



## APPLICATION FORM

Customer ID: .....

Tower No. & Flat No.: .....

Client Name: .....

Address: .....

.....



## **RERA REGISTRATION NUMBERS**

**PROMOTER REGISTRATION NO. UPRERAPRM1568**

### **Projects (Phase-wise) RERA Regn. Numbers**

| Sr. No. | Project Name | Towers  | RERA Reg. No. | Possession Time   | Tick (whichever applicable) |
|---------|--------------|---------|---------------|-------------------|-----------------------------|
| 1       | Phase-I      | A to F  | UPRERAPRJ6457 | 31 March, 2018    |                             |
| 2       | Phase-II     | G, H, I | UPRERAPRJ6476 | 31 December, 2018 |                             |
| 3       | Phase-III    | J, K ,L | UPRERAPRJ6492 | 31 December, 2021 |                             |

Details on UP-RERA Website ([www.up-rera.in](http://www.up-rera.in))

## APPLICATION FORM

Application No. ....

Date.....

**TRIDENT INFRAHOMES PVT. LTD.**

H-58, SECTOR-63, NOIDA-201301, U.P.

Dear Sir,

I/We request to register my/our expression of interest (EOI) for provisional allotment of a residential/dwelling unit as per details as given below, in the housing project **"TRIDENT EMBASSY"** being developed by Trident Infrahomes Pvt. Ltd. at Plot no. GH-05B, Sector -1, Greater Noida (West) under

Down Payment Plan ☐

Flexi Payment Plan ☐

Special Payment Plan ☐

I/We hereby remit a sum of Rs ..... Rupees.....  
.....only)

vide RTGS/NEFT/ Cheque/ Draft No.....

Drawn on ..... payable at .....

In favour of "Trident Infrahomes Pvt. Ltd." towards earnest money/part of earnest money.

I/We agree that in the event "Trident Infrahomes Pvt. Ltd." (Hereinafter referred to as the 'Company') agree to provisionally allot a unit, I/We agree to pay further instalment of sale price and other dues as stipulated/demanded by the company in accordance with the mode of payment agreed upon in this Application and the Builder Buyer Agreement (Allotment Letter) as explained to me/us by the company and understood by me/us.

I/We understand that plot/land on which proposed group housing developed and promoted has been leased out to the company by Greater Noida Development Authority on 90 years lease on the terms and conditions mentioned in Lease Deed.

I/We shall comply with the various terms and conditions of the said Lease Deed executed between Greater Noida Development Authority and the Company.

I/We have read and understood the company's terms & conditions forming part of this application and agree to abide by the same. I/We agree to sign and execute, as and when desired by the company, the builder Buyer Agreement (Allotment Letter) on the company's standard format on the terms & conditions laid down therein.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

**PROMOTOR REGISTRATION NO.: UPRERAPRM1568**

PROJECT RERA REGN. NO. ....(whichever is applicable)

Disclaimer: All contents of this documents with respect to Trident's Embassy Projects detail (flat/unit/price/area etc.) are subject to the Real Estate (Regulation and Development) Act 2016, rules framed thereunder as applicable to State of Uttar Pradesh and enactments thereof.

The area are approx. 1 sq.mt = 10.764 sq.ft. (10.764 sq.ft.=1 sq. mt.=106 sq.mm. )

The particulars of the Applicant(s) are given below for Company's reference and record:

**1. (I) SOLE OR FIRST APPLICANT :** Mr./Mrs./Ms.....  
S/W/D of..... Nationality.....  
DOB..... Age..... Profession.....  
Residential Status: Resident/Non-Resident/Foreign National of Indian Origin  
Permanent Account No..... Aadhaar No.....  
Permanent Address .....  
Dist ..... State..... Pin Code.....  
E-mail ID..... Mob No..... Tel No.....  
Correspondence/Office address .....  
Dist ..... State..... Pin.....  
E-mail ID..... Mob No..... Tel No.....

Please affix  
your photograph  
here

**(ii) JOINT OR SECOND APPLICANT:** Mr./Mrs./Ms.....  
S/W/D of..... Nationality.....  
DOB..... Age..... Profession.....  
Residential Status: Resident/Non-Resident/Foreign National of Indian Origin  
Permanent Account No..... Aadhaar No.....  
Permanent Address .....  
Dist ..... State..... Pin Code.....  
E-mail ID..... Mob No..... Tel No.....  
Correspondence/Office address .....  
Dist ..... State..... Pin.....  
E-mail ID..... Mob No..... Tel No.....

Please affix  
your photograph  
here

**(iii) JOINT OR THIRD APPLICANT(S) :** Mr./Mrs./Ms.....  
S/W/D of..... Nationality.....  
DOB..... Age..... Profession.....  
Residential Status: Resident/Non-Resident/Foreign National of Indian Origin  
Permanent Account No..... Aadhaar No.....  
Permanent Address .....  
Dist ..... State..... Pin Code.....  
E-mail ID..... Mob No..... Tel No.....  
Correspondence/Office address .....  
Dist ..... State..... Pin.....  
E-mail ID..... Mob No..... Tel No.....

Please affix  
your photograph  
here

Signature of the Sole/First Applicant

Signature of the Co-Applicant

\*M/s. .... A partnership firm duly registered the Indian Partnership Act 1932, through its partner authorized by resolution dated Shri/Smt.....  
 .....(Copy of the resolution signed by all Partners required).

**OR**

\*\*M/s.....  
 A Company registered under the Companies Act, 1956, having its corporate identification no..... and having it's Registered office at.....through its duly authorized signatory Shri/Smt. .... Authorized by Board resolution Dated..... (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required). PAN:.....

## 2. DETAILS OF APARTMENT

|                           |                         |
|---------------------------|-------------------------|
| Apartment No.: .....      | Floor: .....            |
| Type: .....               | Block: .....            |
| Phase .....               | Carpet Area .....sq.ft. |
| Built Up Area.....sq. ft. | Super area .....sq.ft.  |
| Lawn.....sq. ft.          | Terrace .....sq.ft.     |

## DETAILS OF PRICING

|                            |                 |
|----------------------------|-----------------|
| Basic sale price: Rs ..... | (Rs .....Only)  |
| Lawn Area Price Rs .....   | (Rs.....Only)   |
| Location PLC Rs .....      | (Rs ..... Only) |

## COST OF THE PARKING SPACE:

- |                                            |                     |
|--------------------------------------------|---------------------|
| 1) Single Covered Parking (Basement)       | @ ₹ 3,00,000/- each |
| 2) Single Covered Parking (Stilt)          | @ ₹ 3,50,000/- each |
| 3) Back to Back Covered Parking (Basement) | @ ₹ 5,00,000/- each |
| 4) Back to Back Covered Parking (Stilt)    | @ ₹ 6,00,000/- each |

## MAIN METER LOAD & POWER BACKUP CHARGES:

Above 1KVA and up to 10 KVA @ ₹ 20000 per KVA

Additional main meter load required Rs ..... for.....KVA

Additional power back up (installation charges) Rs..... for..... KVA.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

#### 4. SCHEDULE OF PAYMENT FOR TOTAL PRICE

| SUMMARY OF TOTAL COST        |                   |                 |                  |                    |         |       |
|------------------------------|-------------------|-----------------|------------------|--------------------|---------|-------|
|                              | Basic             | Location<br>PLC | Power<br>Back-up | Club<br>Membership | Parking | Total |
| Components of Apartment Cost |                   |                 |                  |                    |         |       |
| GST                          | Rate applicable   |                 |                  |                    |         |       |
|                              | Amount applicable |                 |                  |                    |         |       |
| Grand total including GST    |                   |                 |                  |                    |         |       |

- GST as applicable: - Yes ( ) No ( )

#### PLAN - 1 (DOWN PAYMENT PLAN)

|                                      | Date | Total Unit Cost |        |
|--------------------------------------|------|-----------------|--------|
|                                      |      | %               | Amount |
| Token amount                         |      | 10%             |        |
| Booking amount                       |      |                 |        |
| Amount due within 30 days of booking |      | 5%              |        |
| Amount due within 45 days of booking |      | 80%             |        |
| Amount due on offer of Possession    |      | 5%              |        |

#### PLAN-2 (SPECIAL PAYMENT PLAN) / (EASY PAYMENT PLAN)

|                                                      | Due in (Days) | Date | Total |        |
|------------------------------------------------------|---------------|------|-------|--------|
|                                                      |               |      | %     | Amount |
| Token amount                                         |               |      | %     |        |
| Booking amount                                       |               |      |       |        |
| Amount due within..... days from the date of booking |               |      | %     |        |
| Amount due within .....days from the date of booking |               |      | %     |        |
| Amount due on offer of possession                    |               |      | %     |        |

#### DECLARATION

This Applicant does hereby declare that this Application is irrevocable, and that the above particulars/information given by the Applicant is true and correct, and nothing has been concealed therefrom.

Place .....

Dated .....

Yours faithfully

Signature of the Sole/First Applicant

Signature of the Co-Applicant

## TERMS & CONDITIONS:

1. That the Applicant hereby requests for the allotment of unit in the proposed Group Housing "Trident Embassy" situated at GH05B, Sector-1, Greater Noida (West) U.P. (Hereinafter referred to as "Project") being marketed by "Trident Infrahomes Pvt. Ltd." (Herein after referred to as Company") with full knowledge & satisfaction of all laws, notification, terms & conditions etc.
2. That the Applicant/s agrees to pay the consideration of the said unit and other charges on the basis of Super area (which is tentative and subject to change) as defined hereinafter and subject to changes in the rate of taxes, imposition of new taxes, fees and other charges by and statutory body(ies) of Government of India or state of Uttar Pradesh and all other authorities.
3. That the consideration of the said unit built to specification includes Basic Sale Price, Preferential Location Charges and the other charges as applicable.
4. That the Applicant/shall make all payments through Demand Draft (s) payable at Delhi or through Pay Orders or Account Payee Cheque, in favour of the company, namely "M/s Trident InfraHomes Pvt. Ltd."
5. That timely payment of the installment is the essence of the allotment which the Applicant/s agrees and accepts. That in the event the Applicant/s fails to pay any installment with interest within 30 days from the due date, the company shall have the right to cancel/terminate the allotment and forfeit the entire amount of earnest Money deposited by the Applicant/s or impose and other condition to which the applicant will not object.
6. (a) The layout plan of the entire project as drawn by the company are tentative and is subject to change, if desired necessary by the company or as may be required by the regulatory authorities of Greater Noida. The company may effect or if so required by regulatory authorities make suitable alterations in the layout plan. Such alteration may include change in the area of the apartment, Floor, block, number of apartment's location and increase /decrease in the number of car parking slots allotted to the applicant/s. In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the company shall be final and binding to the applicant/s. Further, if there is any increase/decrease in the super area of the apartment or an apartment becomes preferentially located, if the area of the flat changes as described here, the cost of the flat shall be according to the change in the area and the applicant shall not object to such change in cost of the flat on any ground.

(b) It is agreed and understood that the specifications, designs, layout, images, conditions are purely indicative and some of these can be changed at the sole discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. While every attempt has been made to ensure the accuracy of the plans shown as per the duly approved revised sanction plan dated 12/07/2016 no: 32913 and issued by GNIDA, all measurements, positionings, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purpose only and are not to scale. No responsibility whatsoever is taken for any error, omission, mis-statement or use of data shown which reserves the right to make changes in the plans, specifications, dimensions and elevations as per the applicable laws in force. AND WHEREAS that the intending Applicant/s/s is/are aware of and has/have knowledge that the building plans are tentative and understands/agrees that the company may make such changes, modifications, alterations and additions therein as may be necessary or may be required to be done by the company, the government/Greater Noida Authority or any other local authority or body having jurisdiction from time to time, if required.

AND WHEREAS as per the prevailing building Bylaws' of the Greater Noida Authority, the FAR (Floor Area Ratio) of the said project is now presently 3.675, upon the basis of which the requisite approval vide revised plan sanction no. PLG/2604/4778 Dated 12/07/2016 which have already been obtained by the company, from the competent authority, i.e. Greater Noida Industrial Development Authority (GNIDA). In consonance with the said rights so vested in it. On the basis of which the present booking and allotment is being affected in favor of the Applicant/s/s, which has to be read accordingly by both the parties, for all intents and purposes.

AND WHEREAS further to this, an additional F.A.R. of 5% is allowed for the Green Buildings as per regulations of GNIDA, which will be applied for once the necessary sanctions and approvals in respect of the Green Buildings are obtained by the Company from the competent authority i.e. I.G.B.C. The Company accordingly reserves the right to develop a total F.A.R. of 112014.00 sq. mts. on the plot as detailed hereunder:

**TABLE-I**  
**TRIDENT EMBASSY SANCTIONED/SUBMISSION AREA DETAILS**

| PLOT AREA     |                                                             | PERMISSIBLE                           |                                     | PERMISSIBLE                                                                 |
|---------------|-------------------------------------------------------------|---------------------------------------|-------------------------------------|-----------------------------------------------------------------------------|
| 30480 sq.mts. | FAR@ 3.675<br>Residential - 3.63825<br>Commercial - 0.03675 | RESIDENTIAL AREA<br>110893.86 Sq.mts. | COMMERCIAL AREA<br>1120.14 Sq. mts. | NO. OF DEWELLING UNITS<br>Residential - 1254 Units<br>Commercial - 48 Units |

AND WHEREAS the company can make any type of change in layout/elevation/design/floor plans/alteration in open spaces area/parking spaces etc. as and when required and deemed fit by the company to utilize the enhanced/additional F.A.R., by changing the number of additional floors, additional towers, increasing the number of units/dwelling units / population density( as shown in the Table 1 above) , after getting the necessary approvals from the competent authorities, in accordance with the prevailing laws. All rights in the areas of said future block(s) and in the areas arising out of revisions/alterations in the said building/complex shall vest exclusively with the company and the same can be sold/disposed of by the Company without any hindrance whatsoever by the Apartment/unit Applicant/s individually or collectively. By signing this allotment letter, the Applicant/s hereby convey his/their acceptance and approval of the changes to be carried out by the company, in future, as stated hereinabove.

(c) The company shall be responsible only for providing internal services within the peripheral limits of the complex. It is clearly understood that external services such as sewer, water, drainage connection, external roads, electricity power connections and its feeder line and any other

Signature of the Sole/First Applicant

Signature of the Co-Applicant

essential connectivity to Municipal/Government facility are to be provided by the Government /concerned local authority up to the periphery of the complex.

(d) The Applicant shall pay the total price of the said unit in accordance with the payment plan opted by the said Applicant and in addition to the same he/she/they shall also be liable to pay all other Amount(s), charges and dues mentioned in this allotment in accordance with the demand raised by the company from time to time. The Applicant agrees and understands that the total price of the said unit and other charges are calculated on the basis of the saleable area of the said unit which may increase/ decrease marginally due to any change in plans. In case such increase/ decrease is 3% or more over the saleable area of the unit, proportionate price thereof, shall be payable or refundable at the rate mentioned in this application. Other than the adjustment required for increase / decrease by 3% or more, the prices shall be Escalation Free. It is further understood by the Application/s that the definition of saleable area is more clearly defined in this allotment, and the Applicant/s agrees and affirms to be bound by the same.

(e) That the Applicant/s agrees that he/she shall not have any right to the Independent areas and facilities: the areas for shops, convenient stores, saloon, and restaurants / bar and kitchen. their approaches and spaces appurtenant to these in club complex, ownership of all parking in the complex, all rights in basements, stilts, terrace and roofs , ramps, along with the required approaches and spaces appurtenant thereto and any other built up area not accounted for, in the saleable area shall vest with the company. The Company shall have unfettered rights of ingress and egress in the above said areas. The Company shall be free to dispose of the same on such terms and conditions as it may deem fit.

- 7 (a)The company shall endeavor to complete the construction of the unit within a period specified in the letter of Allotment and / or flat buyers agreement to be entered into, subject to timely payment by the Applicant/s of the installment and other charges when due and payable or demanded by the company, The company on obtaining completion certificate/certificate of occupancy and use from Greater Noida shall hand over the unit to the Applicant/s having complied with all the terms and conditions of the flat buyers agreement.

(b) That timely payment of dues in accordance with the agreed payment schedule is of essence to this allotment. Whereas the Company will endeavor to issue Demand Letters from time to time in respect of payments in respect of construction-linked installments due from the Applicant/s 15 (fifteen) days in advance of the due date of payment, no such Demand letters will be issued in case of time-linked payments due. The Applicant/s agrees to pay the dues in time irrespective of the Demand Letters raised by the Company and that mere non—receipt of Demand Letter from the company for payment of dues will not constitute a valid reason for delayed payment on the part of the Applicant/s. However it shall be the obligation of the Applicant/s to comply with the agreed payment schedule without any separate reminders for the due installments. That interest at the rate of 11% per annum (which corresponds to average cost incurred by the company on borrowed funds) will be charged by the company on all delayed payments received after due dates, or such interest as per the applicable laws in force,

(c) The Applicant agrees that the development of the project is subject to force majeure condition which include delay for any reason beyond the control of the company like non-availability of building materials and/or labour problems and / or enemy actions and /or natural calamities and/or act of god and/or on case of delay in possession as a result of any notice, order rule, notification of the Government / public / competent authorities, delay in use of completion certificate/occupancy certificate, water/electric power supply connection or any other reason beyond the control of the company including force majeure and in such an even to the company shall been titled to reasonable extension of time without the Applicant/s being entitled to claim compensation of the nature whatsoever of the period of delay.

8. However, in case of any major alteration/modification resulting in more than 10% change in the Said Apartment or material change in the Specifications of the Said Apartment, any time prior to and/or upon the grant of occupation certificate by the Company's architect or by the Competent authority, the Applicant will be informed in writing by the Company of such change and the difference in price of the Said Apartment To be paid by him or refunded to him by the Company as the case may be. The Applicant agrees to inform the Company in writing his Objections, if any, to the changes within thirty (30) days from the date of such notice failing which the Applicant shall be deemed to have given His consent to all the alterations/modifications. If the Applicant objects to such change in writing, within the permitted time the Company Decides to go ahead with changes, then the allotment shall be deemed to be cancelled and the Company's only liability shall be limited to Refund of the amount received, excluding non-refundable amounts received from the Applicant along with interest @ 9% per annum only for the periods, the deposited amount has remained with the company, within six months of the date of cancellation or realization of the amount after resale, whichever is earlier and the Applicant agrees that the Applicant shall have no other claim or right to raise any claim or dispute of any nature whatsoever and the Company shall be free to deal with/dispose of the Said Apartment in a manner in which it may deem fit. The Applicant agrees that any increase or reduction in the super area over and above plus/ minus three percent of the Said Apartment shall be payable or refundable (without any interest) at the rate on which such areas were sold/charged. Any adjustment in this regard shall be made only at the time of possession.

(i) That in case the Applicant/s requests the company for cancellation of the allotment, the same may be agreed to by the company subject to forfeiture of 10% of the total price, non-refundable amounts and payments made to financing bodies for loans of the Unit. The amount(s), if any, paid over and above, the Earnest Money, any amount paid to the financing bodies and any Non Refundable Amount, would be refunded to the Applicant/s by the Company only after realizing such amounts from resale of the Said Unit or six months from the date of cancellation whichever is earlier but without any interest or compensation of whatsoever nature.

(ii) That the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable Amount in case of non-fulfilment/breach of the terms and conditions of the Allotment letter herein including withdrawal of the Application, and also in the event of the failure by the Applicant/s to sign and execute with the Company, the sub-lease deed, within six months of the date of the offer of possession by the company, upon expiry of which the Applicant/shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit. The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever. The Company shall at all times have the first lien and charge on the Said Unit for all its dues payable by the Applicant/s to the Company. If the amount deposited/paid by the Applicant/s is less than the Earnest Money and the Non-Refundable Amount then the Applicant/s agrees and undertakes to make the payment of the difference forthwith at the first written request from the Company.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

9. The Applicant agrees and undertakes to pay all Government rates, tax on land, GST, municipal tax, property taxes, wealth tax, taxes, fees or levies of all and any kind by whatever name called, whether levied or livable now or in future by the Government, municipal authority or any other governmental authority on the Said Complex/Said Building/Said Apartment or land appurtenant thereto, as the case may be, as assessable or applicable from the date of the Application. The Applicant shall be liable to pay all the levies and fees on pro-rata basis as determined by the Company and the determination of the share and demand shall be final and binding on the Applicant till the Said Apartment is assessed separately.
10. The Applicant agrees to pay applicable club usage charges and also fees for the club facilities (if provided). The amount shall be paid as when demanded by the Company. The actual usage will be payable as per the usages and service availed by the Applicant and the Applicant will be required to sign the necessary documents for necessary membership of the club, which shall contain the detailed terms and conditions. That the club and recreational facilities shall however be made functional, only upon completion of all the phases of the project as a whole in all respects.
11. That subject to other terms of this Allotment letter, including but not limited to clause 1(xi) and timely payment of the Total Price and other Amount(s), charges and dues as mentioned in the Allotment letter without any default, the Company shall endeavor to complete the construction of the tower housing the flat booked by the applicant/s for phase 1 (Tower A, B, C, D, E & F) on or before 31st March 2018, for phase 2 (Tower G, H & I) on or before 31st December 2018 for phase 3 (Tower J, K & L) on or before 31st December 2021 subject to Force Majeure circumstances. However, if the Company fails to handover the possession till said date, the Company would pay the applicant/s, penalty as per terms and conditions binding with RERA on of the said project for the delay attributable to the inability of the Company in handing over the Said Apartment beyond expiry of the said possession date. Similarly the customer would also be liable to pay holding charges @ Rs. 5/- per sq. ft / month (Rupees Five only per sq. Ft.) if he/she fails to take the possession within 30 days from the date of issuance of the offer of possession to the Applicant, which both parties agree as just and equitable estimate of the damages that the Applicant may suffer and the Applicant agrees that it shall have no other rights/claims whatsoever, provided the Applicant is not in breach of any of the terms of this Application/Allotment. The adjustment of such compensation shall be done at the time of execution of conveyance deed. That the penalty as detailed and stipulated in this para shall be payable only in case the applicant/s has made timely payment of all due instalments stipulated in the agreed payment schedule. However in case of any non-compliance of agreed payment schedule by the concerned applicant/s, the stipulation with regards to the payment of the agreed penalty by the developer shall be deemed to have been waived off by the applicant/s and he shall not be entitled to any such payment under and in terms of this booking.
12. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the Said Complex/Said Building may be handed over to the Maintenance Agency. The Applicants agrees to enter into a maintenance agreement with the Company or the Maintenance Agency appointed by the Company for maintenance and upkeep of the Said Complex (including common areas & facilities) and undertakes to pay the maintenance bills/charges thereof. The Company reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable / payable after thirty days from the date of issue of notice of possession, irrespective of whether physical possession has been taken or not. The Applicants shall pay and clear all dues at the time of offer of possession. That an interest free maintenance security deposit @ Rs. Thirty five only per sq. ft. of the super area shall be paid by the Applicant in advance to the Company before possession. Further, the general monthly maintenance charges @Rs. Two per sq.ft. as on 01/01/2018 Super Area shall be payable by the Applicant to the Company/Maintenance Agency. The maintenance charges may vary time to time The maintenance of the Complex may be handed over to a legally constituted association of apartment owners at any time after the receipt of written request in this regard from all Applicant(s) of the complex. This maintenance agency will work till formation of AOA and handing over of the common area to AOA.  
  
That only common services shall be transferred to the Applicant/s. Independent areas and facilities: shops, convenient stores, saloon, restaurants / bar and kitchen, their approaches and spaces appurtenant to these in club complex, ownership of all parkings in the complex, all rights in basements, stilts, ramps, along with the required approaches and spaces appurtenant there to and any other built up area not accounted for, in the saleable area shall vest with the company and shall not be handed over to the Applicant/s. Post handover all the residuary rights for maintenance in the complex including various installations for maintenance shall vest either with the Company or with individual Applicant/s only and the residuary rights in respect of the prepaid meter system shall continue to vest with the Company till such time the electric connection from the state authorities are got transferred in their own name.
13. The Applicant shall be liable to pay all fees, duties, taxes, expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the Said Apartment, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter, failing which, the Company shall have the right to cancel the allotment of the Said Apartment and forfeit the Earnest Money and Non Refundable Amount and refund the balance amount due if any, to the Applicant, only after realizing such amount, from resale/re allotment of the said apartment to any other party, with simple interest @9% per annum for the period such amount have been lying with the Company, after such cancellation.
14. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable amount in case of nonfulfillment/breach of the terms and conditions of the Application and the Agreement including withdrawal of the Application and also in the event of the failure by the Applicant to sign and execute with the Company the sub-lease deed within 30 days from the dispatch of information by the Company. There after the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Apartment. The Company shall thereafter be free to resale and/or deal with the Said Apartment in any manner whatsoever. The amount(s), if any paid over and above the Earnest Money and any amount paid to the financing bodies and any Non Refundable Amounts would be refunded to the Applicant by the Company only after realizing such amounts from resale of the Said Apartment but without any interest or compensation of whatsoever nature. The Company shall at all times have the first lien and charge on the Said Apartment for all its dues payable by the Applicant to the Company. If the amount deposited / paid by the Applicant is less than the Earnest Money and the Non-refundable Amounts, then the Applicant agrees and undertakes to make the payment of the difference forth with at the first written request from the Company.
15. Covered Car parking will be available on the request on payment basis and it shall be allotted to the intending Applicant/s of the apartments on the first come first basis. Scooter/ Two Wheelers /Cycle will be parked within the same parking space allotted to the intending Applicant/s, as per the approved layout plan as well as the aesthetic requirement of the project. Upon Purchase a separate agreement for the allotment of the car parking

Signature of the Sole/First Applicant

Signature of the Co-Applicant

will be executed between company or its nominees and the intending Applicant/s. The intending Applicant/shall not have any ownership rights over the said parking.

16. No separate letter for payment of installments on the due dates will be given. if any installments as per payment schedule is not paid within due date. the company will be charging 18% interest per annum on the delayed payment from the due date. Further, if the payment remains in arrears for more than 30 days, the allotment shall automatically stand cancelled at the sole discretion of the company without any prior intimation/notice to the applicant/s and the applicant/s will cease to have any lien on the unit. Out of the amount deposited by the applicant/s the earnest money being 10% of the basic sale price (BSP) + Preferential location charges (PLC) will stand forfeited, and after deduction of over dues interest, amounts received from housing finance companies/banks against the said allotment. However, the company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging restoration charges and interest @ 18%p.a. and restore the allotment in case the allotted unit has not been applicant/s to someone else. Alternate Unit, if available may also be offered in lieu. time is essence with respect to the applicant's obligation to pay the sale price as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee and other charges more specifically stipulated in the flat buyers agreement to be paid on or before due date or as and when demanded by the company as the case may be and also to perform or observe all other obligations of the Applicant under the flat buyer's Agreement. It is clearly agreed and understood by the Applicant that shall not be obligatory on the part of the company to send demand notices / reminders regarding the payments to be made by the Applicants per the schedule of the payments or obligations to be performed by the applicant. However, the company may without prejudice to its rights in its sole discretion, waives its right to terminate the allotment/Agreement and enforce all the payments and seek specific performance of this Agreements in such a case. The parties agree that the possession of the unit will be handed over to the Applicant only upon the payments of all outstanding dues, penalties etc. along with interest by the Applicant to the satisfaction of the Company.
17. Subject to the restrictions and limitations in the GREATER NOIDA lease deed the intending Applicant/s may at its option raise finance or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Company's payments schedule will rest exclusively on the Applicant/s. In the event, the Applicant/s loan is not being disbursed sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Applicant/s and in the event of default in payment as per the Payment Plan the intending Applicant/shall be liable for consequences including cancellation of the allotment.
18. The Applicant/shall comply with legal requirement for purchase of Immovable property wherever applicable, after execution of the flat buyer's agreement and sign all requisite applications, forms, affidavits, undertaking etc. required from time to time for purchase of said residential unit.
19. On completion of Apartment and receipt of full consideration and other charges, if any payable by the intending applicant/s, a Tripartite sublease deed shall be executed in favour of the intending Applicant/s on the format approved by the GREATER NOIDA. All expenses towards execution of the said sub lease deed shall be borne by the Applicant/s.
20. In case the applicant, desires for cancellation before the allotment has to pay Rs. 50,000/- (Rs) as cancellation charges. It may be agreed to, that will be after allotment 10% of the basic price of the unit constituting the earnest money, will be forfeited and balance if any, refunded without any interest after the resale of the apartment.
21. If the applicant fails to execute the sub-lease deed within six months from the date of dispatch of offer of possession for execution of sublease deed failing which the company shall have discretion to treat this application as cancelled and on such cancellation, the earnest money (hereinafter defined) along with non-refundable amounts (hereinafter defined), which is paid by the applicant shall stand forfeited. The applicant understand if for any reasons, the company is not in a position to finally allot the said apartment by the date of completion, the company shall refund the amounts deposited by applicant with simple interest at the rate of 9% per annum calculated for the period such amounts have been lying with the company for which the applicant will give notice to the company, as per above. The company shall refund such amounts upon realization of money from resale of the said apartment or six months from the date of cancellation, whichever is earlier the applicant understands that the company has no other liability of any kind except to refund this amount.
22. The Applicant/shall also be required to pay requisite charges as fixed by the company for connection for water sewer and electricity for the applicant/s residential unit and also the Electric Meter charges, PNG & FTTH Admin Charges, IFMS (interest Free Maintenance Security) and all other such charges as may be fixed by the company.
23. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant in not making payments within the stipulated time by the Applicant on the condition that the Applicant shall pay to the Company simple interest which shall be charged for all delayed periods after the due date @18% per annum or such other rate of interest as decided by the Company, which shall not be Condonable for delay in payment/ installment beyond 30 days. The acceptance of due amounts, even with interest as aforesaid, shall be at the sole discretion of the Company. The company shall be under no compulsion to accept delayed payments even with interest.
24. The Company may, at its sole discretion and subject to applicable laws, NOC's from financial institutions, if any, and notifications or any Government directions as may be in force, permit the Applicant to get the name of his / her nominee substituted in his/her place subject to such terms and conditions and charges as the Company may impose. The Applicant shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Applicant that as understood by the Company at present there are no executive instructions of the competent authority to restrict any nomination /transfer / assignment of apartment. However, in the event of any imposition of such executive instructions at any time after the date of this Application to restrict nomination/transfer/ assignment of the apartment by any authority, the Company will have to comply with the same and the Applicant has specifically noted the same.
25. The Applicant agrees that in case the Applicant opts for a loan arrangement with any financial institutions/banks of his choice, for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the Applicant shall be executed only upon the Company receiving "No Objection Certificate" from such financial institutions/banks.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

26. The Applicant agrees that in case the Applicant is an NRI or non-resident/foreign national of Indian origin / foreign nationals/ foreign companies then all remittances, acquisition/transfer of the Said Apartment, any refund, transfer of security etc., shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and it shall be the sole responsibility of non-resident/foreign national of Indian origin / foreign nationals/foreign companies to abide by the same. The Company accepts no responsibility in this regard.
27. The Applicant agrees to inform the Company in writing, by registered post only, any change in the mailing address mentioned in this Application, failing which all letters by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. In case of joint applicant/s communication sent to first name Applicant in this Application shall be deemed to have been sent to all applicants. All e mails / fax sent by the applicant to the Company on any matter, so as to binding on the Company are required to be confirmed by a duly signed hard copy separately.
28. The Applicant hereby covenants with the company to pay from time to time and at all times, the amounts which the Applicant is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against all payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant.
29. The Applicant before making full payment and execution of sub-lease deed cannot assign his rights, titles and interest in the flat without the prior written consent of the Company. The Company at its sole discretion, only upon the expiry of fifteen months from the date of booking may however allow transfer of the allotment before execution of sub-lease deed on payment of a transfer fee of four per cent of the total sale price, as prevailing at the time of desired transfer and consented to by the Company. The Company shall always have a first right to buy back the said apartment at the declared sale value. The sale consideration and the terms and conditions for the above said transfer between the transferor, (to whom the Company had allotted), and the transferee shall be settled mutually between them. The Company shall act as a facilitator, not having been financially benefited and as such not liable for any consequences of such transfer.
30. The Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or the Agreement and the Applicant is required to comply with all its obligations on its own.
31. The Applicant understands that the final allotment of the said Apartment is entirely at the discretion of the Company.
32. The Applicant understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the apartments in the Said Complex/Said Building to anybody or altogether decide to put at abeyance the project itself, for which the Applicant shall only have right to claim the refund of the amount paid by him/her with simple interest @9% per annum for the period such amount have been lying with the Company provided that the Applicant is not in breach of any terms of the applicant shall not have right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant.
33. The Applicant agrees that the Company shall have the right to transfer ownership of the Said Complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale/disposal/or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant and the Applicant shall not raise any objection in this regard whatsoever individually or collectively.
34. The Applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the Applicant and the Company, shall be resolved through arbitration which shall be the mode of resolution of disputes, as foresaid. Under the Arbitration and Conciliation Act, 1996 with all other statutory amendments, modifications, for the time being in force. The arbitration proceedings shall be conducted by a sole Arbitrator. For the appointment of the sole arbitrator, the Company shall identify three retired High Court Judges of the Hon'ble High Court of Delhi and intimate in writing to the Applicant, the names of retired High Court Judges, so identified. The Applicant/shall within 30 days from the receipt of such written intimation, nominate in writing to the Company, anyone of such retired High Court Judges to be appointed, as the sole Arbitrator. Upon receiving the written intimation from the Applicant as stated hereinbefore, the company shall appoint the sole arbitrator to adjudicate upon the dispute between the parties. In the event, the Applicant fails to nominate in writing as aforesaid, within 30 days from the receipt of written intimation from the Company, then the Company shall have the sole right to nominate and appoint, from within the three names nominated, a sole arbitrator to adjudicate upon the disputes between the parties. The Applicant expressly acknowledges, accepts and agrees that he shall not be entitled to reject the names identified by the Company and rejection if any, by the Applicant of the names, so identified by the Company, shall be deemed to be failure of the Applicant to nominate. The Applicant further acknowledges, accepts and agrees that he/she shall not have any objection to the appointment of the sole arbitrator made by the Company. The arbitration proceedings shall be held at Gautama Bodh Nagar only. It is also agreed that the dispute / matter will be referred for adjudication to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon both the parties. It is also agreed that the matter will be referred for adjudication, on the request of any of the parties, to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon both the parties.
35. This agreement shall be governed by and constructed in accordance with the laws of India.
36. The intending Applicant/shall pay the maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the complex as determined by.
37. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the Applicant/s will be refunded without any interest within one year of its being abandoned.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

38. All products such as tiles, marble stones and wood etc. may have slight variations in texture color and behavior and may have surface cracks.
39. The allotment of Apartment is at the discretion of the company and the company has the right to reject any offer/ application without assigning any reason. In the event the company decides to reject any offer/application for allotment of Apartment the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding. The general terms and conditions as mentioned herein are only illustration any not exhaustive for the purpose of final allotment.
40. The Allotment, if and when made by the company, pursuant to the accompanying application shall be purely provisional and Further be subjected to the terms and conditions restrictions and limitations contained in the lease deed to be executed by GREATER NOIDA in favor of the company and intending Applicant/s having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions restriction and limitations etc.

The Applicant/s has understood that the rights of ownership of land(s), facilities and amenities other than those within the block/building in which the Apartment is located and the common areas shall vest solely with the company which shall have the sole right and authority to deal in any manner with such land(s) facilities and / or amenities. The intending applicant/s has fully satisfied himself about the interest and titles of the company in the said Plot of land. I/We have fully read and understood the above - mentioned terms and conditions and agree to abide by the same. I / We understand that the terms and conditions given above are of indicative nature with a view to acquaint me / us generally with the terms and conditions as comprehensively set out in the flat buyer's agreement which shall supersede the terms and conditions set out in this applications.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

## SPECIFICATION WITH A RICH TASTE

### STRUCTURE

Earthquake Resistance RCC Framed

### BEDROOM

**Floors:** Vitrified Tiles/ Laminated wooden flooring in Master Bedroom

**Walls & Ceiling:** Emulsion Paint or equivalent and Limited POP ceiling white

### Wardrobes

### WINDOWS

UPVC/Powder coated aluminum glazing (PCAG)

### LIVING / DINING

**Floor:** Vitrified Tiles, Walls: Emulsion Paint or equivalent

**Ceiling:** Limited POP Ceiling White

### LIFT LOBBY

**Floor:** Vitrified Tiles / stones, Elevators: High speed elevator

**Walls:** Texture Emulsion Paint or equivalent

### KITCHEN

**Walls:** Ceramic tiles with border up to 2ft. above counter, Floor: vitrified tiles

**Door & Window:** Open Kitchen, External door UPVC/Powder coated aluminum glazing (PCAG)

**Counters:** Granite working platform

**Fittings and Fixtures:** CP Fitting with Stainless Steel Sink

**Wood Work:** Semi Modular Kitchen (Below the Counter)

### TOILET

**Walls:** Ceramic tiles, UPVC/PCAG external window

**Floor:** Combination of anti-skid ceramic tiles

**Fittings and Fixtures:** CP Fitting, standard chinaware

Provision for Fixture & fitting for geyser water supply

### DOORS

**Entrance Doors:** Hardwood frame with skin door\*/Flush Door

**Internal Doors:** Hardwood frame with painted flush designer doors\*

### BALCONY

**Floor:** Anti-skid ceramic tiles

**Walls & Ceiling:** Emulsion paint or equivalent

### ELECTRICALS

Modular Switches with 24hrs.Power Back Up Provision

### WATER

Drinking water supply facility Through Ganga Water Supply

### EXTERIOR FINISH

Texture Emulsion paint or equivalent

### SECURITY

Three Tier Security

Signature of the Sole/First Applicant

Signature of the Co-Applicant

## CUSTOMER'S REQUEST

To,  
The Director  
Trident Infrahomes Pvt. Ltd. H-58, Sec- 63  
Noida - 201301 (UP.)

**Sub: Application for Booking of flat**

**No.....Tower.....in Trident Embassy**

Sir,

I wish to inform that I have applied for booking the above said flat in your project Trident Embassy the said request for the booking has been made through M/S.....  
(Name of agent) having its office at.....

The above said booking agent has explained to the terms and conditions of sale in all respects and I agree to abide by the same. I have further remitted and amount of Rs .....by way of and account payee cheque no: ..... dated..... drawn on..... Branch.....in your favour towards the said request for booking. In case booking is been done with our channel partner and Applicant/s wants to exist before possession and if company has paid any brokerage against the said unit then company is liable to deduct paid amount from customer's account and buyer has to get NOC from his/her channel partner before giving the cancellation request to company.

Thanking you,

(Signature of Applicant/s)

Agent's Confirmation & Signature

**Possession Charges (payable on offer of possession letter)**

.....  
.....  
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.....  
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.....  
.....

Signature of the Sole/First Applicant

Signature of the Co-Applicant

## CONSENT LETTER-A

Greater Noida Industrial Development Authority  
Greater Noida,

Sir/ Madam,

Mr/Mrs ..... & Mr/Mrs .....

Address: .....

The allottees of flat/plot/shop/villa bearing unit no. .... /floor ..... block ..... Project, as per allotment letter/agreement date ...../...../..... Between me/us and **TRIDENT INFRAHOMES PVT LTD.** the developers thereof, having registered office at 310, Prakash Deep Building, Tolstoy Marg, New Delhi-110001, do hereby confirm that my/our objections vide letter/ .....Date ..... with regard to the revision plan approvals/completion drawing approvals the said developer to my/our satisfaction and I/we do not have any grievance in the present response to the public notice dated .....have been amicably settled between us and circumstances.

I/we further confirm that consequent upon resolution of the objections, I/we hereby withdraw the above objection /s on my/our free volition without any compulsion or influence. I/we not raise any objection before any forum in this matter in the future also.

I/we therefore, humbly request you to out objection as settled and withdrawn.

Thanking you

Yours faithfully,

Signature of the Sole/First Applicant

Signature of the Co-Applicant



## CONSENT LETTER-B

Mr/Mrs ..... & Mr/Mrs .....

Address: .....

Herein after referred to as applicant/s has /have made an application for allotment of flat/plot/villa/shop and wide flat /plot / villa/shop buyer agreement dated ...../...../..... Have been allotted a flat/plot/villa/shop bearing unit no. .... / floor ..... / block ..... In project TRIDENT EMBASSY situated at Plot GH-05B, SECTOR-1 Greater Noida (WEST) 201306, hereinafter referred to as the 'said unit), of Trident Infrahomes Private Limited, having its registered office at 310, Prakash Deep Building, Tolstoy Marg, New Delhi-110001 (hereinafter referred to the developer)

Subsequent to issuance /signing of allotment letter/agreement dated ...../...../..... I/we have been consulted by the developer with regard to certain alterations in the building plans/specification and are satisfied with such altered plan/specifications. I/we (the Applicant/s ) hereby confirm that the developer may make such alternations in the layout plan (s) and /or building plan (s) and /or project and/or location of the unit and/or size of the unit and/or specification of the unit/project and/or any other particular (s) of the project , wholly or partially due to any change in the planning, architecture, design, policy pursuant to purchase of additional far as permissible by the concerned authority or due to unforeseen reason (s) or otherwise, which is otherwise beneficial for the applicant/s.

I/we hereby give my/our unconditional and irrevocable consent in terms of chapter II section 4 (4) of the Uttar Pradesh apartment (promotion of Construction, ownership & maintenance) act 2010 to the developer for making or carrying out any alteration in the plans, specifications and other particulars including additional floor area ratio and/or density and to apply and obtain revised sanction layout plans/completion certificate (s) from the competent authority in respect of the above mentioned project at any point of time and the developer shall be fully entitled to use the same in manner as approved by sanctioning authority, without the requirement of any further consent of any nature whatsoever from me/us and I/we shall not raise any objection and/or litigation in this regard ever in future.

Thanking you

Applicant/s

Signature of the Sole/First Applicant

Signature of the Co-Applicant



## DECLARATION

I/We .....

..... do hereby solemnly affirm and declare as under: -

1. That the deponent is applicant of flat/commercial space No. .... in Project Trident Embassy, situated at GH05B, Sector-1, Greater Noida (West) U.P. and is well conversant with the facts thereof and competent to swear this affidavit.
2. That I have applied for the booking of above flat/commercial space.
3. That I am aware of new tax GST (Goods & Services Tax) which is applicable on my above mentioned booking.
4. That I extend my undertaking that I have taken the Input Credit Benefit (Anti Profitability GST Refund) against my above-mentioned booking, and I will not claim of whatsoever nature related to it in future.

**DEPONENT**

### VERIFICATION:

Verified at ..... on this ..... day of ..... 20....., that the contents of the affidavit are true and correct to my knowledge and belief. No. part of this affidavit is false. Nothing material concealed there-from.

**DEPONENT**

Signature of the Sole/First Applicant

Signature of the Co-Applicant





## FOR OFFICE USE ONLY

Payment Plan.....Payment received vide RTGS/Cheque/Demand Draft no.....  
 Dated.....for ₹.....  
 Provisional booking receipt no.....Dated.....  
 Mode of Booking- Direct/ Authorized Agent ('AG')- if 'AG', details.....  
 Receiving/ Dealing Officer.....Agent Code.....RERA Reg. No.....  
 Name..... Name .....  
 Signature ..... Signature .....  
 Date..... Remarks .....

|             |           |            |           |           |
|-------------|-----------|------------|-----------|-----------|
| Checked By: | Receiver  | Sales Head | GM Sales  | Director  |
|             | Signature | Signature  | Signature | Signature |

### CHECK LIST FOR RECEIVING OFFICER

1. Booking Amount by RTGS/NEFT/Cheque/Demand Draft/Debit or Credit Card.
2. Customer's Signature on all pages of the application form.
3. PAN No & Copy of PAN Card/ Undertaking Form No 60.
4. Photo and any valid address proof copy of all the applicant.
5. For Companies: Memorandum & Articles of Association including Incorporation Certificate and Certified copy of Board Resolution.
6. For Foreign Nationals of Indian origin: Passport photocopy & funds from NRE/FCNR A/c.
7. For NRI: Passport Photocopy & Payment through NRE/NRO A/c.

### BASIC PRICE IS EXCLUSIVE OF:

1. Registration charges, cost of stamp papers, documentations and etc.
2. All additional items such as parking, installation charges for power backup, membership charges for club and monthly usages charges of club/ facilities additional.
3. Necessary payment required for external electrification, water connection charges, sewage connection charges and firefighting installation charges.
4. IFMS and Maintenance Charges as per actual.
5. Individual Electric Meter Connection charges as applicable.
6. Impositions of taxes of Duties, GST as applicable/imposed by the local authorities for the said flat and any change in Govt, taxation or levies shall be charged extra.
7. Any other charges as referred in the allotment Letter.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

**TRIDENT**   
**EMBASSY**  
LUXURY BY NATURE  
2/3/4 BR APARTMENTS AT GREATER NOIDA (WEST)



**TRIDENT**   
**EMBASSY**  
LUXURY BY NATURE  
2/3/4 BR APARTMENTS AT GREATER NOIDA (WEST)

**TRIDENT INFRAHOMES PVT. LTD.**

-  Corporate office: H-58, Sector-63, Noida-201301, U.P., India
-  +91 120 4100093 / +91 120 4080350, Fax: +91 120 4080360
-  Site Office: Plot No.GH- 05B, Sector-1 Greater Noida (West) U.P.
-  [info@tridentrealty.co.in](mailto:info@tridentrealty.co.in) • [www.tridentrealty.co.in](http://www.tridentrealty.co.in)