



Application form for Booking of Residential Apartment

To:
DIVYANSH INFRAHEIGHT PVT. LTD.
Regd. office : A-76, Kant Nagar,
Near Hero Honda Showroom, Delhi-110051 (India)

Application No. _____
Project Name : Divyansh Flora
Apartment No. _____
Block : _____
Floor : _____

Dear Sir,
I/ We request to Book a Residential Apartment in Divyansh Flora situated at Plot No. GC-03H/ GH-03, Sector-18C,
Greater Noida (West) U.P. under

DOWN PAYMENT PLAN FLEDS PAYMENT PLAN INSTALLMENT PAYMENT PLAN

I/ We remit herewith a sum of Rs. _____ (Rs. _____ only)
by Bank Draft/Cheque No. _____ dated _____ drawn on _____ as booking amount.
In the event of M/s **DIVYANSH INFRAHEIGHT PVT. LTD.** (hereinafter called the Company) to book an apartment, the applicant(s)
agree to pay further instalment of consideration for sub-lease and all other dues as stipulated in this application form as per the
Payment Plan explained by the company and understood by the applicant(s).

The applicant(s) have clearly understood that this application does not constitute an Agreement to Sell and the applicant(s) do not
become entitled to the provisional and / or final allotment of the apartment notwithstanding the fact that the company has issued a receipt
in acknowledgment of the money tendered with this application. It is only after the sign and execution of the Allotment Letter on the
company's standard format agreeing to abide by the terms and conditions lay down therein, that allotment shall become final and
binding.

The Applicant(s) acknowledges that the company has provided all the information and clarifications as sought by the applicant(s), and
satisfied with the same. The applicant has also relied on own judgment and conducted inquiry before deciding to apply for purchase of
the said apartment. The applicant(s) has not relied upon nor is influenced by any architect's plans, advertisements, representations,
warranties, statements or estimates of any nature whatsoever, whether written or oral made by Company or by any selling
agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the said
complex/ said apartment. This application is complete and self-contained in all respects, no oral or any written representation or
statements shall be considered constituting part of this application.

The applicant(s) do agree to abide by all the terms and conditions including relating to payment consideration of sub-lease and other
charges, forfeiture of money as laid down herein and the execution of the Allotment Letter.

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

1. SOLE OR FIRST APPLICANT

Mr./Mrs./Ms _____
S/W/D of **DIVYANSH INFRAHEIGHT PVT. LTD.**
Nationality _____
Date of Birth _____ Profession/Service _____
Residential Status: Resident Non-Resident Foreign National of India Origin
Income Tax Permanent Account No. _____

Permanent Address _____

Correspondence Address _____

Telephone No. _____ Mobile No. _____ Fax No. _____

Designation, Office Name & Address _____

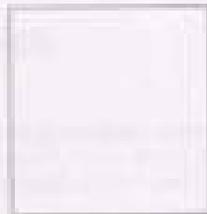
E-mail ID _____

Office No. _____ Extension No. (Fany) _____

Signature of the Applicant(s)



2. SECOND APPLICANT



Mr./Mrs./Ms _____
 S/N/D of _____
 Nationality _____
 Date of Birth _____ Profession/Service _____
 Residential Status: Resident Non-Resident Foreign National of India Origin
 Income Tax Permanent Account No. _____
 Permanent Address _____
 Correspondence Address _____
 Telephone No. _____ Mobile No. _____ Fax No. _____
 Designation, Office Name & Address _____
 E-mail ID _____
 Office No. _____ Extension No. (if any) _____
 Relation with first applicant _____

3. Mr. _____
 a partnership firm duly registered under the Indian Partnership Act 1932, through its partner authorized by along with firm resolution

Shri/Smt. _____ (copy of the resolution signed by all Partners required)
 PAN/TIN _____ Registration No. _____
 OR

4. Mr. _____ a Company registered under the Companies Act, 1956, having its corporate identification no. _____ and having its registered office at _____ through its duly authorized signatory Shri/Smt. _____ authorized by Board resolution dated _____ (copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required). PAN _____

5. DETAILS OF APARTMENT

Apartment No.	on	Floor/Block
Super Built-up Area'	sq. ft. (sq. mt.) approx.
Polyline Area i.e. the R.C.C. Slab area of the apartment	sq. ft. (sq. mt.) approx.
Common Area with the apartment	sq. ft. (sq. mt.) approx.

as per specifications attached herewith (page no. 14) in the proposed Group Housing Project known as DIVYANSHI FLORA in GAUR CITY-2 Situated at Plot No. GC-03H / 04-03, Sector-19C, Greater Noida (West) U.P. for a Basic cost of Rs. _____

(Rupees _____ only) + service tax of Rs. _____
 (Rupees _____ only) payable as per Payment Plan mentioned hereinafter. The said rates are exclusive of certain charges mentioned hereinafter.

The Company will execute a sub-lease of super built-up area for the apartment. The Super Built-up area comprises of the polyline (P Line) area of the apartment (i.e. the area of R.C.C. slab apartment including walls, columns, beams, cupboards, usable shafts, including balconies and terraces with or without roof. The outer walls which are shared with another unit shall be computed at 50%, remaining outer walls shall be computed at 100%) and the proportionate common area of that particular Block in which the apartment is situated (i.e. the area/area comprises of corridors, lifts, stairs cases, entrance lobby at ground and basement, overhead water tanks, machine rooms, mumbles, garbage room etc.) and the proportionate common area of the project which includes indoor sports rooms, club, security rooms, R.W.A. room, maintenance room, common toilets at ground floor, generator room, electrical room, gas tanks (if any) and other constructed common areas which are not separately charged.



The following are not included in the Super Built-Up Area:-

Under Ground Sump, Under Ground Water Tank, Boundary wall of Compound, Septic Tank, Ways, Open to sky swimming pools, Open sports facilities, Weather Shades, inaccessible flower beds, common open to sky terraces, and void like etc.

1 SQ. MTR = 10.764 SQ. FT.

6. Cost of apartment

- Down Payment Plan Rs. _____ (in words) Rs. _____
- Flexi Payment Plan Rs. _____ (in words) Rs. _____
- Installment Payment Plan Rs. _____ (in words) Rs. _____

7. PAYMENT PLAN

DOWN PAYMENT PLAN FLEXI PAYMENT PLAN INSTALLMENT PAYMENT PLAN

Down payment Plan/Flexi Payment plan is valid up to _____ after this date the cost of the apartment shall be charged as per the Installment payment plan i.e. cost of the Apartment after _____

Dated will be Rupees _____

Note: Payments to be made by A/c Payee Cheque/Demand Drafts in favour of "DIVYANSH INFRAHEIGHT PVT. LTD." (Demand draft payable at Delhi/Noida/Gurgaon, A/c payee cheque should be of Delhi NCR and payable in cur)

- 8. I/We require electrical connection for _____ KW (Minimum 3 KW)
- 9. I/We require power back-up of _____ KVA (Minimum 1 KVA) and I/We are ready to pay the per unit charges of the power back-up (i.e. running of DG Set) which will be decided at the time of offer of possession depending upon prevailing prices of fuel.
- All the terms & conditions of agreement for electricity & power back-up shall be also applicable and binding.
- The electrical installation / transformers / Gen. Sets / E.S.S. equipments and cabling shall be designed with 10% diversity factor therefore for 10000 KVA load only 6000 KVA capacity shall be installed.

10. Parking Type: Open Basement Big Basement (this is a back to back parking space for 2 cars)
Space No. With Details _____

11. Service Tax will be applicable on

- (a) Basic Cost @ 12.00% Rs. _____
- (b) Other charges @ 12.00% Rs. _____

12. Final Cost Rs. _____

(in words _____)

13. IFMS (Interest Free Maintenance Security) @ Rs. 25/- per sq. ft. for _____ Sq. ft. area i.e. Rs. _____

(in words _____)

14. Monthly Maintenance Charges @ Rs. 2.00/- per sq. ft. for _____ Sq. ft. area i.e. Rs. _____

(in words _____)

15. Date for the Possession of apartment will be _____ months from the date of sanction of plan by the GNDA/ from the date of booking (whichever is later).

16. Any Other Remarks _____

17. DECLARATION

I/We the applicant(s) do hereby declare that my/our above particulars/information's given by me/us are true and correct and nothing has been concealed there from. It is also clear to me/us that this application form is not an allotment and does not constitute any right in the said apartment. I/We shall be considered as intending allottee (s) only.

DATE: _____

Yours faithfully

PLACE: _____

Signature of the Applicant(s)



FOR OFFICE USE ONLY

RECEIVING OFFICER:

Name _____ Signature _____ Date _____

1. Type of Apartment _____ Apartment No. _____ Floor _____

2. Parking Type: Open Basement Big Basement (this is the back to back parking space for 2 cars)

Parking Space No. With Details _____

Total price payable for the Apartment Rs. _____

3. PAYMENT PLAN

DOWN PAYMENT PLAN FLEXI PAYMENT PLAN INSTALLMENT PAYMENT PLAN

4. Payment received vide Cheque / DD / Pay order for _____

Dated _____ Drawn on _____ for _____

Rs. _____ (Rupees)

5. Provisional Booking Receipt No. _____ Date _____

6. BOOKING: DIRECT THROUGH SALES ORGANISER

7. Sale Organizer's Name & Address, Stamp with Signature _____

8. Any Other Remarks _____

9. Check List for Receiving Officer:

- (a) Booking Amount cheque/drafts
- (b) Customer's signature on all pages of the application form
- (c) Photographs of the applicant(s)
- (d) PAN No. & copy of PAN Card / Undertaking Form No. 60
- (e) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution
- (f) For partnership firms: photocopy of Firm Registration and partnership deed
- (g) For Foreign Nationals of Indian origin: Passport/lands from NRE/FCNR(A)
- (h) For NRI: Copy of Passport & Payment through NRE/NRO A/c
- (i) For Hindu Undivided Family (HUF): Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.

Sales Organizer/Dealer _____ Sales Head (Project) _____ VP Sales _____ Director _____

DIVYANSH INFRAHEIGHT PVT. LTD.

Signature _____ Signature _____ Signature _____ Signature _____

ACCEPTED / REJECTED



For all intents and purposes and for the purpose of terms and conditions set out in this Allotment Letter, singular includes plural and masculine includes feminine gender.

Interpretation of some indicative terms.

Applicant – means persons (s), applying for allotment of the said apartment, whose particulars are set out in the booking application form and who has appended his/her signature in acknowledgment of having agreed to the terms & conditions of the booking application form
Application (Booking Application):- A request for allotment of apartment made by the Person(s) / Firm / Company on a standard format namely booking application form of company. In case of more than one applicant the other will be considered as co-applicant prior to execute the allotment letter they will be considered as intending allottees(s).

Allotment Letter:- Confirmation of booking of apartment by the Company and an agreement over a standard prescribed format of company which is duly executed between the Company and Allottee(s).

Allottee(s) - Those who have executed the allotment letter over a standard format of Company thereafter a particular apartment(s) has reserved for that particular Allottee(s) and have agreed to abide by all the terms and conditions of the time and indenture of conveyance is executed. In case of more than one applicant the other will be considered as co-allottees(s) and allottee and the co-allottees(s) will have the equal share in the apartment.

Apartment:- The dwelling unit / flat in the project which is identified by a number, that number is also identifying the floor and the Block of that unit/flat. "Said Apartment" shall mean the specific apartment applied for by the Applicant in the Said Project, details of which has been set out in the Application.

Area:-

- a. **Area of land**:- Total Area of land over which the project is going to be constructed.
- b. **Super Built-up Area**:- The constructed areas of the project comprising of Paly line area of the apartment and other constructed areas of common use.
- c. **Paly line Area**:- All constructed area of an apartment with or without roof including walls, columns, beams, subboards, cassette shafts, balconies, and terrace with or without roof.
- d. **Common Area and Facilities**:- Means all facilities to be used by all the apartments, such as entrance lobbies, corridors, staircases, staircase shafts and mummies, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts, fire escapes, all underground and overhead tanks, electric sub-station, metered panel room, installation area of transformer and DG set, guard towers, entrance and exit of the complex, water supply, treatment plants, pump house, sewerage systems and STP, EPADL systems, common tables, rain-water harvesting systems etc.
- e. **Independent Area**:- The Areas which are not included as common areas for joint use of apartments any may be sold by the company/promoter without the interference of other apartment owners.
- f. **Limited Common Area and Facilities**:- Those which are reserved for use of certain apartment or apartments to the exclusion of the other apartment.
- g. **Basic Cost of Apartment**:- The consideration amount for sub lease of apartment inclusive of other charges which are mentioned in the Booking Application Form and the Allotment Letter.

Company:- That is M/S **DIVYANSH INFRASTRUCTURE PVT. LTD.**, a company registered under the companies act 1956 having its Regd. office: A-78, Kirti Nagar, Near here Honda Showroom, Delhi-110017

Complex:- The entire project having apartments of different types and dimensions in various Blocks also have spaces for convenient shopping, commercial and recreational facilities, club, party hall, basement, swimming pool, parking spaces and spaces for public amenities etc.

Force Majeure Clause:- means any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and / or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform obligations under this Application; which shall include but not be limited to:

- (a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters.
- (b) Explosions or accidents, air crashes and shipwrecks, act of terrorism.
- (c) Strikes or lock outs, industrial disputes.
- (d) Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.
- (e) War and hostilities of war, riots, bands, act of terrorism or civil commotion.

Signature of the Applicant(s)