

To,

Ocean Infraheights Private Limited,  
H-191, Sector-63  
Noida 201301

Application No.....  
Date: ..... / ..... /20.....

**Sub: Application for allotment of a Residential Unit/ Commercial Space/Office Space/ Corporate Suite**

Dear Sir(s)

I/We request that We may be registered for allotment of a Residential Unit/ Commercial Space/Office Space/Corporate Suite of description specified below, in project Golden i situated at Plot No. 11, Sector Tech Zone IV, Greater Noida (West) being developed and promoted by Ocean Infraheights Private Limited (hereinafter referred to as '**the Company**').

I/We also agree to sign and execute, as and when desired by the Company, the Builder Buyer Agreement. I/We agree to abide by the terms and conditions thereof. I/We understand that the plot/land on which the project is being developed and promoted has been leased out to the Company by New Okhla Industrial Development Authority on the terms and conditions mentioned in the said lease deed. I/We shall comply with the various terms & conditions of the authority and the Company, in so far as those pertain to my/our rights and obligations as the buyer of the Residential Unit/Commercial Space/ Office Space/ Corporate Suite in the project Golden-I.

I/We hereby remit a sum of Rs. ....../-  
Rupees..... only) by way of Bank Draft /Cheque No.....  
dated ..... drawn on..... being the initial booking amount along with applicable Service Tax/GST for the allotment of the Residential Unit/ Commercial Space/ Office Space/ Corporate Suite as per the terms and conditions of the payment plan selected by me/us.

I/We further agree to pay the installments including the basic cost and allied charges as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment shall be cancelled and the booking amount shall be forfeited by the Company.

My/Our particulars are separately provided in the Application form enclosed with this letter.

Yours Sincerely,

Applicant

**APPLICATION FORM  
GOLDEN I  
Plot No. 11, Sector Tech Zone-IV, Greater Noida (West)**

**PERSONAL DETAILS**

I/we hereby apply for the booking of a Residential Unit/Commercial Space/ Office Space/ Suite in your project Golden-I

**SOLE/FIRST APPLICANT**

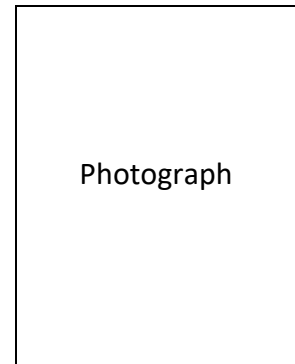
NAME: .....

AADHAR NO: .....

OCCUPATION: .....

MARITAL STATUS: .....

SON OF/ DAUGHTER OF/ WIFE OF: .....



**MAILING ADDRESS:**

.....  
.....

**PERMANENT ADDRESS**

.....  
.....

TELEPHONE: ..... MOBILE: .....

EMAIL.....

D.O.B. .... ID NO.....

**RESIDENTIAL STATUS (TICK ONE):**

- 1. RESIDENT
- 2. NON-RESIDENT

(In case of Non-Resident, please mention your passport no.....)

PAN..... NATIONALITY.....

**BANK DETAILS...**

.....

Applicant

**SECOND APPLICANT (strike of if not applicable)**

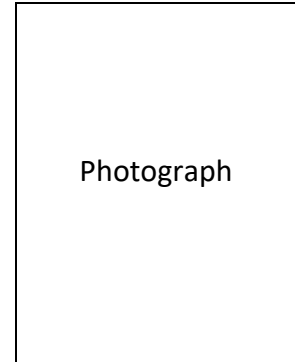
NAME: .....

AADHAR NO: .....

OCCUPATION: .....

MARITAL STATUS: .....

SON OF/ DAUGHTER OF/ WIFE OF: .....



**MAILING ADDRESS:**

.....  
.....

**PERMANENT ADDRESS**

.....  
.....

TELEPHONE: ..... MOBILE: .....

EMAIL.....

D.O.B. .... ID NO.....

**RESIDENTIAL STATUS (TICK ONE):**

1. RESIDENT

2. NON-RESIDENT

(In case of Non-Resident, please mention your passport no.....)

PAN..... NATIONALITY.....

BANK DETAILS...

.....

**THIRD APPLICANT (strike of if not applicable)**

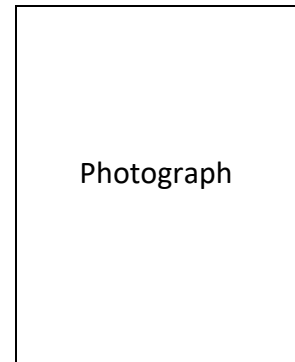
NAME: .....

AADHAR NO: .....

OCCUPATION: .....

MARITAL STATUS: .....

SON OF/ DAUGHTER OF/ WIFE OF: .....



**MAILING ADDRESS:**

.....  
.....

**PERMANENT ADDRESS**

.....  
.....

TELEPHONE: ..... MOBILE: .....

EMAIL.....

Applicant

D.O.B. .... ID NO.....

PAN..... NATIONALITY.....

BANK DETAILS...

.....

**IN CASE THE APPLICANT IS A FIRM (strike of if not applicable)**

M/s.....

a partnership firm incorporated and duly registered (strike off if not applicable) under the Indian Partnership Act 1932, having its office at.....

..... and mailing address is .....  
..... through its partner Mr.....

Resident of..... authorized by resolution dated..... (copy of the resolution signed by all Partners required).

PAN/GST:..... Registration No.....

Telephone..... Mobile.....

Email.....

Bank Details.....

Aadhar No.of the authorized signatory.....

PAN of the authorized signatory.....

Mobile no. of the authorized signatory.....

**IN CASE THE APPLICANT IS A COMPANY (strike of if not applicable)**

M/S.....

a company incorporated and registered under the provisions of the Companies Act, 1956/ Companies Act, 2013 having its Corporate Identification No..... and

registered office of the Company is at .....

....., mailing address at .....

through its Authorized Signatory ..... resident of

..... authorized by Board

Resolution dated..... (Copy of Board Resolution Along with a certified copy of Memorandum & Articles of Association required).

PAN. .... Bank Details. ....

Aadhar No. of the authorized signatory.....

PAN of the authorized signatory.....

Mobile no. of the authorized signatory.....

Applicant

**BOOKING DETAILS IN GOLDEN-I PROJECT**

DATE OF BOOKING: .....

UNIT NO..... FLOOR..... TOWER.....

RESIDENTIAL UNIT/ COMMERCIAL SPACE/OFFICE SPACE/ CORPORATE SUITE.....

SUPER AREA (SQ.MTR/SQ.FT/SQ.YD).....

CARPET AREA (SQ.MTR/SQ. FT/SQ.YD.).....

BUILT UP AREA (SQ).MTR./SQ.FT./SQ.YD.).....

BASIC SALE RATE (PER SQ.MTR./SQ. FT/SQ.YD OF SUPER AREA).....

	RATE	TOTAL
Base Price	.....Per /sq.mtr./sq. ft./sq yd	
PLC (Floor/view/corner)	.....Per /sq.mtr./sq. ft./sq yd	
EDC/DC/FFC	.....Per /sq.mtr./sq. ft./sq yd	
Club Membership		

Car Parking	Basement/Open Parking	
Other Charge/s [if any]		
*TOTAL		

Total Cost (Rupees..... )

\*The amount indicated herein is exclusive of all taxes such as service tax/GST, which shall be payable as applicable. IFMS, Power back ups & Lease rent payable at the time of Possession.

PAY MENT PLAN\* (choose one)

- |                        |          |
|------------------------|----------|
| 1. Down Payment        | 2. Flexi |
| 3. Construction Linked | 4. Other |

\*Payment Plan details as per Annexure A

\*\*1 sq. mtr, is equal to 10.764 sq. ft. & 1 sq. mtr. is equal to 1.196 sq. yd

Applicant

**NOMINEE DETAILS**

Nominee..... Relationship. ....

Aadhar No.....

Address. ....

**1/We hereby declare that I/We have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same.**

<p>-----</p> <p>Signature First Applicant</p>	<p>-----</p> <p>Signature Second Applicant</p>	<p>-----</p> <p>Signature Third Applicant</p>
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**FOR OFFICE USE ONLY**

Booking made by..... (Details of the Dealer's),  
 having its office at..... (Address) having its  
 PAN..... and the RERA registration code bearing no.....)

Stamp & Signature

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Company:

Verified by Sales.....

Verified by Accounts. ....

Applicant

**TERMS & CONDITIONS OF BOOKING**

1. This is an application for provisional booking of a Residential Unit/Commercial Space/ Office Space/Corporate Suite mentioned overleaf in the project Golden-I being developed by Ocean Infraheights Private Limited ("**Company**").
2. This booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until the Sub Lease Deed is executed in favour of the Applicant(s).
3. This booking shall be confirmed by the Company only when the Applicant(s) shall pay 10% of the total cost of the Residential Unit/Commercial Space/Office Space/ Corporate Suite along with applicable service tax/GST. If the Applicant(s) fails to pay this stipulated amount within the time stipulated by the Company in this regard, the application for booking shall be rejected by the Company. Upon the Company being satisfied of the application made by the Applicant, it shall issue an allotment letter in favour of the Applicant confirming the allotment of Residential Unit/Commercial Space/ Office Space/Corporate Suite on the terms and conditions as stipulated thereto.
4. The rejection of application form shall attract cancellation charges as per Clause 9 here in below.
5. All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of Ocean Infraheights Private Limited payable at Delhi/Noida.
6. All payments should be deposited only at the office of the Company. The Company shall not be responsible/accountable for any payment made to agent/broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company only.
7. After payment of the requisite amount of 10% of the total cost of Residential Unit/Commercial Space/Office Space/Corporate Suite along with applicable service tax/other tax(es)and subject to the terms of the application form and the allotment letter, the Applicant(s) shall get the builder buyer agreement executed from the Company, failing which the booking shall be cancelled. However, it is

clarified that execution of builder buyer agreement shall not confer any claim/right to the Applicant(s) until all the terms and conditions of the builder buyer agreement are fulfilled and complied by the Applicant(s) and the execution of the sub-lease deed for the said Residential Unit/Commercial Space/Office Space/Corporate Suite is executed in favour of the Applicant.

8. The Applicant(s) at his/her discretion and cost may avail housing loan/commercial loan from bank/financial institution. The Company shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/ any other dues to Company shall not be linked to the loan availed/to be availed by the Applicant(s).

9. In case of cancellation/rejection either of booking or Allotment of the Residential Unit/Commercial Space/Office Space/Corporate Suite before the execution of a builder buyer agreement because of any reason attributable to the Applicant, the cancellation charges amounting to 10% of the total cost of the Residential Unit/Commercial Space/Office.

Space/Corporate Suite shall be deducted from the amount deposited of the Applicant(s).

10. Refund shall be made to the Applicant(s) within 90 days from the date of completion of all formalities with respect to such cancellation.

11. In case of cancellation/rejection either of booking or allotment of the Residential Unit/ Commercial Space/Office Space/Corporate Suite before the execution of the builder buyer agreement by the Developer due to its own default, the Developer shall be liable to repay and refund the entire amount deposited by the Applicant with the developer within 90 days from the date of intimidation of such cancellation without any interest or penalty.

12. In the event of death of the Applicant, the right and interest of the Applicant in the Residential Unit/ Commercial Space/Office Space/Corporate Suite shall be transferred in favour of the nominee (as mentioned above), subject to the conditions specified by the Company.

13. The Applicant(s) has seen the plans and has been made aware of and accepts that the plans, specifications, etc. as are tentative and that there may be variations, deletions, additions, alternations made either by the Company as per applicable laws or pursuant to requirements of a Governmental Authority.

14. The Applicant acknowledges that alterations may involve change in the carpet area, change in the number of units etc. The consideration amount may be increased or decreased on account of such alterations and the Applicant shall, without demur, accept such increase in the consideration and pay such increased amount of consideration at such times as may be required by the Company, provided that the increase in the area is not more than three percent of the original carpet area. The Company shall make proportionate reduction/adjustment in the consideration if the carpet area of the Unit is reduced.

15. Cost of any additions and alterations in fittings & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra, however the Company shall have the right to deny any such specification specified by the Applicant at its sole discretion.

16. The Company shall deliver the possession of the completed Residential Unit/Commercial Space/ Office Space/ Corporate Suite to the Applicant(s) only after the payment of all dues to the Company.

17. In case of delay in possession beyond the agreed date and its grace period, the Company shall pay delay penalty to the Applicant(s) as per the applicable laws. The payment of delay penalty shall be subject to timely payment of all installments and other dues by the Applicant(s).

18. The Applicant(s) shall get his/her/their 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 along with the proof of new address, about all subsequent changes, if any, in his/her address failing which all demand notices and letters posted at the first registered address will be deemed to have been duly served upon the Applicant(s) and the Applicant shall be responsible for default in payment and other consequences that might occur there from.

19. In case there are joint Applicants, all communication shall be sent by the Company to the Applicant whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered to have been duly served on all the Applicants and no separate communication shall be necessary to the other named Applicant and all the Applicant(s) have agreed to this condition of the Company.

20. The Applicant(s) have applied for allotment of the unit in the Project after satisfying himself/ herself/ itself/ themselves that he/she/it/they have understood and appreciated the contents hereof and the implications of the applicable laws.

21. The Applicant(s) have inspected the site, the plans, ownership records, lease deeds other documents relating to the title and all other details of the Residential Unit/Commercial Space/Office Space/ Corporate Suite and the Project that the Applicant considers relevant for the transaction contemplated herein. The Applicant has satisfied himself/herself/itself/themselves about the right, title and capacity of the Company to deal with the Residential Unit/Commercial Space/Office Space/Corporate Suite and the Project and has understood all the limitations and obligations thereof.

22. The Applicant (s) applied for allotment of Residential Unit/Commercial Space/Office Space/ Corporate Suite with full knowledge and subject to all the laws/notification(s) and rules applicable in general, which have been explained by the Company and understood by the Applicant(s) in the Applicant(s) vernacular language.

23. The Applicant(s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit will be constructed and has understood all limitations and obligations in respect thereof. The Applicant(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable on the said property.

24. The Consideration for the Residential Unit/Commercial Space/Office Space/Corporate Suite and other charges are based on the Super Area of the Residential Unit/Commercial Space/Office Space/ Corporate Suite and shall be paid by the Allottee in accordance with the terms herein. 25. The Applicant has all necessary power, authority and capacity to bind itself to these Terms and Conditions and to perform obligations herein.

26. The Applicant confirms that the Applicant is aware of the inherent risks and hazards involved in occupation and construction of the Residential Unit/Commercial Space/Office Space/Corporate Suite and the Project and agrees not to hold the Company and/or any of its employees, representatives, agents, and/or any member(s)/responsible for any claim/ damage and/or injury, of whatsoever nature and agrees to indemnify the Company in this regard.

27. The Applicant understands that the Company have the right to raise finance from any Bank/Financial Institution/Body Corporate and for this purpose it can create equitable mortgage or charge or hypothecation on the Land on which the Project is proposed to be constructed and the construction thereon in process or on the completed construction, in favour of one or more such institutions. However, the Company will ensure that any such charge, if created, is vacated before execution of the indenture of sub-lease deed of the Residential Unit/Commercial Space/Office Space/Corporate Suite in favour of the Applicant.

28. The Applicant shall have no claim, right, title or interest of any nature or kind whatsoever except right ingress/egress over or in respect of land, open spaces & all or any of the Common Areas/facilities etc. which shall remain the property of the Company. The Company can, as per applicable laws, transfer and assign the Common Areas/facilities to a body or association of owners of units of the Project or their co-operative society. The Applicant(s) shall not be entitled to claim any separate exclusive demarcation or partition or right to use any of the Common Areas/Facilities and to any area which is not specifically sold or allotted or transferred Applicant the

29. The Company shall make best efforts to deliver possession of the Residential Unit/ Commercial Space/ Office Space/ Corporate Suite to the Applicant(s) within the period more specifically described in the builder buyer agreement with a further grace period of six months (180 days) subject to the Applicant complying with all its obligations under this Application, allotment letter and the builder buyer agreement.

30. Other terms & conditions as mentioned in the builder buyer agreement shall apply. 31. In case Residential Unit/Commercial Space/Office Space/Corporate Suite is completed before the scheduled date of completion the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein.

32. Timely payment of the installments and other dues is the essence of this booking/allotment. If the Applicant(s) fails to pay due installments and other payments as per the payment schedule, the Company shall reject/cancel the application for booking/allotment of the Residential Unit/Commercial Space/Office Space/Corporate Suite. After cancellation, the deposited amount shall be refunded after deducting the cancellation charges as herein above.

33. Addition/Deletion/Substitution of the names of Allottee(s) in booking shall be permitted only after prior consent of the Company and payment of administrative charges to the Company.

34. The Company shall not be responsible for any assurance, promise etc. made by any dealer, channel partner, estate agent or any unauthorized person etc on behalf of the Company, unless such person is authorized by the Company.

35. In case of bookings made through dealer, channel partner, estate agent, the Company shall not be liable for any discrepancies/variations with regard to unit number, price, PLC, other charges, specifications etc. between the Applicant(s) and the Company. The Applicant(s) is supposed to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Company on his/her own.

**I/we hereby declare that I/ we have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally.**

----- Signature First Applicant	----- Signature Second Applicant	----- Signature Third Applicant
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**DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM**

**A. Resident of India**

- Copy of PAN card.
- Photographs of all applicants.
- Copy of Adhaar Card.
- Address proof

**B. NRI/Foreign National of Indian Origin**

- Copy of individual's passport.
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE 1 NRO account of the allottee.
- In case of a cheque, all payments should be received from the NREI NRO I FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.
- Photographs of all applicants.

**C. Partnership Firm**

- Copy of PAN card of the partnership firm
- Copy of partnership deed.
- In case of all the partners have not signed the documents, an authority letter from the other partners authorizing the said person(s) to act behalf of the firm.
- Photographs of authorized signatory.
- Adhaar Card Copy of authorized signatory.

**D. Private Limited & Limited Company**

- Certified Copy of Memorandum and Articles of Association.
- Copy of PAN Card of the Company.
- List of present Directors duly certified.
- ID Proof of Directors (self-attested).
- Bank Signature verification and 1. D proof of Authorized Signatory.
- Certified Copy of Board Resolution authorizing the Authorized signatory to sign.
- Photographs of authorized signatory.
- Adhaar Card Copy of authorized signatory.

**E. Hindu Undivided Family (HUF)**

- PAN Card Copy of HUF
- Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of the firm.
- Adhaar Card Copy of Karta.
- Photographs of Karta

Applicant