



JUGAL KISHORE & NDBG SAGE CITY LLP

BOOKING REQUEST FORM

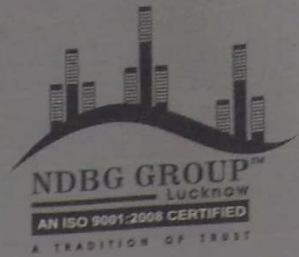
Form No. _____

Project Name _____

Customer Name _____

Registration No. _____

Plot No. _____ Phase No. _____



Subject: Request for Booking Residential Plot.

Plot No.

Self Attested
Photograph
of First
Applicant

Self Attested
Photograph
of
Co-Applicant

Dear Sir(s),

I/We the undersigned request your office to book for allotment to me/us the plot, particulars of which are given herein below, in

'THE SAGE CITY' developed by you in the district of Lucknow (Uttar Pradesh).

Unit No

Area (In Sq.Ft.)

BSP (Basic Selling Price)

PLC* (if any) 10%

15%

(of BSP)

Total Amount _____ (in words)

Name of Applicant (IN BLOCK LETTERS)

Son/Wife/Daughter of

Co-Applicant

Relation

Date of Birth

Occupation

Correspondence Address

Permanent Address

Payment

☐

Cash(option)

☐

Bank Draft /Chq.

☐

RTGS/NEFT

Bank Draft No./Chq. No/UTR No. _____

Drawn on _____

Dated

Booking Amount

☐

10%

☐

15%

☐

25%

(of Basic Selling Price) Rs. _____ (in figures)

(in words)

Contact Details First-Applicant:

Mobile

Email Id

PAN

Contact Details Co-Applicant

Mobile

Email Id

PAN

ID Submitted

☐

Voter ID Card

☐

Passport

☐

Driving License

☐

Adhaar Card

☐

Others

Any specific scheme / discounts / special price availed _____

I have seen, read and understood the proposed plan and the related documents, also satisfied with the terms and conditions of the Company's Policies as per attached annexure. I shall abide by the same as stipulated by the company. I/we further agree to sign and execute all necessary documents /agreement as and when desired by the company.

In the event of cancellation, the 10 % of the Booking amount will be forfeited and balance refunded with in the next 90 days from the date of cancellation.

References if any _____

Executive: _____

Date:- _____

Place: _____

(Signature of applicant/co- applicant)



PAYMENT PLANS

(Tick ☒ whichever is applicable)

☐ Plan A- Down Payment

At the time of Booking	20% of BSP
On Allotment/or within 30 days	75% of BSP + 100 % of PLC if any
On offer of possession	5% of BSP + Stamp Duty, Registration and other Charges.

☐ Plan B - Bank Finance

At the time of booking	30% of Total Cost (BSP + PLC if any)
Bank Finance	65% or as per Bank Approval of Total cost (BSP + PLC, if any)
On Offer of Possession	5% + rest difference and all of balance payable of BSP. Stamp Duty, Registration Fees and other Charges.

☐ Plan C- Development Linked Plan

At the time of Booking	30 % of BSP
At the time of Road Development	25% of BSP
At the time of laying Sewer Line	25 % of BSP + 50% of PLC if any
At the time of Electrical Pole Lines	10% of BSP
At the time of laying Water Lines	10% of BSP + 50% of PLC if any
On Offer of Possession	Stamp Duty, Registration & all other expenses + difference if any.

- * Delay in payment schedule is not anticipated at any point of time, however if happens, in any circumstances the late payment fees @ Rs.5000/-per month will be charged, maximum up to 3 months and thereafter, if it continues will result in cancellation of plot.
- * In the event of cancellation, 10% of booking amount will be forfeited and balance amount will be refunded within a period of 90 (3 months) days.
- * Price Prevailing as on date of Booking and acceptance by the company shall be final and binding and shall be escalation free.
- * Prices indicated above are subject to revision at the discretion of company.
- * Stamp Duty and Registration Charges /Cost are extra at actual and shall be payable along with last due installments by the applicant.
- * Any Tax paid or payable by the Company and/or its Contractors by way of Service Tax, Education CESS, Central Sales Tax, VAT or any other taxes by whatever name called, in connection with execution and sale of project (hereinafter collectively referred to as "Taxes") shall be payable additionally by the applicant.
- * Offer of possession will be made within a tentative period of 36 months from the date of Booking, again subject to force majeure circumstances, as per terms of Buyers Agreement/Allotment Letter.
- * Payment to be made by A/c Payee Cheque(s) / Demand Draft (s) in favour of "JUGAL KISHORE & NDBG SAGE CITY LLP", payable at Lucknow, UP.

PURCHASER'S SIGNATURE

Declaration by Dealer/ Broker / Facilitator / Intermediary (if any)

I/We confirm that the BSP for this booking is _____ per sqft. I further confirm that the particulars given here in above are as per details given to me by any applicant. I understand that this application shall be treated as complete only when this application form is duly filled and signed by applicant(s) and is supported by all the necessary documents mentioned above. I understand that incomplete or not signed by the purchaser, application can be rejected by the developers at its sole discretion.

Signature of Dealer/Broker/ Facilitator/Intermediary (if any)
(with rubber seal in case of company)



THE SAGE CITY



JUGAL KISHORE & NDBG SAGE CITY LLP

PRICE LIST-THE SAGE CITY

Basic Sale Price (BSP) Rs.-----per Sqft w.e.f.

Preferred Location Charges (PLC) Preferential location means any location having extra advantage, which attracts extra payment over and above the basic sale price. If the booked plot is Park Facing, Park Adjacent, Green facing/Green Abutting, Park Back Side Corner, Corner Plots, North/East, Main Road Facing and or any prime location in the said project is at the discretion of company.

Preferred Location Charges (PLC)

10% of B.S.P and will be charged up to a maximum 15% of BSP

Payment Plans

Plan A- Down Payment

At the time of Booking	20% of BSP
On Allotment/or within 30 days	75% of BSP +100 % of PLC if any
On offer of possession	5% Difference of BSP, if any + Stamp Duty, Registration and other Charges.

Plan B - Bank Finance

At the time of booking	20% of Total Cost (BSP + PLC if any)
Bank Finance	65% or as per Bank Approval of Total cost (BSP + PLC, if any)
On Offer of Possession	15% + rest difference and all of balance payable of BSP. Stamp Duty, Registration Fees and other Charges, if any.

Plan C- Development Linked Plan

At the time of Booking	30 % of BSP
At the time of Road Development	25% of BSP
At the time of laying Sewer Line	25 % of BSP +50% of PLC if any
At the time of Electrical Pole Lines	10% of BSP
At the time of laying Water Lines	10% of BSP +50% of PLC if any
On Offer of Possession	Stamp Duty, Registration & all other expenses + difference if any.

- Delay in payment schedule is not anticipated at any point of time, however if happens, in any circumstances the late payment fees @ Rs.5000/- per month will be charged, maximum and up to 3 months and thereafter, if it continues will result in cancellation of plot.
- In the event of cancellation, 10% of booking amount will be forfeited and within a period of 90 (3 months) days balance amount will be refunded with no interest, what so ever.
- Price Prevailing as on date of Booking and acceptance by the company shall be final and binding and shall be escalation free.
- Prices Indicated above are subject to revision at the discretion of company.
- Stamp Duty and Registration Charges /Cost are extra at actual and shall be payable along with last due Installments by the applicant.
- Any Tax paid or payable by the Company and/or its Contractors by way of Service Tax, Education CESS, Central Sales Tax, VAT or any other taxes by whatever name called, in connection with execution and sale of project (hereinafter collectively referred to as "Taxes") shall be payable additionally by the applicant.
- Offer of possession will be made within a tentative period of 36 months from the date of Booking, again subject to force majeure circumstances, as per terms of Buyers Agreement/Allotment Letter.
- Payment to be made by A/c Payee Cheque(s) / Demand Draft (s) in favour of "JUGAL KISHORE & NDBG SAGE CITY LLP", payable at Lucknow, UP.

***Conditions Apply.** This Price list supersedes all previous price lists. Company reserves the right to change/increase the Basic Selling Price (BSP) without any notice.

If payment is by NEFT /RTGS, the details are as under:

Beneficiary JUGAL KISHORE & NDBG SAGE CITY LLP.

Account No. 201000951945; **IFS Code:** INDB0000723.

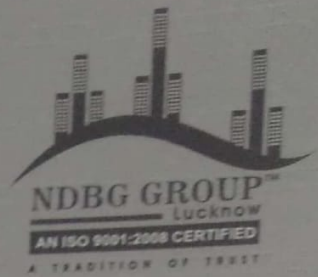
Bank: INDUSIND BANK; **Branch:** Ashiana, Lucknow.

Regd. Address: 551 JHA/113, Ram Nagar, Alambagh, Lucknow-226005, Uttar Pradesh.

Sales & Marketing Office (Corp.): 3rd Floor, Pratap Tower, Adjacent to Phoenix Mall, LDA colony, Kanpur road, Lucknow 226012

Kanpur Office : The Mega Mall (Globus Building 4th Floor, Office No. 410, Mall Road, Kanpur

Website: www.ndbggroup.com, **Email:** info@ndbggroup.com



PRINCIPAL TERMS AND CONDITIONS FORMING A PART OF THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF RESIDENTIAL PLOT/UNIT(S) IN "THE SAGE CITY" LUCKNOW.

The principal terms and conditions for the provisional allotment are set out herein below which shall form part and parcel of the comprehensive Allotment Letter to be executed between the Company and the Intending Allottee(s).

1. The project is located in Village **Makhdoompur Kalthi, Sarojini Nagar, Lucknow, UP.**
2. The intending Allottee(s) has applied for provisional allotment of a residential Plot/Unit(s) in the Project "**THE SAGE CITY**", Lucknow (hereinafter referred to as the said Plot/Unit) admeasuring _____ Sq. Feet and with full knowledge of all the laws/notification and rules applicable to this area in general and this project in particular, which have been explained by the Company and understood by him/her.
3. The Intending Allottee(s) has satisfied himself/herself about the right, interest and title of the Company in the land on which the said Plot/Unit(s) are proposed to be developed and has understood all limitations and obligations in respect thereof. The Intending Allottee(s) agree(s) that there will not be any further investigations or objections by him/her in this respect.
4. That the company shall have the exclusive right to accept /reject this application in its sole discretion.
5. The tentative layout plans have been seen by the applicant(s) / intending Allottee (s) and agrees that the company may affect such variations/ alterations/modifications etc., therein as deems fit or appropriate and/or as may be done by the sanctioning authority and the applicant(s) hereby gives his/her consent to such variation/additions/alterations/deletions/modifications etc.
6. That the Company shall have the right to affect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the change in the position of the Plot/Unit, change in its numbering/ number, dimensions, height, size, area or change of the entire scheme.
7. That intending Allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company (hereinafter the Company means **M/s. JUGAL KISHORE & NDBG SAGE CITY (LLP)**)
8. That the applicant(s)/ intending Allottee(s) agrees that he/she shall pay the basic sale price (**BSP**) of the Plot/Unit(s) and all other charges payable as per the opted payment plan or as and when demanded by the Company as the case may be. He/she also agrees to make all payments through demand drafts/cheques payable at Lucknow only.
9. The Intending Allottee(s) hereby agrees to pay additionally as preferential location charges (**PLC**) for preferential location as applicable and in a manner and within the time as stated in the payment plan. However, the Intending Allottee(s) has specifically agreed that if due to any change in the layout plans, the said Plot/Unit ceases to be in a preferential location, the Company shall be liable to refund only the amount of preferential location charges (**PLC**) paid by the Intending Allottee(s) and such refund shall be adjusted in the last installment as stated in the payment plan. If due to any change in the layout plan, the Plot/Unit becomes preferentially located, then the Intending Allottee shall be liable and agrees to pay as demanded by the Company additional preferential location charges (**PLC**) as stated in the payment plan.
10. The External Development Charges (**EDC**) for external services to be provided by the competent authority are included in the **BSP**; however, in case of any increase in these EDC's in future the same shall be paid by the applicant as and when demanded by the Company.
11. The company and the applicant hereby agree that the amount paid with the application and in installments, as the case may be, to the extent of 10% of the basic sale price of the Plot/Unit, will collectively constitute the "Earnest Money". The 10% of the Earnest Money shall stand forfeited at the sole discretion of the company, in case of the non-fulfillment of the terms and conditions contained herein and those of the allotment letter and the allotment may be cancelled.
12. The timely payment of installments is the essence of the terms and conditions of the booking. It shall be income bent on the intending Allottee(s) to comply with the terms & conditions of sale, failing which the applicant(s) shall have to pay late payment charges as per the agreement on the delayed payment and the Company reserves its rights to forfeit the earnest money in such events, i.e., irregular/delayed payment/non fulfillment of the terms of payment and the allotment stands withdrawn/cancelled at the discretion of the Company.
13. It shall be the duty of the Intending Allottee(s) to make regular installments payment in accordance with the Payment Plan opted, on his own, without any dependence /reference to any demand notices being issued by the company.
14. The Intending Allottee also agrees to pay Govt./Local Body rates, Education Cess, charges, ground rent, taxes of all and any kind by whatever name called, whether levied, or leviable now or in future, as the case may be for the provisional allotment in proportion to the area of the Plot/Unit allotted prior to the execution of the sale deed. If such charges are increased (including with retrospective effect) after the sale deed / lease has been executed then these charges shall be treated as unpaid sale price of the Plot/Unit and the company shall have lien on the Plot/Unit of the Intending Allottee(s) for the recovery of such charges.
15. The Company shall endeavor to give possession of the Plot/Unit to the applicant(s) Intending Allottee(s) within the committed period subject to force-majeure circumstances, and reasons beyond the control of the Company and subject to receipt of complete dues and other charges as per installment plan opted by the Intending Allottee(s). The applicant/intending Allottee (s) shall not be entitled to any compensation on the grounds of delay in possession due to reasons beyond the control of the company. The Company on completion of the development/construction shall issue final



- call notice to the applicant(s)/intending Allottee (s), who shall within 30 days thereof, remit all dues and take possession of Plot/Unit after registration of sale deed. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be liable to pay all maintenance charges to the company or the nominated agency and/or any other levies on account of the Plot/Unit. The maintenance charges shall be reckoned from the date of offer of possession.
16. The Intending Allottee shall pay, as and when demanded by the Company, the Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of sale deed of the Plot/Unit in favour of the Intending Allottee (s) which shall be executed and got registered after receipt of the full sale price, other dues including payment of Maintenance Security payable to the Company or the Maintenance Agency, as the case may be and the said charges and expenses as may be payable or demanded from the Allottee (s) in respect of the Plot/Unit allotted to him/her.
 17. The Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of any agreement / deed / document executed between the company and the intending Allottee (s) shall be borne by the intending Allottee (s).
 18. The Intending Allottee(s) undertakes to execute the sale deed within sixty (60) days from the date of offer of possession failing which the Intending Allottee authorizes the company to cancel the allotment and forfeit the earnest money, delayed payment interest etc. and refund the balance price paid by the Allottee(s) without any interest.
 19. The Intending Allottee(s) shall inform the company in writing any change in the mailing address mentioned in this application failing which all demands, notices etc. by the company shall be mailed to the address given in this application and deemed to have been received by the Intending Allottee(s). In case of joint Allottee(s), all communication shall be sent to the first named Allottee(s) in this application.
 20. The company shall have the first lien and charge on the said Plot/Unit for all its dues and other sums payable by the applicant(s)/intending Allottee(s) to the company.
 21. Unless a conveyance deed is exacted and registered the Company shall for all intents and purposes continue to be the owner of the land thereon and this agreement shall not give to the Allottee(s) any right or title or interest therein.
 22. The allotment of the plot/unit is entirely at the sole discretion of the Company.
 23. The applicant(s)/intending Allottee(s) undertake to abide by laws, rules and regulations as may be made applicable to the said Plot/Unit either by the Company or any other government authorities.
 24. The applicant(s)/intending Allottee(s) shall use the Plot/Unit for the purposes for which the allotment has been made.
 25. The intending Allottee (s), if resident outside India, shall be solely responsible to comply with the necessary formalities, as laid down in the FEMA 1999 or other applicable laws including that of remittances of payment(s) for acquisition of property and for submission of any documents/declarations etc. as may be prescribed.
 26. All or any disputes arising out or touching upon or in relation to the terms of this application and/or Allotment Letter including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration shall be held at an appropriate location in Lucknow by a sole arbitrator who shall be appointed by the Company and whose decision shall be binding upon the parties.
 27. The Company as a result of such a contingency arising reserves the right to alter or the very terms and conditions of allotment or if the circumstances, beyond the control of the Company, so warrant the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature, whatsoever can be claimed by the Allottee(s) for the period of delay/suspension of the scheme.
 28. In circumstances of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending Allottee(s) without any interest or compensation whatsoever.

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 with the terms and conditions as may be comprehensively set out in the Allotment letter and the present terms and conditions would be read and taken to be part of such allotment letter. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Company, I have now signed this application form and paid the monies payable there under fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further undertake and assure the Company that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this application, I/We shall be left with no right, title, interest or lien on the Plot/Unit applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

PURCHASER'S SIGNATURE



Account No.:-

DOB:-

Name:-

Plot Type AND No.:-

Total Area:-

Rate:-

Total Amount:-

Scheme:-

Advisor:-

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NDBG GROUP™

Lucknow

AN ISO 9001:2008 CERTIFIED

A TRADITION OF TRUST



Regd. Address: 551 BHA/113, Ram Nagar, Alambagh, Lucknow-226005, India Ph: 2222000
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Kangur Office: The Mega Mall (Globe Building) in New Office Park, Indira Nagar, Lucknow
Website: www.ndbggroup.com Email: sales@ndbggroup.com