

PAYMENT PLAN A:- DOWN PAYMENT

STAGE	PERCENTAGE OF PAYMENT
At the time of booking	10% of B.S.P
Within 45 days of booking	85% of B.S.P+100% of car parking +P.L.C
At the time of possession	5%of B.S.P+I.F.M.S+Other charges+Power Backup

BASIC PRICE IS EXCLUSIVE OF:

- 1.Registration Charges, cost of stamp papers, documentation, official fees and other informal charges.
- 2.All additional items such as parking, Installation charges for Power back-up. Membership charges for club and monthly usage of club

- 3.Sinking Fund as decided by the Company.
- 4.IFMS and Maintenance Charges.
- 5.Individual Electric Meter Connection charges as applicable.
- 6.All rights on terraces, basement, stilts, club etc. shall vest with the Builder/Company unless allotted separately.
- 7.GST, impositions of levies or duties, GST as applicable and any other taxes, imposed by the local authorities for the sale of the said

Unit/ Apartment/Flat and any charge in Govt. taxation or levies will be charged extra.
8.Any other charges as referred in the Allotment Letter.

Note:
- **Allotment to Non Resident and Person of Indian Origin shall be subjected to Indian Laws.**
- **For Non Resident / Persons of Indian Origin all remittances , acquisitions / transfer of the said Unit and compliance with the provisions of Foreign Exchange Management Act ,1999 or any other statutory enactments shall be their own responsibility.**

INDICATIVE TERMS & CONDITIONS FORMING PART OF

THIS APPLICATION FOR ALLOTMENT OF A UNIT/APARTMENT/FLAT IN “CIVITECH STADIA” AT PLOT NO. SC-01/E3, SECTOR-79, NOIDA, U.P.

The terms & conditions given below are tentative and of indicative nature with a view to acquaint the applicant with the terms & conditions are comprehensively set out in the Allotment Letter which, upon execution, shall supersede the terms and conditions set out in this application.

That for all intents and purpose and for the purpose of the terms & conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. The Applicant has applied for registration for allotment of a residential Unit/Apartment/Flat in the above project being developed by M/S GOLF GREEN SUPERSTRUCTURES PVT. LTD.
2. The Applications is to be accompanied with the registration amount/earnest money payable shall be 10% of the cost of Unit/ Apartment/Flat (BSP) as per payment plan by A/c payee cheque or draft favoring GOLF GREEN SUPERSTRUCTURES PVT. LTD. Payable at Noida/New Delhi. No outstation cheque/draft shall be accepted. However, if the amount paid by the applicant is less than 10% of the cost of Flat then this Application shall not be accepted for the Allotment. Provided the Applicant within 30 days deposit 10% of the BSP which shall be treated as earnest Money. In case the applicant wish to withdraw his/her application before 30 days, only Rs.25,000/ shall be forfeited and thereafter the balance amount if any shall be refunded within 45 days from the date of expiry of the 30th day. Withdrawal or cancellation after the expiry of 30 days, the amount deposited with the application shall be treated as earnest money upto 10% of the BSP along with taxes paid by Developer, on the booking of the flat, shall be forfeited and only balance amount above 10% of the BSP, after deducting earnest Money & taxes paid thereupon, shall be refunded by the Developer.
3. The final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject an application without assigning any reason thereof.
4. The layout plan of the entire Project as drawn by the company is subject to change, if deemed necessary by the Company or as may be required by the regulatory authorities of Noida. The company may affect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the Unit/Apartment/Flat, floor, block, number of Units/Apartments/Flats, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise decision of the Company's shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the Carpet/super area of the Unit/Apartment/Flat or an Unit/Apartment/Flat becomes preferentially located, revised price and/or PLC shall be payable/adjustable at the original rate at which the Unit/Apartment/Flat has been booked for allotment. Further, the company reserves the right to suitably amend the terms and conditions as specified herein.
5. The Applicant agrees that he shall pay the price of the residential Unit/Apartment/Flat and other charges on the basis of super-built-up area of the Unit/Apartment/Flat, which comprises of the built up area/covered area of the Unit/Apartment/Flat including area under periphery walls and columns, the area of balconies/verandas, cupboards, windows projects etc. proportionate share of common areas within the building like Staircase, mummies, lift wells, lift room, machines room common lobbies and passages on all floors and the proportionate share of common service areas in the complex like community facilities, security rooms, maintenance staff rooms, electric sub-station, pump rooms, underground/overhead water tanks, covered and Uncovered Shafts etc. if there is any increase/decrease in the final super-built-up area, then necessary adjustment will be made in the price of the Unit/Apartment/Flat based on Original rate at which the Unit/Apartment/Flat was allotted.
6. All Taxes/GST and statutory levies presently payable in relation to Land comprised in 'CIVITECH STADIA' have been included in the price of the Unit/Apartment/Flat. However in the event of any further increase and/or any fresh tax, GST, charges, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Noida Power Authority or any competent authority shall also be additionally payable by the Allottee(s).
7. The timely payment of the installments as per the Payment Plan shall be the essence of the Application as well as Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Noida Lease Deed. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the company may on its discretion to forfeit the 10% of the booking/registration amount as being the Earnest Money. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 30 days, from due date for such payment or two consecutive demands whichever is earlier, the company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money/Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Unit/ Apartment/Flat or any part of the Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without any interest after adjustment of interest accrued on the delayed payments, if any, and/or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ prime lending rate (PLR) for

Commercial/project loan plus 2% p.a. Or at the rate prescribed by the Real Estate Regulatory Authority, Uttar Pradesh compounded quarterly, calculated from the due date of outstanding amount.

8. (a) The Company shall endeavor to complete the construction of the Unit/ Apartment/Flat within a period as submitted before Real Estate Regulatory Authority, Uttar Pradesh by the Company , subject to timely payment by the Allottee(s) of installments and other charges when due and payable or demanded by the Company provided any consecutive default of payment by the Allottee, the Allottee shall relinquish his/her right of claiming compensation in the case of delay in completion of project or handing of possession. The company on obtaining completion certificate/certificate of occupancy and use from NOIDA shall hand over the Unit/Apartment/Flat to the Allottee(s) subject to the Allottee(s) having complied with all the terms and conditions of the Allotment Letter.
- (b) The Intending Applicant(s) agrees that the development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the company like non-availability of building materials and/or labor problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order, rule, notification of the Government/public/competent authorities, delay in issue 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 event of the Company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of any nature whatsoever for the period of delay.
9. User Right of parking for Car/ Scooter/Two Wheelers/Cycle will be available on allotment basis and it shall be allotted to the intending Allottee(s) of Unit/Apartment/Flat on first come first serve basis. Upon Allotment, a separate User Right Agreement for the allotment of the parking will be executed between Company or its nominees and the intending Allottee(s). Allotment of one parking per Unit/Apartment/Flat is mandatory. The intending Allottee(s) shall not have any ownership rights over the said parking except right to use.
10. No separate letter for payment of installments on the due dates will be issued. It will be obligatory on the part of the Allottee(s) to make the payment on or before the due dates. If any installments as per payment schedule is not paid within due date, the Company will be charging interest @ PLR for commercial/project loan plus (+) 2% 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 and allottee relinquish his/her right to demand compensation for delayed possession and the amount deposited by the Allottee(s) ,the earnest money being 10% of the Basic Sale Price (BSP) ,will stand forfeited, and after deduction of other applicable due interest amounts payable to housing finance companies/banks against the said allotment and any other charges, the balance amount, if any shall be refundable without any interest within 45 days from the date of cancellation of allotment. However, the company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging interest @ PLR for commercial/project loan plus(+) 2 % p.a. and restore the allotment in case the allotted Unit/Apartment/Flat has not been allotted to someone else. The parties agree that the possession of the Unit/Apartment/Flat will be handed over to the Applicant only upon the payment of all outstanding dues, penalties etc. along with interest by the applicant to the satisfaction of the company.
11. Subject to the restriction and limitations in the NOIDA Lease Deed, the intending Allottee(s) may at its option, have right to raise finances or a loan for purchase of the Unit/Apartment/Flat. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s) in the event, the Allottee(s) loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the intending Allottee(s) shall be liable for consequences including cancellation of the allotment.
12. The Intending Allottee(s) shall comply with legal requirements for purchase of immovable property wherever applicable, after execution of the Allotment Letter and sign all requisite applications, forms, affidavits, undertakings etc. required from time to time for purchase of said residential Unit/ Apartment/Flat.
13. On completion of Unit/ Apartment/Flat and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a tripartite sub-lease deed shall be executed in favour of the Allottee(s) on the format approved by the NOIDA or Real Estate Regulatory Authority, Uttar Pradesh. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s) only.
14. In case the applicant desires for cancellation, within 30 days, than he/she has to pay Rs.25,000/- (Rupees Twenty Five Thousand Only) as File Charges & Administration Charges etc. It may be agreed that after the expiry of 30 days 10% of the basic price of the Unit/Apartment/Flat, constituting the earnest money, along with taxes paid by the developer upon the booking of flat will be forfeited and balance, if any, refunded without any interest within 45 days from the date of cancellation.
15. The Allottee(s) shall also be required to pay requisite charges as fixed by the Company for connections for water, sewer and electricity for the allotted residential Unit/ Apartment/Flat and also the Fire Fighting Charges, Power Back-up Charges, Electric Meter, Sinking Fund, Admn. Charges and all other such charges as may be fixed by the Company.
16. The Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Unit/ Apartment/Flat) in the Complex as determined by the company or its nominated agency.
17. In case the Allottee(s) desires, transfer of allotment/ownership of Unit/Apartment/Flat, before registration/possession, a transfer fee of 4% (four percent only) of the total sale price as prevailing at the time of desired transfer shall be payable by the Allottee(s). Transfer of allotment/ownership shall however be permitted only after receiving 50% payment of the Unit/Apartment/Flat by the Developer.
18. All natural products such as tiles, marble stones and wood etc. may have slight variations in texture color and behavior and may have surface cracks.
19. All or any dispute arising out of or touching upon or in relation to the terms of this application or Allotment Letter including the interpretation and validity thereof and the respective rights/obligations of the parties shall be settled amicably by mutual discussions, failing which the same shall be settled through law applicable for time being in force. The courts at Gautambudh Nagar shall alone have the jurisdiction in all matters arising out of/touching and/or concerning this Application regardless of the place of execution of this Application.
20. That in case, the intending Allottee(s) makes any payment to any of the person/company, except M/S GOLF GREEN SUPERSTRUCTURES PVT. LTD. against his booked Unit/ Apartment/Flat, then the Allottee(s) will be solely responsible & liable for the said payment.
21. This application is subject to a lock-in period of thirty (30) days from the date of signing of this application form and after thirty (30) days this application shall automatically be rejected, if allotment is not done with sole discretion of the Company.

The Allottee(s) has understood that the rights of ownership of land(s), facilities and amenities other than those within the block/building in which the Unit/ Apartment/Flat 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 Allottee(s) has fully satisfied himself about the interest and title of the Company in the said plot of land.

I/We have fully read and understood the above-mentioned terms and conditions and agreed to abide by the same. I/We understood 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 Allotment Letter which shall supersede the terms and conditions set out in this application.

Signature of the Sole/First Applicant

Signature of the Co-Applciant



GOLF GREEN SUPERSTRUCTURES PVT LTD.
(Civitech Group of Companies)
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Site Office : SC-01/E3, Sector-79, Noida UP India. **Tel. :** +91-120-4213239, 4213240
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Application Form For Provisional Allotment



GOLF GREEN SUPERSTRUCTURES PVT. LTD.

**APPLICATION FORM FOR ALLOTMENT
OF A UNIT IN THE RESIDENTIAL PROJECT AT
PLOT NO. SC-01/E3, SECTOR 79, NOIDA.**

M/s.GOLF GREEN SUPERSTRUCTURES PVT LTD.

CIVITECH HOUSE,
H-71, SECTOR-63 ,
NOIDA , GAUTAMBUDH NAGAR (U.P)

Date

Dear Sir/Madam ,

I/We, the undersigned (also referred to as the 'Intending Allottee(s)') request that I/We may be allotted a residential Unit in the Residential Project is being developed by you in the Name of "CIVITECH STADIA" on the Plot No. SC-01/E 3, Sector-79, Noida, Gautambudh nagar,(U.P), registered with Real Estate Regulatory Authority, Uttar Pradesh vide registration **No.UPRERAPRJ8725**, as per the details and payment plan mention herein after.

In the event of the Developer accepting this application to allot a Unit, I / We agree to pay further allotment money and installments of consideration amount and all other dues as stipulated in the payment plan attached with this Application and the Allotment Letter and the Payment Plan as explained to me / us by the Developer and understood by me / us.

WHEREAS as the Company GOLF GREEN SUPERSTRUCTURES PVT. LTD. was allotted land from NOIDA Authority (A Body corporate constituted under U.P.Industrial Development Area Act, 1976), on leasehold basis under scheme GH-2010 (II) for Group Housing. The Company succeeded in the bidding process and subsequently was allotted Plot No. SC-01/E3, Sector-79, Noida, vide its allotment letter No. Noida/Commercial/2011/702 dated 24th June,2011.

The Company has taken over physical possession of the said Plot on 24.06.2011, after executing the lease deed dated 19.10.2012 and got it registered with Sub-Registrar-I, Noida on dated 20.10.2012 vide A.D. Book No.1, Volume No.3550 from pages 177 to 230, and bearing document No.5074 AND WHEREAS the Company has proposed a Group Housing project, Residential Units/ Apartments/Flats of various sizes, dimensions.

I/We have clearly understood that this application does not constitute any offer of allotment or allotment or any Agreement to Sell and I / we do not become entitled to the allotment and/or Final allotment of a Unit notwithstanding the fact the Developer may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we have been given a letter from the developer, confirming the allotment of a Unit, Further by signing of a Buyer's Agreement/allotment Letter or an Agreement to Sell , as provided in the Standard Terms and Conditions of the Developer agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the developer. If , however , I/We fail to confirm the acceptance of the allotment or execute and return the Buyer's Agreement/Allotment Letter or Agreement to sell , within (30) days from the date of its dispatch by the Developer – as the case may be, then the allotment shall stand cancelled and the earnest money paid by me / us shall stand forfeited. (i.e. 10% of total cost of the Unit/ Apartment/ Flat shall be treated as earnest Money) .

Further, I/we shall not have any right to raise any dispute and claim and shall not have any right / title / interest on the acceptance of the Application and receipt of the booking amount by the company with this application from me/us.

I/We acknowledge that the company has provided all the information and clarifications as sought by me/us. I/We have also relied on my/our own judgment and conducted enquiry before deciding to purchase the said Unit/ Apartment/ Flat. I/We have not relied upon nor is influenced by any Architects' plans, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral made by Company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description of physical condition of the said Complex/Said Unit/ Apartment/ Flat.

I/We have applied for allotment of the said unit/apartment/flat and is fully aware of limitations, restrictions and obligations of the company in relation to and in connection with the development/construction of the said flat/said building/said complex and have also satisfied myself/ourselves about status/title/interest/right of the company over the land on which the said flat/said building/said complex is being developed/constructed and have understood all the constraints of the company in respect thereof. I/We confirm that no further inquiry in this regard is required by me/us. I/We confirm that this application is irrevocable and cannot be withdrawn. I/We understood that the final allotment of the said Unit/ Apartment/ Flat is entirely at the discretion of the company.

I/We agree to sign and execute, as and when desired by the Developer, Perpetual Sub Lease, Sale Deed or such other Indenture of Conveyance or Buyer's Agreement, mainly based on the Terms and Conditions attached to this Application, Allotment letter and/or the conditions as may be prescribed by Real Estate Regulatory Authority, Uttar Pradesh or any stipulation may be prescribed by NOIDA (New Okhla Industrial Development Authority), while allotting the land to the Developer, Contents of which have been understood by me / us.

I/we also agree to sign and execute with agencies designated by the Developer, at the instance of the Developer, the Maintenance Services Agreement, Membership Rules and Regulation of the said Residential Complex, or as may be amended from time to time, the contents of which have been understood by me/us.

I/we agree to sign and undertake to execute an Indenture of Conveyance or other such documents, upon receiving a communication to this effect from the Developers or its nominee and in such format as the developers may prescribe for all the Allottees / Unit Holders or may be prescribed by Real Estate Regulatory Authority, Uttar Pradesh.

THE COMPANY

ALLOTTEE(S)

ID NO.

PERSONAL DETAIL FORM

SOLE/FirstApplicant _____

S/W/D/of _____

Permanent Address _____

Correspondence Address _____

Telephone: _____ Mobile _____ Fax _____

E-mail: _____ Date of Birth _____

Residential Status: Resident Non-Resident P/O

Nationality: _____ PAN NO. _____

Occupation: Govt. Servant Self Employed Private Sector Professional Others

Office Name: _____ Designation _____

Office Address: _____

CO-APPLICANT

Co-Applicant _____

S/W/D/of _____

Permanent Address _____

Correspondence Address _____

Telephone: _____ Mobile _____ Fax _____

E-mail: _____ Date of Birth _____

Residential Status: Resident Non-Resident P/O

Nationality: _____ PAN NO. _____

Occupation: Govt. Servant Self Employed Private Sector Professional Others

Office Name: _____ Designation _____

Office Address: _____

3. M/s. _____ a partnership

firm duly registered under the Indian Partnership Act 1932, through its partner authorized by resolution dated _____

Mr./Mrs./Ms _____ (copy of the resolution signed by all Partners required).

PAN/TIN: _____ Registration No. _____

OR

4. M/s _____ a Company registered under the Companies Act, 1956,

having its registered office at _____ through its duly authorized

signatory Mr./Mrs./Ms. authorized by Board Resolution dated _____ (Copy of Board Resolution along with a certified

copy of Memorandum & Articles of Association required). PAN: _____ (Hereinafter referred to as the

Allottee which expression shall include his/ her/ their respective legal heirs, successors, executors, transferees and assignees) of the Second

Part.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

DETAIL OF FLAT :

NOW, THEREFOR, THESE ARTICLES WITNESSETH AND IT IS MUTUALLY AGREED UNDERSTOOD AND DECLARED BY BETWEEN THE PARTIES AS FOLLOWS :-

1. Tower : _____
2. Flat/Unit/ Apartment No. : _____
3. Floor : _____
4. Carpet Area : _____

COST OF FLAT :

1. Basic Sale Price : _____
Basic Sale Price After GST Discount @ _____ : _____
 2. Parking (Usage Rights) : _____
 - a) Open Parking : _____
 - b) Basement : _____
 - c) Basement Double Parking : _____
 3. PLC (Preferential Location Charges) : _____
 - a) Park/Main Road Facing : _____
 - b) Semi-Road Facing : _____
 - c) Floor (_____ / - Sq. Ft.) : _____
 - d) Corner : _____
 4. Power Backup : _____
 5. Lease Rent : _____
 6. IFMS (Interest Free Maintenance Security) : _____
- Total** : _____
- GST as per Applicable** : _____
- Grand Total** : _____
- (Rupees _____)**

PAYMENT PLAN OPTED :

- Down Payment Plan : []
- Flexi Payment Plan : []

THE COMPANY

ALLOTTEE(S)

