

APPLICATION/BOOKING FORM

To
M/S. FAIRFOX ITINFRA PRIVATE LIMITED
Plot No.01A, Sector-140A,
Noida-201305

Dated:

Dear Sir/s,

I/We the Applicant(s) understand(s) that FAIRFOR ITINFRA PVT. LTD. (hereinafter called (the "Company")) having its Registered Office at Plot No. 01A, Sector- 140 A, Noida -201305 is developing a IT/ITES project by the name "EYE OF NOIDA (EON)" at Plot No. 01A, Sector- 140 A, Noida, Gautam Budh Nagar, UP hereinafter called as the "SAID PROJECT".

I/We wish to offer our expression of interest by way of this Application form for the allotment of _____ in the “said project”, of the “Company”.

Pursuant to acceptance of my/our application form followed by allotment; I/We undertake to pay the total consideration of the IT/ITES Office Space/Facilities Shop and all other charges taxes and levies; as may be intimated by the Company from time to time. All such payments shall be made by me/us in the manner set out in the payment schedule which shall form part of the Agreement to sale/Allotment Letter which shall be executed between me/us and the Company in the format provided by the Company.

I understand that this application is a mere offer of our expression of interest for provisional allotment and same does not constitute or create any Right, Title or Interest whatsoever in my/our favour in respect of the Unit applied for, notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application.

I/We have gone through the sanctioned drawings/layout plans and location of the Unit to be allotted.

I/We hereby enclose a Cheque/Demand Draft
No./RTGS _____, dated _____ drawn
on _____ Bank, _____
_____ Branch for an amount of Rs. _____/-

_____ (in words only) as and by
way of the application money.

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

My/Our particulars are given below for your reference and record:

1. FIRST APPLICANT

Mr./Mrs./M/s..... Son/Wife/Daughter of
..... Date of Birth Nationality
PAN No. Aadhaar No..... Nominee Name
..... Correspondence Address:.....
.....
.....
.....PIN:..... Permanent Address:.....
.....
.....PIN:
Tel. No..... Mobile: Email
Id:..... Office Address:.....
.....
..... PIN: Designation:..... Contact No.:
Office: Mobile:.....
E-Mail ID:.....Passport No. (For Non
Resident/Foreign National of Indian Origin):

2. SECOND APPLICANT

Mr./Mrs./M/s..... Son/Wife/Daughter of
..... Date of Birth Nationality
PAN No. Aadhaar No..... Nominee Name
.....Correspondence Address:.....
.....
.....
.....PIN:.....Permanent Address:
.....
.....PIN:
Tel. No..... Mobile: Email
Id:..... Office Address:.....
.....
..... PIN: Designation:..... Contact No.:
Office: Mobile:.....
E-Mail ID:.....Passport No. (For Non
Resident/Foreign National of Indian Origin):

3. PAYMENT PLAN (Tick the chosen plan)

- A. Down payment plan ☐
B. Flexi payment plan ☐
C. Construction linked plan ☐
D. Any other payment plan ☐

4. PARTICULARS OF SPACE/BOOKING:

- (i) Type of Product:.....
(ii) Floor:.....
(iii) Super area:..... sq. ft. (.....sq. mt.)
@ Rs..... /- p.s.f.
(iv) Carpet area: _____ sq. ft. (_____ sq. mt.)
(iv) Nature of Business: IT/ITES
Cheque/Draft in favor of **“FAIRFOX ITINFRA PRIVATE LIMITED”**

5. MODE OF BOOKING:

Direct ☐ Broker ☐

Broker Details _____
Company Executives _____

Consideration

SL.No	Particulars	Rates (Per Sq.Ft.)	Total
1	Basic Sale Price	Rs..... Carpet Area Rs..... Super Area	
2	Lease Rent	Rs..... Carpet Area Rs..... Super Area	
3	External Electrification Charges (EEC)	Rs..... Carpet Area Rs..... Super Area	
4	Fire Fighting Charges (FFC)	Rs..... Carpet Area Rs..... Super Area	
5	PLC Plaza Front Corner/Standard (Mandatory)	Rs..... Carpet Area Rs..... Super Area	
6	Floor PLC(Mandatory)	Rs..... Carpet Area Rs..... Super Area	
7	Interest Free Maintenance Security (IFMS)	Rs..... Carpet Area Rs..... Super Area	

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8	Power Backup	Rs..... Carpet Area Rs..... Super Area	
9	Car Parking Charges	Rs..... Carpet Area Rs..... Super Area	
10	Club Membership Charges	Rs..... Carpet Area Rs..... Super Area	
11	Other Statutory Charges /GST/ Local Authority/Govt. Charges	Rs..... Carpet Area Rs..... Super Area	
12	Total Consideration		

Date _____

Place _____

For Office use only:-

Application _____ received _____ on _____

Special _____ remarks _____ (if _____ any)

Terms & Conditions

The applicant(s) agree(s) that:-

1. The Applicant(s) shall sign all the pages of this application in token of his/her acceptance of the terms and condition stipulated herein.
2. Notwithstanding the fact that the Company may have issued an acknowledgement by way of a receipt for the money tendered with this application, the Applicant(s) have clearly understood that this application is only a offer of expression of interest of/by the Applicant(s) for the allotment of an Unit and does not constitute any allotment or an agreement between the Applicant(s) and the Company and the Applicant(s) are not vested with any right, title and interest until the allotment of the Unit is made by the Company in the said project.
3. The Company shall have absolute discretion and be entitled to accept or reject this application and may allot the desired Unit to any other person, or may decide not to allot any Unit or altogether decide to modify or cancel the said project itself, before execution of agreement to sale/allotment letter, without assigning any reason whatsoever. In

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this case, the application money or any other amounts paid by the Applicant(s) shall be refunded to the Applicant(s) without interest. It is clarified that deposits of the cheques shall not amount to acceptance of the application.

4. The Applicant(s) has/have satisfied himself/ herself that M/s. FAIRFOX ITINFRA PRIVATE LIMITED, a Company registered under the Companies Act 2013, having its Registered Office at Plot No.01A, Sector-140A, Noida-201305, is developing and constructing 55247.50 Sq. Mt. area ("Lessee"), situated at Plot No.01A, Sector-140A, Noida-201305 ("Said Land") and is sufficiently entitled to develop, sell and deal with the said Project proposed to be constructed on the said land in respect of which Noida Authority, (the "Lessor"), has executed Lease Deed in favour of FAIRFOX ITINFRA PRIVATE LIMITED vide lease dated 29th June, 2021 as registered with Sub Registrar, NOIDA. The said project is registered with UPRERA as in accordance with applicable laws, rules and regulations vide RERA Registration no..... The Company is authorize, to develop/ construct the said Project on the said land and to sell, market, deal, negotiate, sign and execute Agreement, Sub-Lease Deed etc. with the Applicant(s)/ prospective purchasers/ buyers at the rates and Terms and Conditions to be determined in its sole discretion and also to receive all payments and issue receipts thereof in its own name from Applicants own resources including Loans, if any.
5. The Applicant(s) represents & acknowledges that he/ she has inspected the relevant documents/ papers and has carried out due diligence and is fully satisfied with the Right, Title and Interest of the Company to the Said Land and has understood all limitations and obligations of the Company in respect thereof. The Applicant(s) undertakes not to hereinafter raise objections with respect to the Company's Right/ Title/ Interest/ Entitlements in the Said Land and rights to sell and develop the said Project.
6. The Applicant(s) has tendered this Application for provisional allotment of a Unit in the Project based upon his own due diligence and without relying on any alleged representations and assurances of the Company or any of its representatives or agents or brokers and with full cognizance of the fact that the Company cannot provide oral representations and assurances, and has agreed to book/purchase the Unit from the Company (which shall refer not only to the physical condition of the Said Land and Unit, their contents/ inclusions at the time of this sale, but also to the condition of the Title or other Evidence(s) of ownership and the extent and state of whatever Rights, Interests, Entitlements and Participation over the Said Land and Unit with the Company at the time of the Sale) without any recourse to warranties implied in terms hereof. The applicant(s) has studied the market and available products and taken a conscious decision to

apply for a Unit in the Project without any undue influence or force by whatever means.

7. The Applicant(s) understands that the area of the Unit may be subject to certain changes for any reason(s) beyond the control of the Company. I/We understand that the marketing plan/brochure is only a mere indication of the said project. The areas mentioned in the drawings are reasonable estimates and are subject to change, to which the Applicant(s) will never object and provide consent letter, if any, required. The Company reserves the right to change the design, elevation, specifications, amenities and facilities, plans, etc. of the project as in accordance with applicable laws; including change in FAR etc. as per the policy of the Noida Authority, to meet the planning/regulatory requirement of architect/Noida Authority or for any other reasons . Further the company in its sole discretion may sub divide any unit approved in the sanctioned layout plan and/or merge/join any number of unit(s) approved in the sanctioned plan as in accordance with requirement and allot the same to the prospective applicant(s). The Applicant(s) herein undertakes not to object such act and deed of the company in any manner whatsoever.
8. The Applicant(s) clearly and unequivocally understand(s) that any rights and entitlements shall accrue only pursuant to the allotment is made by the Company in his/her/their favour and subsequent to execution of agreement to sale/Allotment Letter followed by due performance of its terms and conditions are duly complied with, by the Applicant(s). The Applicant(s) agree that in the event of the Company not accepting his/her/their application for any reason whatsoever, the Applicant(s) shall have no claim, right, entitlement, title, interest or lien on the said Unit and shall not raise any objection for non-allotment.
9. Earnest Money shall be and mean 15% of the Total Sale Consideration. In the event that before the allotment letter is issued, the Applicant(s) withdraw(s) or cancels this application, the Company shall be entitled to forfeit the earnest money.
10. All cheques/demand drafts payable by the Applicant(s) should be drawn in the name of payable at Noida/Delhi Only.
11. After allotment of requisite unit by the Company, if the Applicant(s) fail(s) to sign and execute the necessary Agreement to sell/Allotment letter for the allotted Unit or fail(s) to make payment of the amounts on the due dates/within the prescribed time period or if any of the cheques of the Applicant(s) are dishonored for any reason whatsoever, then the Company shall be entitled, at its sole discretion, to cancel the allotment of the Unit and forfeit the entire earnest money.
12. All over-due payments from the Applicant(s) shall attract interest as in accordance with applicable laws, rules and regulations from the

date they fall due till the date of receipt of payment and in case of cancellation for whatsoever reason the Applicant(s) will not be entitled to the refund of amounts paid towards interest on delayed payment in any of such above circumstances.

13. The Applicant(s) hereby agrees that the Company shall have the right to raise finance/ loan from any Financial Institution/ Bank by way of mortgage/ charge/ securitization of his respective Unit or the receivables, if any, accruing or likely to accrue there from, subject to the Unit being made free of any encumbrances at the time of execution of the Conveyance/ Sale Deed/ Sub Lease Deed in favour of the Applicant(s) or his nominee(s). The Company/ Financial Institution/ Bank shall always have the first lien/ charge on the Unit for all its dues and other sums payable by the Applicant(s) or in respect of the loan granted for the purpose of the development of the Project.
14. The preferential location charges (PLC) are the charges levied in respect of certain types of units owing to their description and location within the said project. The Applicant(s) agree(s) that in case he/she have opted for a Unit of such description and location, he/she/they shall be liable to pay the PLC, computed on the basis of super area of such Unit, as part of the Sale Consideration.
15. The Applicant(s) agree(s) that they have been informed and are aware that only written and signed commitments from authorized signatories of the Company will be honored and that oral statements or representations or commitments will not bind the Company and will not be relied upon by the Applicant(s).
16. Non-payment of any of the additional charges and maintenance charges within the time specified shall also disentitle the Applicant(s) to the enjoyment of the common areas and other common services.
17. The Company shall have the first lien and charge on the said Unit for all its dues and other sums payable by the Applicant(s) to the Company in respect of the Unit.
18. The Applicant(s) agree(s) that in case due to any legislation, order, rule or regulation made or issued by the NOIDA/Government/ RERA or any other authority or if the Competent Authority(ies) refuses, delays, denies the grant of necessary approvals/permissions for the space in the said Project or if any matters/issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject matter of any suit/writ before any court of law or due to force majeure conditions, the Company after provisional and/or final allotment, is unable to deliver the Unit to the Applicant(s), the Company shall refund the amount paid by the Applicant(s) without any interest, taxes or compensation whatsoever.
19. The Applicant(s) shall get his complete address registered with the Company at the time of allotment of Unit and further it shall be his/her/their responsibility to inform the Company by sending a

letter Registered A.D. about all subsequent changes in the address, failing which, all demand notices and letters shall be posted at the first address written in the Application, the applicant(s) shall be responsible for any default in payment and other consequences that might occur there from. In all communications the Applicant shall write the Unit No. clearly.

20. In case there are joint Applicant(s), all communication shall be sent by the Company to the Applicant whose name appears first in the Application, at the address given for mailing and which shall for all purposes be considered as served on all the Applicant(s) and no separate communication shall be necessary to the other named joint Applicant(s).
21. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to allotment/purchase of the Unit are made by non-resident(s) / foreign national(s) of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfil its obligations under the agreement to sell/allotment letter. Any implications arising out of any default by the Applicant(s), shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this application, it shall be the sole responsibility of the Applicant(s) to intimate the same in writing to the Company immediately and comply with all the necessary formalities, if any, under the applicable laws.
22. Any dispute of any kind related to the Unit allotted to the Applicant(s) shall be resolved by a Sole Arbitrator appointed by the Company in consultation with the Applicant(s)/ Allottee(s). The venue of arbitration shall be Delhi and courts of Noida/Judicature of Allahabad High Court shall have jurisdiction. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act as amended. Both the parties shall be bound by the Award given by the Arbitrator.
23. The Applicant(s) agrees that if the Government/ Concerned Authority imposes any charges in respect of any other facilities, or additional cost of land whatsoever, the same shall be payable by the Applicant(s) proportionate to his share in the development as and when demanded by the Company.

Declaration

- I/we have signed and submitted this application and paid the amount payable thereof being fully conscious of my/our liabilities and obligations.
- I/We agree to sign and execute all the necessary agreements and other definitive documents as and when desired by the Company within the stipulated time period and bear and pay the stamp duty, registration charges and all other costs/expenses incidental thereto and I/We agree to be bound by the terms of the said agreements/documents.
- I/We have read and understood the “Terms and Conditions” mentioned in this application form and agree to be bound by the same.
- The terms and conditions mentioned herein shall be in addition to the terms and conditions of the necessary agreements/definitive documents.
- I/We the Applicant(s) herein declare that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us
- I/We understand that this application shall be treated as complete on when this application form is duly filled and signed by applicant(s) and is supported by all the necessary documents mentioned.
- I/We understand that unsigned or incomplete application can be rejected by the Company at its sole discretion. I understand that if the particulars submitted by me/us are found to be incorrect/suppressed or any vital information is concealed from you for the purpose of availing the booking in your project then you shall have discretionary right to cancel my booking/allotment at any time without serving any notice or assigning any reason to me/us.

Note 1: Please note that in case of any discrepancy, the figures indicated in the rate column shall prevail over total amount payable column.

Note 2: All taxes, GST Charges, levies, statutory charges, stamp duty, registration charges, fees etc. (by whatever names they be called) applicable on the Unit or on any payment made or to be made by Applicant(s) shall be borne & paid by the Applicant(s). Further if any taxes, levies, statutory charges, fees etc. is imposed on the Complex or on the Land, Applicant(s) shall pay the same in proportion to the super area of the Unit

Note 3: All expenses including Stamp Duty, Registration Fee, leasing fees, Legal and miscellaneous charges involved in its execution and registration including renewals thereof (if any) shall be borne by Applicant(s).

DOCUMENTS SUBMITTED ALONG WITH APPLICATION FORM

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SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

.....

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SECOND APPLICANT

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