

FORM No. _____

DATED _____

APPLICATION FOR BOOKING/ALLOTMENT OF A RESIDENTIAL /COMMERCIAL UNIT In "INDUS CENTRAL", MDA/BP/24-25/0276, RERA Reg.No.UPRERAPRJ..... At : Rajan Kunj, Village Roshanpur Dorli, Roorkee Road, MEERUT

INDUS VALLEY PROMOTERS LTD.

"Rainbow Chambers",
#2, P.L.Sharma Road,
MEERUT-250001.

Dear Sirs,

I/We the undersigned applicant(s) request the provisional booking of a proposed UNIT Commercial/Residential in the project in "Indus Central", Roorkee Road, Meerut, along with exclusive rights to use parking space(s) as applicable, under the company's payment plan (Construction Linked Plan/Special Payment plan as may be applicable).

I/We enclose a sum of Rs. _____ (Rupees _____ only) by

Cheque/D/D/ No. _____ dated _____ drawn on _____

_____ in favour M/s Indus Valley Promoters Limited, as the booking amount.

I/We the applicant(s), confirm that the company has provided all information and clarifications requested by me/us in relation to the proposed units. I/We am/are fully satisfied with the information received and have made his application after exercising my/our independent judgement and conducting such diligence as deemed necessary. I/We expressly confirm that no reliance has been placed on, nor am/are I/We unduly influenced by, any advertisements, brochures, architectural plans, statements, representations, warranties, estimates or assurances of any nature whatsoever whether oral or written made by the company, its agents, or brokers, including (but not limited to) representations concerning the specifications, physical condition, or description of the Flat or the complex. This application or statement not expressly contained herein shall form part of this application.

I/We further agree that, upon allotment of the said Flat by the company. I/We shall be liable to pay the total sale consideration and all related amounts, charges, fees and dues, strictly in accordance with the payment plan selected by me/us. I/We acknowledge that such payments shall be made in compliance with the terms of this application and the formal Allotment Letter/Agreement for Sale to be executed in accordance with the company's standard format. I/We confirm that I/We have carefully read understood and accepted the terms and conditions for the purchase of the allotted unit, which shall be binding upon me/us.

My/Our particulars are given below:

First Applicant

Mr./Mrs/Ms. _____

S/W/D _____

Nationality _____ DOB _____ Profession _____

Resident Status _____ E_mail _____

Aadhar Card No. _____ PAN No. _____

Correspondence Address _____

Tel _____ Mobile No. _____

Permanent Address _____

Second Applicants:

Mr./Mrs/Ms. _____

S/W/D _____

Nationality _____ DOB _____ Profession _____

Resident Status _____ E_mail _____

Aadhar Card No. _____ PAN No. _____

Correspondence Address _____

Tel _____ Mobile No. _____

Permanent Address _____

Third Applicants: (If applicable)

Mr./Mrs/Ms. _____

S/W/D _____

Nationality _____ DOB _____ Profession _____

Resident Status _____ E_mail _____

Aadhar Card No. _____ PAN No. _____

Correspondence Address _____

Tel _____ Mobile No. _____

Permanent Address _____

OR [IN CASE OF A COMPANY]

M/s _____

A company registered under the Companies Act, 1956/2013 as applicable having

CIN _____ PAN _____ and having its registered Office at

Through _____

OR (IN CASE OF A FIRM)

M/s _____ a (Proprietor/Partnership) firm

as applicable having its registered office at _____

Through its Proprietor/Partner _____

Nature of Booking:

This booking form pertains to proposed Units (Commercial/Residential) in the project "INDUS CENTRAL". The provisional booking does not create or convey in favour of the Applicants any rights, title or interest of any nature whatsoever in the said Flat/Project [or part thereof], unless and until a Allotment Letter/ Agreement to Sell or any other documents (as required) is duly executed.

Mode of Payment:

- a) All payments shall be made through Cheques/Drafts/RTGS in favour of to M/s Indus Valley Promoters Limited. The Applicants must obtain receipt for the payment a duly signed and issued by the Authorised person of the company. Payment made to any third party or unauthorized person shall be at the sole risk of the Applicants, and the company shall not be liable for the same.
- b) The Payment plan, as set forth in the Schedule A, as opted by the Applicants shall be final and binding.
- c) Any part payment of Rs._____ towards booking shall be accepted only subject to payment of the full 10% of the Basic Sale price within 30 days, failing this, the part payment shall be liable to forfeiture as estimated damages.

Delay of Payments:

- a) Interest on delayed payments shall be charged on the rate of MCLR+2% per annum (or as may be applicable as per laws}, calculated from the due date of actual payment.
- B) In the event of default (continuing or may be defined as default under the applicable laws), the company shall have the right to cancel the booking/allotment. In such case, the company may refund the amount received after deducting 10% (earnest money) of the total sale consideration as pre-estimated damages. The applicants shall not raise any claim or objection in such circumstances.

Cancellation Charges:

- a) Refund of balance amount in case of cancellation/ Withdrawal , if any shall be within 45 days of the date of receipt of the Applicants written cancellation request along with the supporting documents. Of the balance amount 50% shall be refunded within 45 days, and remaining 50% shall be refunded either re-allotment of the unit or within 12 months of cancellation/ withdrawal, whichever is earlier.
- b) In case of cancellation of the booking by the Applicants, the company shall be entitled to forfeit the booking amount (Earnest money)and refund the remaining amount without any interest.

Registration & Other Charges:

- a) Stamp duty, registration fees and incidental expenses, at time of execution and registration of sale deed shall be borne by the applicants only.
- b) All present & future statutory taxes, levis, cess and duties including GST, Vat, Service Tax, Labour cess, Metro cess imposed by the competent authorities shall be payable by the Applicants in addition to the Sale Consideration.

Usage of Unit: (Commercial/Residential)

The Applicants acknowledges that the Unit (Apartment / Shop) is being allotted shall be used only for allocated purpose of the Unit. Any illegal or immoral use of the premises, or any act causing nuisance, encroachment, overcrowding of passages, or inconvenience to other allottees, is strictly prohibited. The Unit shall be used for activities as are permissible under the Law.

DETAILS OF RESIDENTIAL UNIT:

Unit No.(Apartment)_____Floor _____ Block_____

Type _____ Carpet Area _____ Sq.mts. (approx.) _____ Sq.ft. (approx)

DETAILS OF PRICING:

Basis Sale Price Rs._____ (Rupees _____ only)

DETAILS OF COMMERCIAL UNITS

Shop/Commercial Unit No._____ Floor _____ Block _____ Type _____

Carpet Area _____ Sq.mts. (approx.) _____ Sq.ft. (approx)

DETAILS OF PRICING:

Basic Sale Price Rs._____ (Rupees _____ only)

ADDITIONAL CHARGES:

- CAR PARKING:
Covered Parking Rs. _____ Open Parking:
- POWER BACKUP: Rs._____ (Power Backup 5 KVA for 3 BHK Rs._____ Per KVA)
- FIRE FIGHTING CHARGES (FFC) Rs._____
- MAINTENACE CHARGES (AMC) Rs._____ Per Sq.mts _____ Per Sq.ft.

NOTE:

- Booking shall be confirmed only upon payment of 10% of the total sale consideration. As Earnest money.
- Other Charges (including but not limited to GST, Service Tax, Vat, Metro Cess, Labour Cess and any other statutory levies imposed or leviable by the competent authorities shall be payable in addition to the Basic cost.
- Any dispute arising out of or in relation to this booking or the other documents executed shall first be attempted to be settled amicably between the parties, failing such settlement the dispute shall be referred to a sole Arbitrator appointed by the mutual consent, in accordance with the Arbitration and conciliation Act, 1996. The arbitration proceedings conducted in English at Meerut, U.P. and the award shall be final and binding on the parties.

Subject to the above, the Courts at Meerut shall have exclusive jurisdiction in all matters or to seek remedies available under the RERA Act, 2016.

Dated :

Place :

(Signature of Applicant)

(Signature of Co- Applicant)

Date of receipts of the applicant _____

Dear Customer.

Thank you for your application for the offer of booking of Unit No. _____ with M/s **Indus Valley Promoters Limited**, to ensure that there is clarity regarding the offer, we request you to go through the declaration given below/overleaf and sign your acceptance on the same. Kindly retain the copy of declaration for your further reference.

I/We _____ and others herewith enclose my/our application for the offer of booking Unit No. _____ in the project "INDUS CENTRAL", Meerut and I/We hereby confirm that all the points have been clearly explained to me/us.

I/We have signed the application form and confirmed all the details contained herein. I/We further confirm that I/We have issued booking amount of Rs. _____ through Cheques/DD/RTGS in favour of **Indus Valley Promoters Limited** only, I/We further confirm that I/We have been explained all the points regarding Rate, PLC and all other charges in detail and same is mentioned on application form also.

I/We understand and confirm that:

- i. I/We have and understood the terms and conditions, key benefits and exclusion, refund, cancellation process regarding the Booking of Unit.
- ii. All the terms and conditions on the application form are agreed, understood duly signed by me/us without any coercion.
- iii. Any verbal commitment, which is not mentioned in the application form does not have any legal value and company is not liable to fulfill these terms in future.
- iv. Any and every "Home Loan facility" will be addressed by the company In House Banking team through all most banks/FI which has approved the project. If any home loan facility is taken by me/us from self-source the company will not be liable for any delay in processing the loan (sanction or disbursement/part disbursement) and in this regard I/We undertake that I/We shall not raise any claim or the company due to any delay in sanction or disbursement.

Dated :

Place :

(Signature of Applicant)

(Signature of Co- Applicant)

PAYMENT PLAN DETAILS - RESIDENTIAL

A. Special Payment Plan : Rebate 5% on Basic Price

- | | | |
|-------------------------------------|---|----------------------|
| 1. At the time of Booking | = | 20% + Applicable GST |
| 2. At the time of Ground Floor Slab | = | 70% + Applicable GST |
| 3. On offer of Possession | = | 10% + Applicable GST |

B. CONSTRUCTION LINKED PAYMENT PLAN:

C.

S.No.	INSTALLMENTS	Percentage of Sale Consideration (%)	Applicable GST	Total (Rs)
1	At the time of Booking, as earnest money	10%		
2	Within 30 days of the Booking	10%		
3	Within 90 days of the Booking	10%		
4	On Commencement of Foundation	10%		
5	On Commencement of Ground Floor Slab Casting	10%		
6	On Commencement of Third Floor Slab Casting	5%		
7	On Commencement of Fourth Slab Casting	5%		
8	On Commencement of Fifth Floor Slab Casting	5%		
9	On Commencement of Sixth Floor Slab Casting	5%		
10	On Commencement of Internal Plaster Work	10%		
11	On Commencement of Flooring Work	10%		
12	On Offer of Possession	10%		
		100%		

The payment mentioned herein is subject to minor modifications, is required to align with the payment plan approved by the respective Financial Institutions or Bank.

SOURCE OF PAYMENT

Self []

Bank Loan []

(Signature of Applicant)

(Signature of Co- Applicant)

PAYMENT PLAN DETAILS - COMMERCIAL

S.No.	INSTALLMENTS	Percentage of Sale Consideration (%)	Applicable GST	Total (Rs)
1	At the time of Booking, as earnest money	10%		
2	Within 30 days of the Booking	20%		
3	Within 90 days of the Booking	20%		
4	Within 180 days of the Booking	20%		
5	On Offer for Possession	20%		
		100%		

The payment mentioned herein is subject to minor modifications, is required to align with the payment plan approved by the respective Financial Institutions or Bank.

SOURCE OF PAYMENT

Self []

Bank Loan []

(Signature of Applicant)

(Signature of Co- Applicant)