(s) / Banker's Cheque(s) only drawn in favour of " EXPRESS BUILDERS & PROMOTERS (P) LTD. " payable at New Delhi.
2. Allotment to Non-Resident and Nationals of Indian Origin shall be subject to laws of Republic of India.
3. For Non-Residents / Foreign Nationals of Indian Origin, all remittances, acquisition / transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.
4. Down Payment / Flexi Payment is valid up to \_\_\_\_\_(after this date the cost of the apartment/ shop will be as per construction linked Payment Plan) and the Basic Price shall be Rs. \_\_\_\_\_ per sq.ft. instead of Rs. \_\_\_\_\_ per sq.ft.

### DECLARATION

I/We, the Applicant(s), do hereby declare that my/our application for allotment of a Unit to the Seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and nothing has been concealed therefrom. In case of any false or misleading information provided by the Applicant(s), the Seller shall be entitled to forfeit the amount deposited by the Applicant(s).I/We hereby further undertake to not request for the transfer of the unit till such time I/We have paid the complete booking amount as demanded by the company. It is also further cleared to me that this is not an application for allotment letter.

Yours faithfully,

Date

x \_\_\_\_\_

Signature of Sole/First Applicant

Place

x \_\_\_\_\_

Signature of Second Applicant (if any)

### PAYMENT PLAN

#### PLAN 'A' (Flexi Payment Plan)

Stages	% of Payment
Upon Booking	10%
Within 30 days of booking	20%
Within 60 days of booking	10%
Upon Ground Floor Roof casting	10% + Parking (if any)
Upon Third Floor Roof casting	10% + PLC's
Upon Fifty Floor Roof casting	5%
Upon Seventh Floor Roof casting	5%
Upon Ninth Floor Roof casting	5%
Upon Eleventh Floor Roof casting	5%
Upon Thirteenth Floor Roof casting	5%
Upon Fourteenth Floor Roof casting	5%
Upon Last Floor Roof casting	5%
At the time of offer of Possession	5% + IFMS + Other Charges

## PLAN 'B' (Construction Link Plan)

	Stages	% of Payment
Sole / First App	Upon Booking	10%
Son of / Daugh	Within 30 days of booking	10%
Residential Mai	Upon Ground Floor Roof casting	10% +Parking (if any)
	Upon Third Floor Roof casting	10% +PLC's
	Upon Fifth Floor Roof casting	10%
	Upon Seventh Floor Roof casting	5%
	Upon Ninth Floor Roof casting	5%
	Upon Eleventh Floor Roof casting	5%
	Upon Thirteenth Floor Roof casting	5%
Telephone	Upon Fourteenth Floor Roof casting	5%
Email	Upon Last Floor Roof casting	5%
	Upon completion of Brick Work	5%
Residential Stat	Upon completion of internal plaster	5%
	Upon completion of external plaster	5%
Nationality	At the time of offer of Possession	5% + IFMS + Other Charges

Second Applica

Son of / Daugh

Residential Mail

X \_\_\_\_\_

Signature of Sole/First Applicant

X \_\_\_\_\_

Signature of Second Applicant (if any)

Telephone

Email

Residential Stat

Nationality

### TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FOR THE ALLOTMENT OF APARTMENT IN THE PROJECT "EXPRESS ZENITH" AT PLOT NO. GH-02/A, SECTOR 77, NOIDA

Whereas lease hold land of the aforesaid Project has been allotted to the Company i.e. M/s Express Builders and Promoters Private Limited (Company/Builder) measuring 21700 sq. meters by the New Okhla Industrial Development Authority (NOIDA) a body corporate under the U. P. Industrial Development Area Act, 1976 on lease hold basis

Whereas the right of the intending allottee(s) will be restricted up to allotment of apartment in Group Housing Plot mentioned hereinabove on the following terms and conditions relating only to the above said Group Housing Plot and Complex to be constructed thereon:

Whereas all terms & conditions of the lease deed of the above plot executed in favour of the company shall also be applicable to the intending allottee(s).

- The building plans of proposed Group Housing Plot will be submitted/sanctioned to/by the NOIDA. The Complex will have apartment of different sizes and dimensions in various blocks therein.
- That saving and excepting the particular Apartment allotted, the intending Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of unsold apartments, open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, parks, basements, parking spaces.
- That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impartable and undivided share in the land area underneath the plot. The intending Allottee(s) shall not be permitted to construct any thing on the terrace. However, the Builder shall have the right to explore the terrace in case of any change in the F. A. R., carry out construction of further apartment in the eventuality of such change in the F. A. R. However, if as a result thereof, there is any change in the boundaries or areas of the said Apartment, the same shall be valid and binding on the intending Allottee(s).
- That the covered area shown in the brochure, map or any other document has been calculated on brick wall to brick wall basis.
- That the intending Allottee(s) is/are aware of and has/have knowledge that the building plans are tentative and agreed that the Builder may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the Builder, the Government/NOIDA, any other Local Authority or Body having jurisdiction.
- That the lease consideration is for the total area of the said apartment, as mentioned herein above, property known as "Leasable Area" comprises the covered areas, areas under walls, full area of galleries and other projections whatsoever, together with proportionate interest in the common areas and facilities such as area under staircase, lifts, entrances and the exits of the building, water supply arrangements and installation such as power, light, sewerage etc. and including all rights attached to the said Apartment. However, it is admitted, acknowledged and so recorded between the parties that all other rights excepting what have been mentioned above including easement rights and to carry out further construction in case of any change in the F. A. R. density, open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for parks, parking spaces (excepting what has been allotted by an agreement to Intending Allottee(s)) or tot-lots, space for public amenities, shopping centres or any other space will be the sole ownership of the Builder who will have the authority to charge membership for such facilities and dispose off the other assets, whatever stated above.
- That after the execution of allotment letter, the intending Allottee(s) shall be treated/referred as Allottee(s).
- That the installments in respect of payment of apartment will be due at the intervals, as per prescribed payment plans laid down by the Company/Builder. In case payment is not received within stipulated period specified in the payment plan or in the event of breach of any of the terms and conditions of allotment by the Allottee(s), the allotment will be cancelled and 10% of the basic price of the apartment will be forfeited and balance amount, if any, will be refunded without any interest.
- That, if for any reason, the booking of the Apartment is cancelled by the intending Allottee(s) or the Builder (with proper reasons), then 10% of the Basic price of Apartment will be forfeited and balance amount, if any, will be refunded without any interest.
- That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.

DE1

Type (2BHK/3BHK)

Tower/Building N

Parking Nos. ....

- ◆ Basic Price
- ◆ Preference
- ◆ \_\_\_\_\_
- ◆ External
- ◆ Fire Fight
- ◆ Interest Free
- ◆ Club Member
- ◆ Lease Rent
- ◆ Others, if

11. That the drawings displayed in the Site office / Registered office of M/s Express Builders and Promoters Private Limited showing the Building/Apartment are provisional and tentative and are subject to change at the instance of the sanctioning authorities or the Builder and the change can be made during the course of construction without any objection or claim from the Allottee(s).
12. That the intending Allottee(s) consents that the Builder can make any type of change in layout/elevation/design besides alteration in open spaces, green area or parking spaces etc as and when required or deemed fit by the Builder.
13. That any request for any change in construction of any type in the apartment from the intending Allottee(s) will not be entertained.
14. That the intending Allottee(s) will pay Interest Free Maintenance Security Deposit (IFMS) @ ₹ 25/- per sq. ft. to the Builder. Individual Electric Meter Connection Charges shall be extra.
15. That if for any reason, whether within or outside the control of the Builder, the whole or part of the Scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interest.
16. The other connected expenses i.e. cost of Stamp Duty for registration of the Sub lease deed/Registry, registration charges/fee, miscellaneous expenses and Advocate legal fee/charges shall be borne and paid by the intending Allottee(s). The Intending Allottee(s) will be responsible and liable for paying under stamp duty, deficiency instamps and valuation of the Apartment for the stamp duty.
17. That the intending Allottee(s) shall abide by all laws, rules and regulations of the NOIDA/Local Bodies/State Govt. of U. P. and of the proposed Body Corporate, Association of the Buyers (as and when formed till then as prescribed by the Builder) and shall be responsible for all deviations, violations or breach of any of the conditions of law/bye laws or rules and regulations after the completion of the complex. The Apartment shall be used for the purpose for which it is allotted.
18. Further, if there is any Service Tax, Trade Tax and any additional levies, Rates, Taxes, Charges, Compensation to the farmers, Cess and Fees etc. or any other levy as assessed and attributable to the Builder as a consequence of order from the Government/NOIDA/Statutory or other local authority(s), the intending Allottee(s) will be liable to pay his/her/their proportionate share.
19. That the intending Allottee(s) shall get his/her/their complete address registered with the Builder at the time of booking and it shall be his responsibility to inform the Builder by registered AD letter/courier about subsequent change, if any, in his/her/their address, failing which all demand letters/notices and letters posted at the first registered address will be deemed to have been received by him/her/them at the time when those should primarily reach and the intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
20. Transfer by the intending Allottee will need the prior approval of the Builder.
21. The Builder has not authorized any broker/property agent/sales agent/sales organizer to issue credit notes or any cash back schemes. The broker/property agent/sales organizer is not authorized to collect cash from the intending Allottee. If the intending Allottee accepts any credit notes or any cash back schemes from the broker/property agent/sales agent/sales organizer or gives cash to any broker/property agent/sales agent/sales organizer, the Builder is not liable for the same and the intending Allottee shall do so at his/her own risk and cost.

Date \_\_\_\_\_

X \_\_\_\_\_  
Signature of Sole/First Applicant

Place \_\_\_\_\_

X \_\_\_\_\_  
Signature of Second Applicant (If Any)

#### FOR OFFICE USE ONLY

Application : Accepted / Rejected

Provisional Registration of Unit

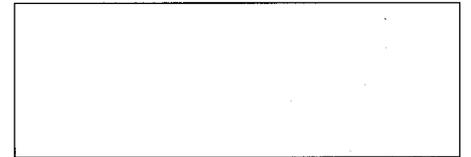
Type \_\_\_\_\_ (Apartment/Penthouse)

Tentative Unit No. \_\_\_\_\_ Floor \_\_\_\_\_ Tower/Building No. \_\_\_\_\_

Super Area of Unit \_\_\_\_\_ Square Feet \_\_\_\_\_ Parking Space(s) Type Open \_\_\_\_\_ Covered \_\_\_\_\_

- ◆ Total Price payable Rs. \_\_\_\_\_
- ◆ Mode of Booking - Direct / Business Development Associate (BDA) - If BDA, details \_\_\_\_\_
- ◆ Special Instructions / Remarks \_\_\_\_\_

X \_\_\_\_\_  
Signature  
[Marketing Mgr/ Exec.]



Date \_\_\_\_\_

Business Development Associate's Seal

#### 1. Check List for Receiving Officer:

- (a) Booking Amount cheque /drafts
- (b) Customer's signature on all pages of the application form at marked 'X'
- (c) PAN No. & copy of PAN Card / Undertaking Form No. 60
- (d) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution
- (e) For Foreign Nationals of Indian origin: Passport photocopy /funds from NRE / FCNR A/c
- (f) For NRI: Copy of Passport & Payment through NRE /NRO A/c