

M/s Indosam Infra Pvt. Ltd.  
B41, Sector 72, NOIDA

Date.....

Application No.....

I /we request that I /we may be registered for provisional allotment of a Residential Apartment of description specified below, in the Group Housing in the name and style of "Indosam75" at Sector -75, NOIDA, UP, being developed & promoted by M/s Indosam Infra Pvt. Ltd. (hereinafter referred as 'the Company').

I /we also agree to sign and accept, as and when desired by the Company, the Allotment Letter on the Company's standard format, contents whereof have been read and understood by me/us in my/our vernacular language and I /we agree to abide by the terms and conditions thereof.

I /we understand that the plot/ land on which proposed group housing is being developed and promoted shall be leased out to the Company by Noida Authority on 90 years lease on the terms and conditions mentioned in the Lease Deed.

I /we shall comply with the terms and conditions of the said lease deed to be executed between New Okhla Industrial Development Authority (hereinafter referred to as NOIDA) and the Company, in so far as those pertain to rights and obligations of the Allottee(s)/Sub-Lessees.

I /we herewith remit a sum of Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_  
\_\_\_\_\_ only) by Bank Draft/ Cheque No:- \_\_\_\_\_ dt. \_\_\_\_\_  
drawn on \_\_\_\_\_ being the booking amount / earnest money for the allotment of the Apartment.

I /we further agree to pay the installments / basic cost and allied charges as stipulated/ demanded by the Company and/or as contained in the Payment Plan opted by me/ us, failing which the booking will be cancelled and the booking amount shall be forfeited by the Company. My /our particulars are given below:

#### 1. First Applicant

Mr. / Mrs. / Ms \_\_\_\_\_

S/o D/o W/o \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marital Status \_\_\_\_\_

Residential Status: Indian [ ] Non - Resident Indian [ ]

Residential Address \_\_\_\_\_

Affix  
Photograph

Profession \_\_\_\_\_ E-Mail ID \_\_\_\_\_

Designation, Company Name and Address \_\_\_\_\_

Tel. Residence \_\_\_\_\_ Office \_\_\_\_\_ Mobile \_\_\_\_\_

PAN No. \_\_\_\_\_ Passport/ Adhaar No. \_\_\_\_\_

Income per annum Rs. \_\_\_\_\_

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SIGNATURE OF APPLICANT (s)

## 2. Second Applicant / Nominee

Mr. / Mrs. / Ms \_\_\_\_\_

S/o D/o W/o \_\_\_\_\_

Date of Birth \_\_\_\_\_ Marital Status/ Relation with Applicant \_\_\_\_\_

Residential Status: Indian ☐ Non - Resident Indian ☐

Residential Address \_\_\_\_\_

Affix  
Photograph

Profession \_\_\_\_\_ E-Mail ID \_\_\_\_\_

Designation, Company Name and Address \_\_\_\_\_

Tel. Residence \_\_\_\_\_ Office \_\_\_\_\_ Mob. \_\_\_\_\_

PAN No. \_\_\_\_\_ Passport/ Adhaar No.. \_\_\_\_\_

Income per annum Rs. \_\_\_\_\_

## 3. Descriptions of Apartment

(i) Tower No. \_\_\_\_\_ (ii) Apartment No. \_\_\_\_\_ (iii) Floor \_\_\_\_\_

(iv) Carpet Area Sq. Ft. \_\_\_\_\_ (v) Super Area Sq. Ft. \_\_\_\_\_

## 4. Details of Pricing:

Total Sale Price Rs. \_\_\_\_\_

The Total Sale Price is inclusive of the following:

(i) All Preferential Location Charges, if any

(ii) Car Parking: Open 1 Nos. ☐ or Covered 1 Nos. ☐ Please tick ☒ the relevant.

(iii) Lease Rent

(iv) External Electrification Charges and Fire fighting Charges

(v) Club Membership Charges

(vi) Power Back-up Charges

5. The Total Sale Price does not include interest Free Maintenance Security (IFMS) of Rs 25/- per sqft of the super area and Electric Load & Meter Charges, which shall be deposited by the Applicant(s) with the Company or its nominated agency before possession.

6. Stamp duty, registration fee, taxes and other allied charges/govt. levies and taxes as applicable from time to time, shall be additionally payable before possession as and when demanded by the Company.

Payment plan opted [A] Down Payment ☐ [B] Flexi Plan ☐ [C] Other Plan ☐

7. Mode of booking [A] Direct ☐ [B] Dealer ☐ [C] Reference ☐

8. Any type of credit note issued by our Associates is not the liability of the Company.

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I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Any allotment against this booking application shall be subject to the terms and conditions of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particulars/information given above till the booked property is registered in my/our name(s). I/We declare that in case of non-allotment of the apartment, my/our claim shall be limited only to the refund of the deposited amount without any interest.

(i) \_\_\_\_\_  
(ii) \_\_\_\_\_  
(Name(s) of Applicant(s)) (Signature of Applicant(s))

Place \_\_\_\_\_ Date \_\_\_\_\_

#### Notes:

- All cheques/drafts are to be made only in favour of "M/s Indosam Infra Pvt. Ltd." payable in NCR
- Person(s) signing the application on behalf of the other person/firm/Company shall file authorization/power of attorney /board resolution duly attested by a first class Magistrate/Notary Public.

#### FOR OFFICE USE ONLY

Total no. of Applicant(s) \_\_\_\_\_

Type of Payment plan opted by the applicant \_\_\_\_\_

Remarks:-

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Booked by : \_\_\_\_\_ Checked by \_\_\_\_\_ Approved by \_\_\_\_\_

#### Terms and Conditions for Booking of Apartment in Indosam-75, Eco-City, Sector-75, Noida-U.P.

##### A. BOOKING

- Mere submission of application for booking of apartment does not automatically confer allotment.
- The allotment shall be communicated in writing which shall remain provisional till the Allotment Letter is duly signed between the Applicant and the Company.
- The Applicant shall specifically indicate the preference of the apartment booked and said preference shall not be allowed to be changed. However, Company may at its sole discretion entertain a request for change of category if the apartment(s) are available in the desired category.
- If the change of category is allowed by the Company, the same shall not be final unless difference in amount along with the interest as payable, has been duly paid by the Applicant.
- No application for booking of apartment shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant shall pay the registration amount of 10% of the Total Sales Price of the apartment referred in the booking application.

##### B. REGISTRATION

- The registration amount payable along with the application for booking shall be 10% of the Total Sale Price of apartment.
- The application not accompanied by the registration amount or less registration amount shall not be eligible for allotment. The outstation cheque for the booking amount shall not be accepted.

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C. PAYMENT

- a. Payment plan as opted by the Applicant shall not be allowed to be changed.
- b. Timely payment as per schedule is the essence of Allotment.
- c. No late installment shall be accepted beyond a period of one month from due date, interest chargeable on late payment (from the due date) is 18% per annum.
- d. All payment shall be made by way of Cheque/D.D./ Pay order in the name of the Company.
- e. Only the cheques, which are issued from the bank account of the Allottee(s) shall be accepted.
- f. Delayed payments made by the Allottee will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the premium due.
- g. In the event of cancellation by the buyer or non-payment of the dues will result in forfeiture of the registration amount. In any case a NOC (No Objection Certificate) from the channel partner (if any) shall be obtained.

D. TOTAL SALE PRICE

- a. The Total Sale Price may vary at the discretion of the Company at any time before acceptance of the application. The Total Sale Price on confirmation of Allotment shall remain fixed.
- b. The costs of External Development Charges, if any, levied by the local authorities/ bodies shall be born prorate by each Allottee, which shall be in addition to the Total Sale Price.
- c. The Total Sale Price, however, shall not include the following:
  - i. Taxes, impositions of levies or duty, as applicable, imposed by the local authorities for the sale of the said apartment.
  - ii. Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided for tentatively. Any increase shall be on Allottee's account on pro-rata basis.
  - iii. Individual Electric Meter Connection charges shall be extra as applicable.
  - iv. Charges for providing water and sewage connections by concerned authorities.
  - v. Any change in Govt. taxation or levies shall be charged extra.
  - vi. Any other charges as referred in the Allotment Letter.

E. SUPER AREA

- a. It is defined as the total built-up area of the apartment booked and shall also include walls, windows, balconies, projections etc., proportionate share of areas like staircase, common areas, lifts, walls, and areas used/earmarked for installation or essential facilities like electrical sub-station, transformers, water tanks and other facilities.
- b. The total built-up area of the apartment may, during the course of construction, change marginally. If there is any change, the Total Sale Price of the apartment may be increased or decreased depending upon the variation in the area/size of the apartment.

F. CARPET AREA

Includes all area where carpet can be laid. Including projections of wardrobes, balconies, toilets, bathrooms, kitchen, store/ study/ servant etc. and all internal and external walls of the flat.

G. POSSESSION

- a. The Company assures that possession of the apartments shall be handed over to the applicant(s) within 36 months from the date of issue of Allotment Letter, subject to force majeure.
- b. The Company however, if compelled by reasons beyond control such as earthquakes, civil riots, farmer agitation, cold war, terrorism or other circumstances of supervening impossibilities, may extend the period of possession beyond the period specified above.
- c. The Company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor will the applicant be entitled to claim any compensation for delay.

H. ALLOTMENT LETTER

- a. On acceptance of Application/Provisional Allotment, the Allottee shall sign and accept the Allotment Letter of the Company in the prescribed format and shall remain bound by the terms and conditions of the same. Unless the Allotment Letter is signed the booking shall remain provisional.

I. CHANGE OF ADDRESS

- a. Applicant(s) shall promptly intimate the Company about change of address for further correspondence and records.

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SIGNATURE OF APPLICANT (s)

M/s Indosam Infra Pvt. Ltd. B-41, Sector 72, NOIDA-201301

website: www.indosam.in e-mail: info@indosam.in