

Name : .....

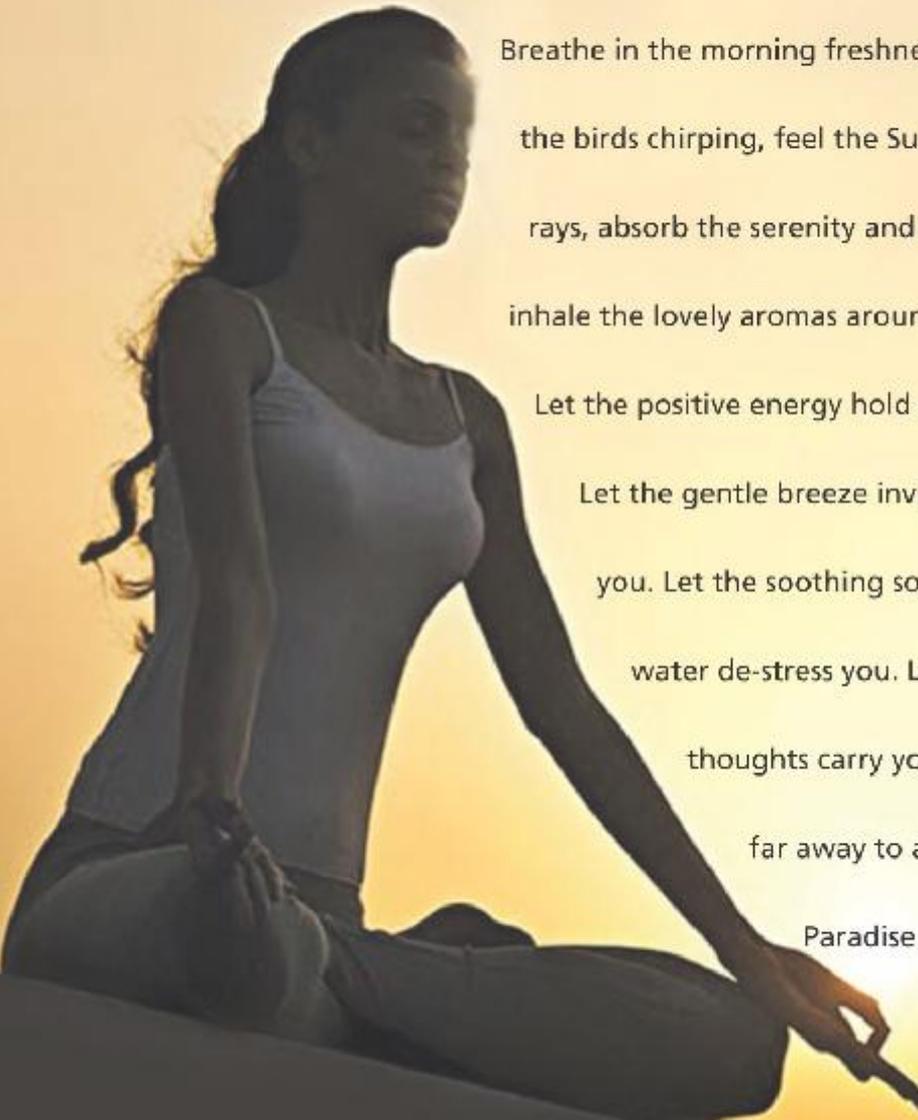
Apartment No. : .....

# APPLICATION BOOKLET

## Welcome to the Tropical Paradise

RERA Reg. No. UPRERAPRJ2733 (Phase-1, Tower B & C)

RERA Reg. No. UPRERAPRJ4460 (Phase-2, Tower A & D)



Breathe in the morning freshness, hear  
the birds chirping, feel the Sun's first  
rays, absorb the serenity and solace,  
inhale the lovely aromas around you.

Let the positive energy hold you.

Let the gentle breeze invigorate  
you. Let the soothing sound of  
water de-stress you. Let your

thoughts carry you far

far away to a Tropical  
Paradise.

**A Tropical Paradise**



**GREATER NOIDA (WEST)**



**EMENOX**

**GROUP**

**Inspire. Innovate. Deliver.**

**A Tropical Paradise**



**GREATER NOIDA (WEST)**

**Application Form for Booking/Allotment of Residential Apartment/Unit in  
 "La Solara", Plot No. GH-04B, Sector 16, Greater Noida (West)**

Application No. ....

Date .....

Dear Sir/Madam,

I/We request for an allotment of a residential apartment/unit in your project "La Solara", Plot No. GH-04B, Sector 16, Greater Noida (West), Uttar Pradesh (hereinafter referred to as 'Residential Complex').

**Personal Details Form**

**First Applicant: Mr./Mrs./Ms.** .....

Son of/Daughter of/Wife of: .....

Permanent Address: .....

.....

Mailing Address: .....

.....

Landline: ..... Mobile: ..... Fax: .....

Email: ..... Residential Status: Resident  NRI  PIO  OCI

Nationality: ..... PAN No.: ..... Date of Birth: .....

Age: ..... Profession: ..... Designation: .....

Office Name & Address: .....

.....

**Co-Applicant: Mr./Mrs./Ms.** .....

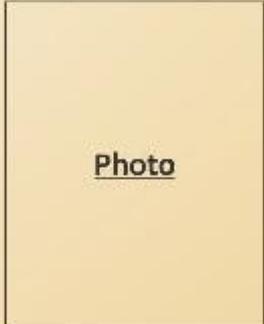
Son of/Daughter of/Wife of: .....

Permanent Address: .....

.....



Photo



Photo

Signature of First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

## Personal Details Form

Mailing Address: .....

Landline: ..... Mobile: ..... Fax: .....

Email: ..... Residential Status: Resident  NRI  PIO  OCI

Nationality: ..... PAN No.: ..... Date of Birth: .....

Age: ..... Profession: ..... Relation with First Applicant .....

Designation: ..... Office Name & Address: .....

**Second Co-Applicant: Mr./Mrs./Ms.** .....

Son of/Daughter of/Wife of: .....

Permanent Address: .....

Mailing Address: .....

Landline: ..... Mobile: ..... Fax: .....

Email: ..... Residential Status: Resident  NRI  PIO  OCI

Nationality: ..... PAN No.: ..... Date of Birth: .....

Age: ..... Profession: ..... Designation: .....

Office Name & Address: .....

**Photo**

Signature of First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

## Details of Residential Apartment/Unit required and Provisional Registration

Apartment/ Unit No. .... Type ..... Floor ..... Block .....  
 Super Area ..... Sq. Ft.\*, Built up Area ..... Sq. Ft.\* and Carpet Area ..... Sq. Ft.\*

Particulars	Details	Amount (Rs.)
Basic Sale Price (BSP)	@ Rs. .... per Sq. Ft.	
Dedicated Car Parking Space	Open	Additional
	Covered	
<b>TOTAL (A)</b>		
<i>GST on Basic Cost will be charged at prevalent rate of ..... which is subject to change</i>		
Preferred Location Charges (PLC)	FLOOR	@ Rs. .... per Sq. Ft.
	VIEW	Corner
		Park
		Road
Electrification & Installation**	Electrical Connection for ..... KVA. Cost of Three KVA is Rs. 25000/- (Additional load chargeable @ Rs. 7500/- per KVA)	
Power Back-up Installation***	Power Back-up for ..... KVA (Cost of Additional Power Back-up is Rs. 20000/- per KVA)	
Fire Safety/Equipment Charges	@Rs. .... per Sq. Ft.	
Club Membership Charges		
Lease Rent	@ Rs. .... per Sq. Ft.	
<b>TOTAL (B)</b>		
<i>GST on other charges will be charged at prevalent rate of ..... which is subject to change</i>		
<b>TOTAL (A+B)</b>		
Interest Free Maintenance Security (IFMS) ****	@ Rs. 25/- per Sq. Ft. for ..... Sq. Ft. area	

\*\* Any other terms & conditions of agreement for electricity & power back-up shall also be applicable and binding. The electrical installation/ transformers/ Gen. Sets/ E.S.S. equipments and cabling shall be designed with 60% diversity factor, therefore, only 6,000 KVA capacity shall be installed for 10,000 KVA load.

\*\*\* Running charges of DG set shall also be charged as per actuals.

\*\*\*\* Interest Free Maintenance Security (IFMS) shall be paid at the time of offer of possession.

**Payment Plan Opted:** Construction Linked Plan 1 (CLP1)  Construction Linked Plan 2 (CLP2)   
 Subvention Plan  Flexi Payment Plan  Time Linked Plan

**Note:** Payment to be made by A/c Payee Cheque(s) / Demand Draft(s) in favour of

**"BELGRAVIA PROJECTS PVT. LTD. Master RERA Escrow Account Phase-I" (Tower B&C)**

**"BELGRAVIA PROJECTS PVT. LTD. Master RERA Escrow Account Phase-II" (Tower A&D)**

(Demand Draft payable at Delhi/Noida. A/c payee cheque should be of Delhi NCR or payable at par).

M/s. Belgravia Projects Private Limited  
**Corporate Office:** B-48, Sector-67,  
Noida-201301, Gautam Budh Nagar, U.P.  
**Registered Office:** 1497, 1st floor,  
Bharadwaj Bhawan, Bhisim Pitamah Marg,  
New Delhi-110003

I/We remit herewith a sum of Rs. .... (Rupees ..... only)  
by Bank Draft/ Pay Order/ Cheque No. .... dated ..... drawn on.....  
as booking amount.

I/We are aware and conscious of the fact that this Application does not constitute an Agreement, binding in nature, much less Agreement to Sell rather, it enables the undersigned to be considered for allotment of a residential apartment/unit. The receipt issued against the amount tendered shows the willingness of undersigned to be part of the project.

In case, the company allots a built up residential flat, as requested, I/we agree/ undertake to pay the price of the flat/unit, including the charges, as demanded by Company and the taxes which may be levied by the competent authority, in the manner as agreed upon.

It is understood by me that it is only after I/we sign and execute the necessary documents/affidavit, including Standard Flat Buyer's Agreement/allotment letter, thereby conveying my unambiguous and unequivocal intention to abide by the terms and conditions stipulated therein, the allotment done by the Company shall become final and binding. If, however, I / We fail to execute the necessary documents/Affidavits, including Standard Flat Buyer's Agreement/allotment letter, within the stipulated/agreed time, I will forfeit my right to claim allotment of flat and it will be treated as cancelled.

## **Indicative Terms and Conditions forming a part of this Application for allotment of a Residential Apartment/Unit in "La Solara", Plot No. GH-04B, Sector 16, Greater Noida (West)**

The terms and conditions given below are indicative in nature with a view to apprise the applicant(s) of the likely the terms and conditions as comprehensively set out in the Standard Flat Buyer's Agreement/Allotment Letter which would be executed between the Applicant(s) and the Company.

1. I/We have applied for allotment of a Residential Flat after being satisfied with the representation, concerning the legality, approval and sanction of the project by the competent authority, made by the Company and have verified the same from the documents made available.

Signature of First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

2. I/We hereby agree and understand that time is the essence so far as payment of Installment amount and other charges, as payable, in terms of the Agreement are concerned and failure to adhere to the same will entail consequences resulting into forfeiture of earnest amount, quantified as 15% of the Sell price, as well as cancellation of allotment without in any way impairing the right of Company to claim interest, in its sole discretion, as agreed, on the delayed payment. However, it is hereby understood that exercise of discretion by the Company will not be claimed as a matter of right by defaulters.
3. I/We hereby agree that failure to pay two installment, successively, irrespective of condition, can result in cancellation of allotment with forfeiture of earnest amount.
4. I/we confirm and agree that warranted by circumstances, beyond the control and authority of Company, including administrative fiat/orders, the Company may change the layout/elevation/design/floor plans/alteration from the sanctioned plans, in the open spaces area/parking spaces etc.
5. I/we agree and undertake to abide by the said terms and conditions and sign the Buyer's Agreement, Maintenance Agreement and/or other agreements as and when called upon to sign by the Company. I/We agree that I/we shall not be entitled to take possession of the residential apartment/unit without payment of all due charges including but not limited to the Preferential Location Charges (PLC), Car Park Charges (CPC), Interest Free Maintenance Security (IFMS), External Development Charges (EDC), Internal Development Charges (IDC), Club Membership Charges (CMC), Power backup charges, Electrification Charges, Lease rent, Registration Charges (RC), Legal Documentation Charges, Stamp Duty (SD), Goods and Services Tax (GST), Property Tax, execution of the Buyer's Agreement and Maintenance Agreement. The Company shall have the full and sole authority and power to amend the terms and conditions of the Buyer's Agreement and Maintenance Agreement as and when it deems fit.
6. In case of any difference and/or dispute between the Company and me/us, the same shall be referred for arbitration to a sole arbitrator appointed by the Company and the award of the sole arbitrator shall be final and binding on the parties. I/We also acknowledge and accept that all costs of the arbitration proceedings including the arbitrator's fee shall be borne jointly and equally by me/us and the Company. It is understood and accepted that only the Courts/Tribunals at Delhi shall have the jurisdiction to entertain any dispute between the Company and me/us.
7. I/We further agree and confirm that the Company is bound only by specifically laid down information in the Buyer's Agreement of the aforesaid residential apartment/unit, signed by a Director/Authorized Signatory of the Company.
8. I/we confirm that all correspondence to me/us should be made in the name of Sole/First Applicant at his/her address given and all notices/letters sent by company at that address shall be deemed to have duly been delivered to both the applicants.

**Signature of First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**

## Declaration

I/We, the Applicant(s), herein do hereby declare that this application for allotment is irrevocable on the part of the Applicant(s) and that the particulars given above are true and correct and nothing has been concealed therefrom.

I/We have read, understood, agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Buyer-Seller Agreement to be executed.

### Signature of First Applicant

Name : .....

Place : .....

Date : .....

### Signature of Co-Applciant

Name : .....

Place : .....

Date : .....

### Signature of Second Co-Applciant

Name : .....

Place : .....

Date : .....

**For Office Use Only**

1. Apartment/ Unit No. .... Type ..... Floor .....  
 Block ..... Super Area ..... Sq. Ft., Built up Area ..... and Carpet Area ..... Sq. Ft.

2. Parking Type: Covered  Open  Additional: Covered  Open

3. Payment Plan Opted: Construction Linked Plan 1 (CLP1)  Construction Linked Plan 2 (CLP2)   
 Subvention Plan  Flexi Payment Plan  Time Linked Plan

4. Payment received vide cheque/DD/Pay order No. .... Dated .....  
 Drawn on ..... for Rs. .... (Rupees .....  
 .....)

5. Provisional Booking Receipt No. .... Dated .....

6. Booking: Direct  Through Sales Organiser

7. Sale Organiser's Name & Address, Stamp / Code with signature: .....  
 .....

8. Any Other Remarks: .....

9. Check List for Receiving officer:
- a. Booking Amount Cheques/Drafts.
  - b. Customer's Signature on all pages of the application form.
  - c. Self Attested copy of Address Proof of each Applicant.
  - d. Photographs of the applicant(s).
  - e. PAN No. & copy of PAN CARD/ Undertaking Form No. 60.
  - f. For Companies: Memorandum & Articles of Association and certified copy of Board Resolution.
  - g. For partnerships firms: photocopy of Firm Registration and Partnership Deed.
  - h. For Foreign Nationals of Indian origin: Passport Photocopy/ funds from NRE/FCNR A/c.
  - i. For NRI: Copy of passport & payment through NRE/NRO A/c.
  - j. For Hindu Undivided family (HUF): Authority letter from all Co- Parcenor's of HUF authorizing the Karta to act on behalf of HUF.

\_\_\_\_\_  
**Sales Head (Project) Signature**

\_\_\_\_\_  
**Accounts Head Signature**

\_\_\_\_\_  
**Director Signature**

## Documents to be submitted along with Application Form

### Individual (Resident of India):

- 2 Passport Size photographs of each Applicant.
- Self Attested copy of PAN Card of each Applicant.
- Self Attested copy of Address Proof of each Applicant.

### NRI/OCI/PIO:

- 2 Passport Size photographs of each Applicant.
- Self Attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self Attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

\*If the applicant is HUF, Partnership Firm, Company or any other entity, please contact at our office for required documents.



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**EMENOX**  
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**Corporate Office**

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Noida-201301 (U.P.) India • Tel +91-120-6494149  
Email : [lasolara@emenox.com](mailto:lasolara@emenox.com) • Visit : [www.emenoxinfrotek.com](http://www.emenoxinfrotek.com)  
CIN No : U70109DL2006PTC156864

**Site Office**

Plot No. GH-04 B,  
Sector-16,  
Greater Noida West, U.P.