

Imperia
Bandhan
GREATER NOIDA WEST



APPLICATION FORM

RERA REGISTRATION NO.: UPRERAPRJ5580

BOOKING APPLICATION FORM FOR IMPERIA BANDHAN
MY/OUR PARTICULARS AS MENTIONED BELOW MAY BE RECORDED
FOR REFERENCE AND COMMUNICATIONS

To,
Imperia Structures Ltd.
A-25, Mohan Co-operative Industrial Estate,
New Delhi-110044
RERA Registration No.: **UPRERAPRJ5580**

Photograph of
first/sole
Applicant

Photograph of
Second
Applicant

Sirs,

I/we the undersigned request you to book/allot to me/us a Unit (particulars of which are given herein-below) in your project named **Imperia Bandhan** being constructed & developed by you at **Imperia H2O, Plot No. 44-45, Knowledge Park - V, Greater Noida West.**

Particulars of Applicant(s)

[If the Allottee is an Individual]

(First Applicant/Sole Applicant)

Mr./Ms. _____, (Aadhaar no. _____) son / daughter of _____
_____, aged about _____, residing at _____

_____, (PAN _____), hereinafter called the "Allottee"
(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted A assigns).

(Second Applicant/Co-Applicant)

Mr./Ms. _____, (Aadhaar no. _____) son / daughter of _____
_____, aged about _____, residing at _____

_____, (PAN _____), hereinafter called the "Allottee"
(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted A assigns).

[OR]

[If the Allottee is a company]

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____

_____, (PAN _____), represented by its signatory,
_____, authorized (Aadhaar No. _____) duly authorized vide board resolution

dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning hereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

Signature of Applicant(s)

x _____

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar No. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless pugniant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[Please insert details of other Allottee(s), in case of more than one Allottee]

Particulars of Authorised Signatory

Name : _____ Designation : _____
Address : _____
Mobile No.: _____ Aadhaar No.: _____
Email: _____

Particulars of Booking

1. Particulars of Unit:

- (a) Type of Unit: : Commercial [] Retail [] Other []
- (b) Nature of Rights which Applicant will get: Leasehold/Freehold
- (c) Unit/Shop No.: _____ Tower/Block/Building No. _____
- (d) Location: _____ Floor _____
- (e) Parking Type : Covered [] Stilt [] Basement [] No. of Parking Slot _____
- (f) Parking Area : _____ Square Mtr. (_____ Square Feet)
- (g) Size of Unit: Super Area _____ Square Mtr. (_____ Square Feet)
Carpet Area _____ Square Mtr. (_____ Square Feet)
Covered Area _____ Square Mtr. (_____ Square Feet)
- (h) Date of Possession by Developer : December 2019/occupation certificate whichever is earlier.

Signature of Applicant(s)

x _____

2. Consideration payable by Applicant(s)/Allottee(s)

Head of Charge	Amount (Rs.)	GST(as per rates prevailing on date of application)
Basic Sale Price (BSP) :	Rs. /-	Rs. /-
All Other Charges : PLC :	Rs. /-	Rs. /-
IFMS :	Rs. /-	Rs. /-
Lease Rent :	Rs. /-	Rs. /-
FFC :	Rs. /-	Rs. /-
EEC :	Rs. /-	Rs. /-
Other :	Rs. /-	Rs. /-
Car Parking :	Rs. /-	Rs. /-
Club Membership :	Rs. /-	Rs. /-
Total Amount :	Rs. /-	Rs. /-

Total Sale Price : _____ /- (Rupees _____ only)

Notes :

- (i) In case of any increase/decrease in rate of Tax/Charge/Levy by government or in case of levy of any fresh Tax/Charge/Levy by government, Total Sale Price payable by Applicant(s)/Allottee(s) shall increase/decrease accordingly.
- (ii) Stamp Duty, Registration Charges and expenses involved in registration of Sub-Lease Deed/Agreement for Sale/Conveyance Documents shall be borne by Applicant(s)/Allottee(s) separately.
- (iii) Maintenance charges will be levied upon receipt of occupation certificate.

3. Payment Plan opted by Applicant

(A) Down Payment Plan [] (B) Flexi Payment Plan [] (C) Other Payment Plan []

4. Booking Amount (i.e., earnest money): **Rs.** _____ /- (**Rupees** _____ **Only**)

5. Details of Payment of Booking Amount

Cheque No.	Date	Drawn on	Amount (Rs.)

Signature of Applicant(s)

x _____

6. KYC Documents to be submitted by Applicant(s)/Allottee(s)

- a) Proof Address or Place of Residence (Address Proof)
- b) Identity Proof
- c) PAN Card
- d) Aadhaar Card

I/we have understood the Specifications of Unit, Payment Plan and Layout Plan of Unit attached herewith. I/we declare that the particulars given hereinabove are true and correct to my/our knowledge.

I/we 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/we understand that unsigned or incomplete application can be rejected by developer at its sole discretion.

I/we further declare that I/we have taken all information of the project from the website of Real Estate Regulatory Authority/Company and have got all relevant information about the project.

Date : _____

Signature of First Applicant/Second Applicant

Place : _____

Name of Applicant : _____

: _____

Contact No. : _____

Email : _____

Witness 1

Name : _____

Address : _____

Contact : _____

Email : _____

Witness 2

Name : _____

Address : _____

Contact : _____

Email : _____

TERMS AND CONDITIONS

1. Applicant(s)/Allottee(s) has taken all information about the project from the website of Real Estate Regulatory Authority/website of Company.
2. Applicant(s)/Allottee(s) has understood the Total Sale Price payable by Applicant(s)/Allottee(s) and each component comprising the Total Sale Price. Applicant(s)/Allottee(s) has understood that in case of any increase/decrease in rate of Tax/Charge/Levy by government or in case of levy of any fresh Tax/Charge/Levy by government, Total Sale Price payable by Applicant(s)/Allottee(s) shall increase/decrease accordingly. Applicant(s)/Allottee(s) further understand that Stamp Duty, Registration Charges and expenses involved in registration of Sub-Lease Deed/Agreement to Sell shall be borne by Applicant(s)/Allottee(s) separately.
3. Applicant(s)/Allottee(s) shall execute the Agreement to Sell in conformity with RERA Act, copy of the Agreement to Sell has been provided to Applicant(s)/Allottee(s) at the stage of booking itself.
4. In case Applicant(s)/Allottee(s) commits delay/default in making payment of any installment or any other amount due to company, Applicant(s)/Allottee(s) shall pay interest on defaulted amount for the period of delay/default at rates prescribed under Rules framed under Real Estate Regulatory Authority and in case no rates are so prescribed, that @ 9% per annum.
5. In case company commits delay/default in making offer of possession of unit, company shall pay interest on amount of consideration received from Applicant(s)/Allottee(s), for the period of company's delay/default at rates prescribed under Rules framed under Real Estate Regulatory Authority and in case no rates are so prescribed, that @ 9% per annum
6. In case Applicant(s)/Allottee(s) commits violation any material term or condition of booking/allotment, company shall be entitled to cancel the booking/allotment and the booking amount (which is earnest money) shall be forfeited by company.
7. Since construction of said complex is a large project, company shall construct the same in phases. Irrespective of whether construction of other phase(s) is complete or not, company will offer possession of said unit after completion of construction of phase, wherein said unit situates. Applicant(s) must take the possession of said unit within 60 days from the date of occupation certificate. Applicant(s) shall never have any objection to company constructing or continuing with the construction of remaining structures in said complex or other buildings adjoining the said unit. All major common facilities shall be completed and provided only after completion of construction of all phases. However all services necessary for making use of said unit like supply of water, electricity and connection to sewerage shall be provided at the time of delivery of possession of said unit.
8. With effect from possession of unit, Applicant(s)/Allottee(s) shall be responsible to bear and pay reasonable charges to developer/-maintenance agency for providing maintenance services, till taking over of the maintenance of the project by the association of the Allottees, as applicable.
9. Applicant(s)/Allottee(s) shall use the Unit only for its permitted purpose and for no other purpose.
10. After handing over of the possession of said unit by company, Applicant(s) shall himself be responsible for repairs and maintenance of said unit. Applicant(s) shall never make any structural changes in said unit. Applicant(s) shall not add or remove (either in part or whole) or cause any damage to any pillar or RCC slab in said Project (including if same forms part of said unit).
11. Applicant(s) shall be entitled only to the covered area of said unit. Applicant(s) shall not claim exclusive rights over any part of common areas.
12. Applicant(s) shall not be entitled to transfer/assign his rights/claims/interests in said unit without prior written approval of the company. Company may in its sole discretion, permit such transfer/assignment on such terms and conditions (including levying of transfer fees/charges) as it may deem fit and proper. However, there will be no transfer fee for the first transfer of said unit.
13. In case prior to execution of Agreement to Sell, Applicant(s) wishes to get the accompanying application/booking cancelled, Developer will have the right to forfeit the booking amount paid for said unit by the Applicant(s)/Allottee(s).
14. Applicant(s) shall make all payments towards consideration/price for allotment of said unit by way of cheques/drafts/pay orders issued in favour of **"Imperia Structures Limited-Bandhan-Collection A/C - 917020052587424"** (payable at New Delhi). All cheques/drafts/pay orders shall be deemed to be accepted by company subject to there realization only.

15. Foreign Applicant(s), Applicant(s) having NRI/PIO status shall himself be exclusively responsible to comply with necessary formalities as laid down in Foreign Exchange Management Act, Reserve Bank of India Act and/or any other law governing this transaction including remittance of payments in India and acquisition of immovable properties in India. It shall be the sole responsibility of applicant(s) to ensure that payment is remitted only through authorised accounts/channels. Company shall not be responsible in any manner if any third party makes any payment/remittances on behalf of Applicant(s) and company shall issue payment receipts in favour of applicant(s) only. All financial and penal consequences (if any) for violation of any law or rule shall be borne exclusively by Applicant(s) himself. In case it is ever found that any provision of any applicable law is not complied with, allotment of said unit shall be liable to be cancelled and in such a situation company shall be entitled to forfeit earnest money and shall refund, without any interest, the remaining amount (if any) paid by the Applicant(s) to the company for said unit after deducting broker's commissions/discounts.

16. Company shall send all letters/notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 (five) days from the date of dispatch. Company shall not be liable to send separate communication, letters and notices to the second Applicant or to Applicant(s) other than the first Applicant.

17. No one, (including any broker/dealer or even any employee of company) is authorised to make any concession in any of the terms and conditions contained herein. Company shall not be bound by any oral or written commitments beyond the scope of these terms and conditions made by any person including any broker or employee of company.

18. For all intents and purposes including for interpretation of these terms and conditions a word or an expression which denotes a natural person shall include an artificial person (and vice versa), any one gender shall include other genders, singular shall include plural (and vice versa).

19. This transaction shall be governed by laws of India.

20. Acceptance of this application by Company shall not amount to confirmation of booking. Company may reject this application without assigning any reason before execution of Agreement to Sell. In case of rejection of application, company's liability shall be limited to refund the amount received from Applicant(s) alongwith interest thereon @ 9% (nine percent) with effect from 31st day of receipt of application by company till the date of refund.

21. Company has informed the Applicant(s) that M/s. **Times Shoppee Center (P) Ltd.** is the landowner and company is developing the project as per its Understanding/Agreement with landowner. Applicant(s)/Allottee(s) has satisfied himself with company's authorities & entitlements to develop and market said complex.

22. In case of any dispute between the parties hereto (including their successors) concerning accompanying application or matters arising there from, the same shall be adjudicated by way of arbitration, which shall be conducted by an arbitrator nominated by company. Venue of arbitration shall be at New Delhi. Arbitration shall be conducted in accordance with Indian Arbitration and Conciliation Act, 1996. It is clarified that if due to any law or any other reason, this arbitration clause could not be enforced in the same manner as has been stated herein, it will be considered that there is no arbitration clause/agreement between the parties.

Date: _____

Place: _____

Signature of Applicant(s)

Witness 1

Name : _____

Address : _____

Contact : _____

Email : _____

Witness 2

Name : _____

Address : _____

Contact : _____

Email : _____

Signature of Applicant(s)

x _____

PAYMENT PLAN

UNIT

Total Area	: 9290 sq.mtrs. (1 lakh sq.ft.)
Unit Sizes	: In multiples of 23.25 sq.mtrs. (250 sq.ft.)

PREFERENTIAL CHARGES (PLC) GROUND FLOOR

Arcade Facing Unit	: 2.5%
Corner Unit	: 10%
Courtyard /Road Facing Unit	: 5%
Front Facing	: 10%

PREFERENTIAL CHARGES (PLC) FIRST FLOOR

Courtyard	: 2.5%
Front Facing Unit	: 5%
Road Facing Unit	: 5%

ADDITIONAL CHARGES

IFMS	: ₹ 50 per sq.ft. or ₹ 538.2 per sq.mtrs.
Lease Rent	: ₹ 100 per sq.ft. or ₹ 1076.4 per sq.mtrs.
EEC/FFC	: ₹ 100 per sq.ft. or ₹ 1076.4 per sq.mtrs.
Reserved Car Parking	: ₹ 2,00,000/- Per Slot
Club Membership	: ₹ 75000/- Per Membership

*All Additional charges to be paid at the time of possession.

PAYMENT PLAN

(A) PAYMENT PLAN 'A' - DOWN PAYMENT

At the time of Booking	10% of Basic Sale Price (BSP)
Within 30 days from Booking	90% of Basic Sale Price (BSP)
On offer of possession	Other Charges + PLC, wherever applicable

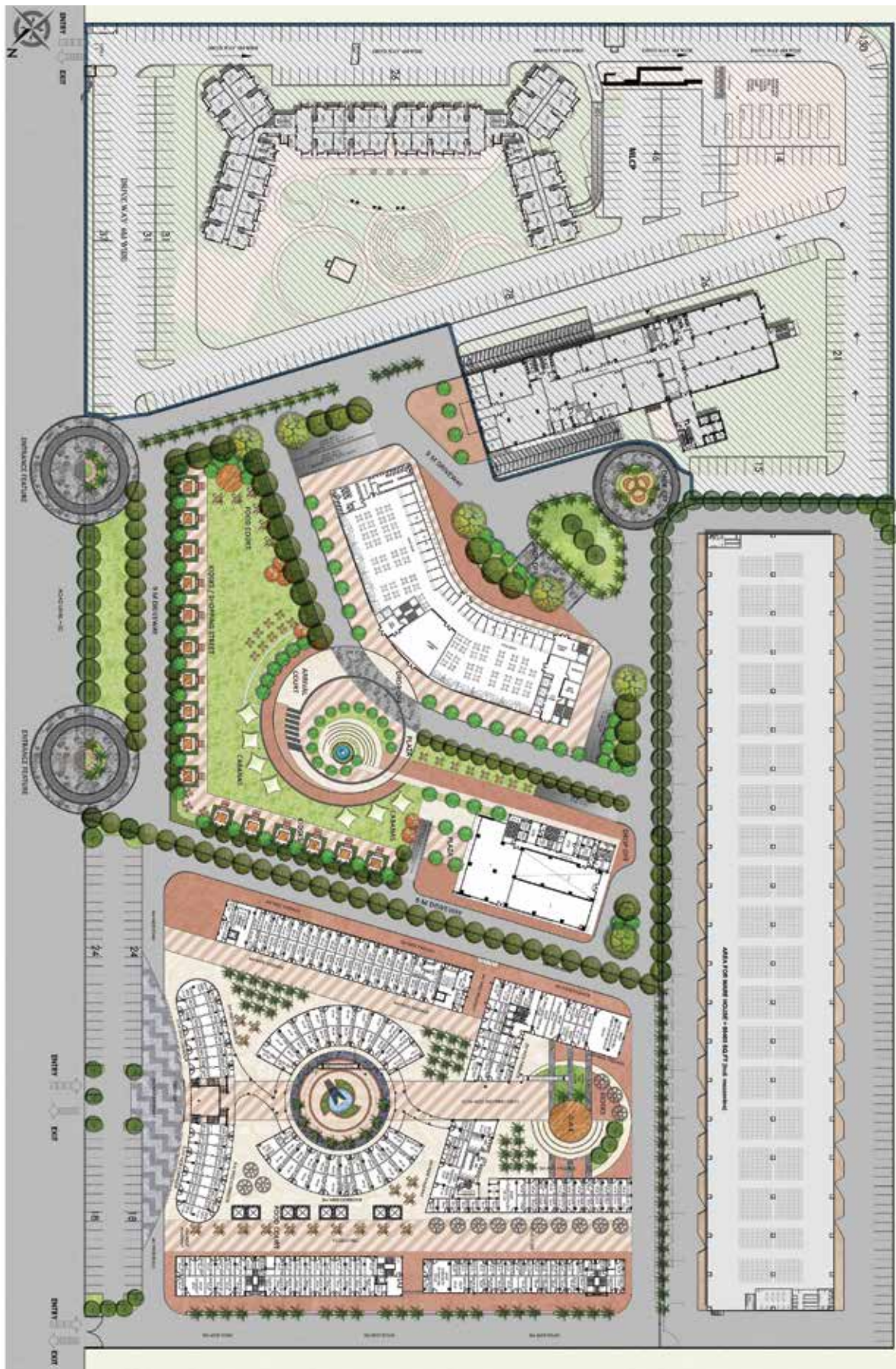
(B) PAYMENT PLAN 'B' - FLEXI

At the time of Booking	10% of BSP
Within 30 days from Booking	50% of BSP
On offer of possession	40% of BSP + Other Charges + PLC, wherever applicable

NOTE :

- All Cheques/ Demand Drafts to be drawn in favor of
"Imperia Structures Limited-Bandhan-Collection A/C - 917020052587424" payable at New Delhi
- **GST** as applicable shall be charged extra & borne by the Allottee/Applicant.

LAYOUT/SITE PLAN

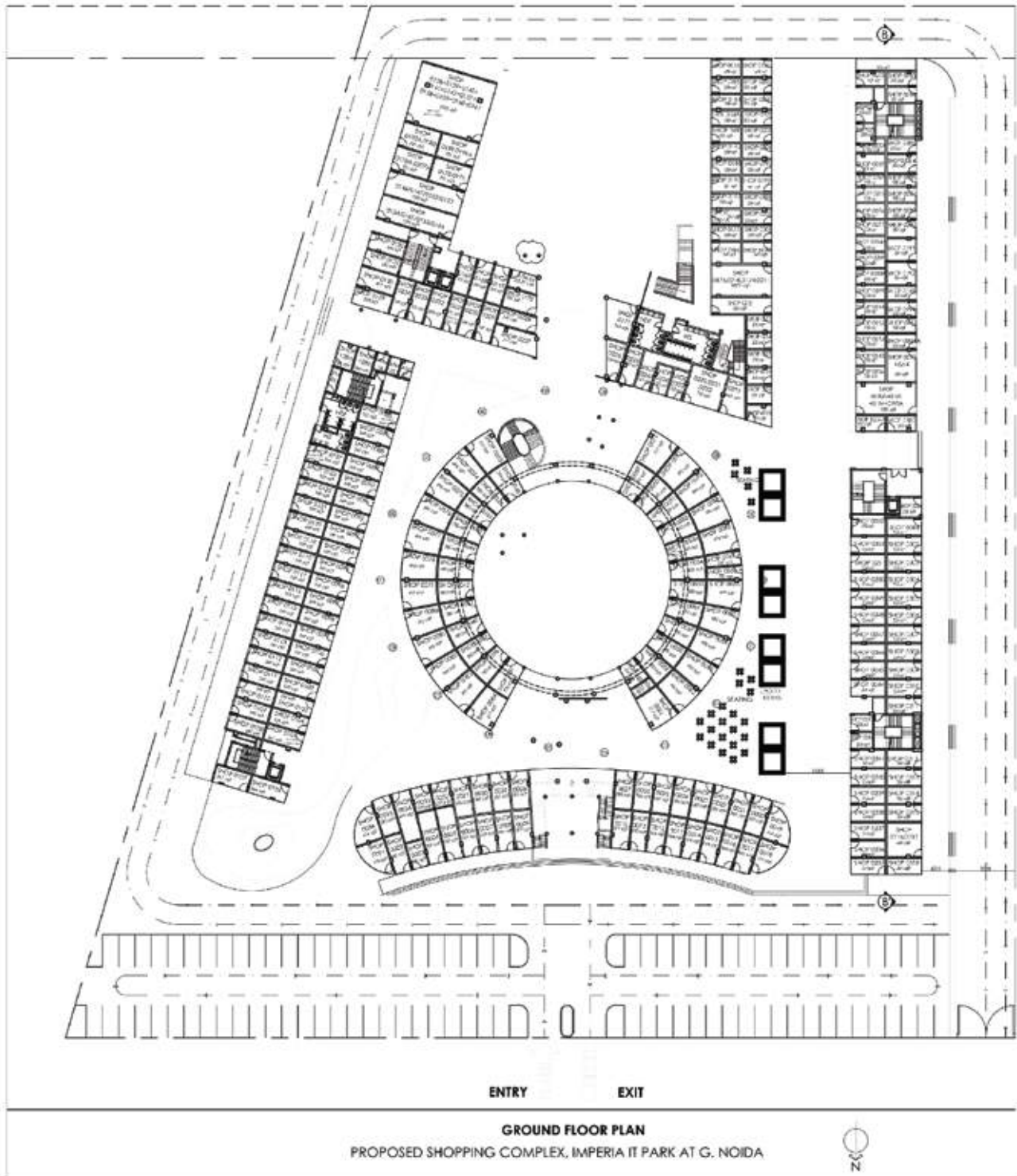


Signature of Applicant(s)

X _____

FLOOR PLAN

GROUND FLOOR PLAN

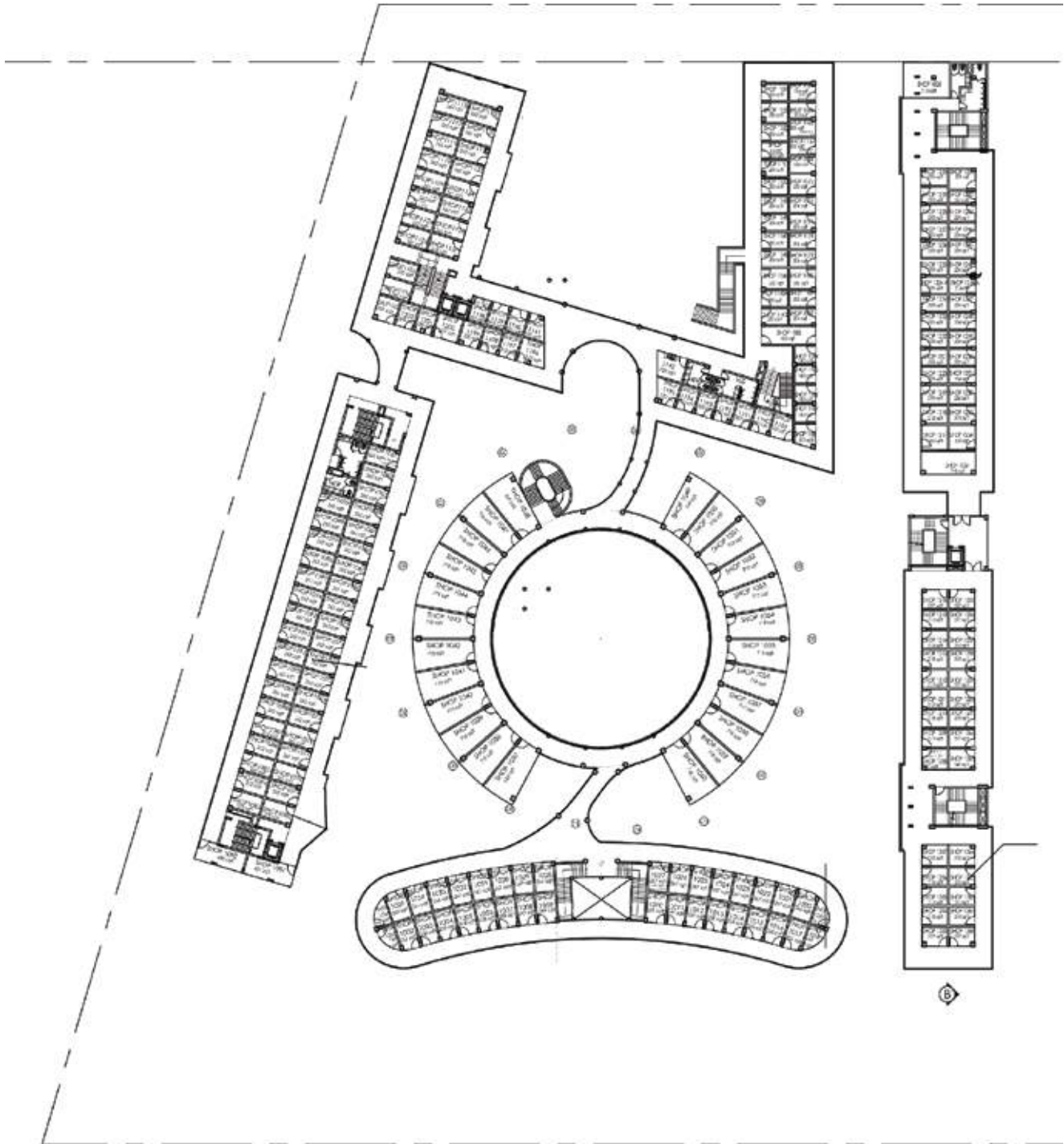


Signature of Applicant(s)

x _____

FLOOR PLAN

FIRST FLOOR PLAN



FIRST FLOOR PLAN
PROPOSED SHOPPING COMPLEX, IMPERIA IT PARK AT G. NOIDA



Signature of Applicant(s)

x _____

Signature of Applicant(s)

x _____



Imperia Structures Ltd.

Corp. Office: A-25, Mohan Co-operative Industrial Estate, New Delhi-110044,
T: (+91) 11 4646 9999 | W: www.imperiastructures.com | E-mail: care@imperiastructures.com

Site Office: Imperia H2O, Plot No. 44-45, Knowledge Park - V, Greater Noida West

Branch Office : Noida | Patna | Lucknow | Ranchi | Gurugram

.* Terms & Conditions apply. | All images are conceptual only and subject to change without prior notice. | 1sq.m tr. = 10.764 sq. ft. | Valid from 22nd December, 2017.