

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

Date _____

Dear Sir/s,

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

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

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

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

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

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

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

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

X _____

Signature of Sole/First Applicant

X _____

Signature of Second Applicant (if any)

PERSONAL DETAILS FORM

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

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

DETAILS OF UNIT REQUIRED FOR PROVISIONAL REGISTRATION

Type(2BHK/3BHK) _____ Tentative Unit No. _____ Floor _____

Tower/Building No. _____ Super Area of Unit _____ Square Feet

Parking Nos. _____ Parking Type _____

Carpet Area as per the definition under RERA Act _____ Sqft (_____ Sqmt) Balcony Area _____ Sqft (_____ Sqmt)

Verandah Area _____ Sqft (_____ Sqmt)

UNIT PRICE

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

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

Note:

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

DECLARATION

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

Yours faithfully,

Date

X _____
 Signature of Sole/First Applicant

Place

X _____
 Signature of Second Applicant (if any)

PAYMENT PLAN

PLAN 'A' (Flexi Payment Plan)

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