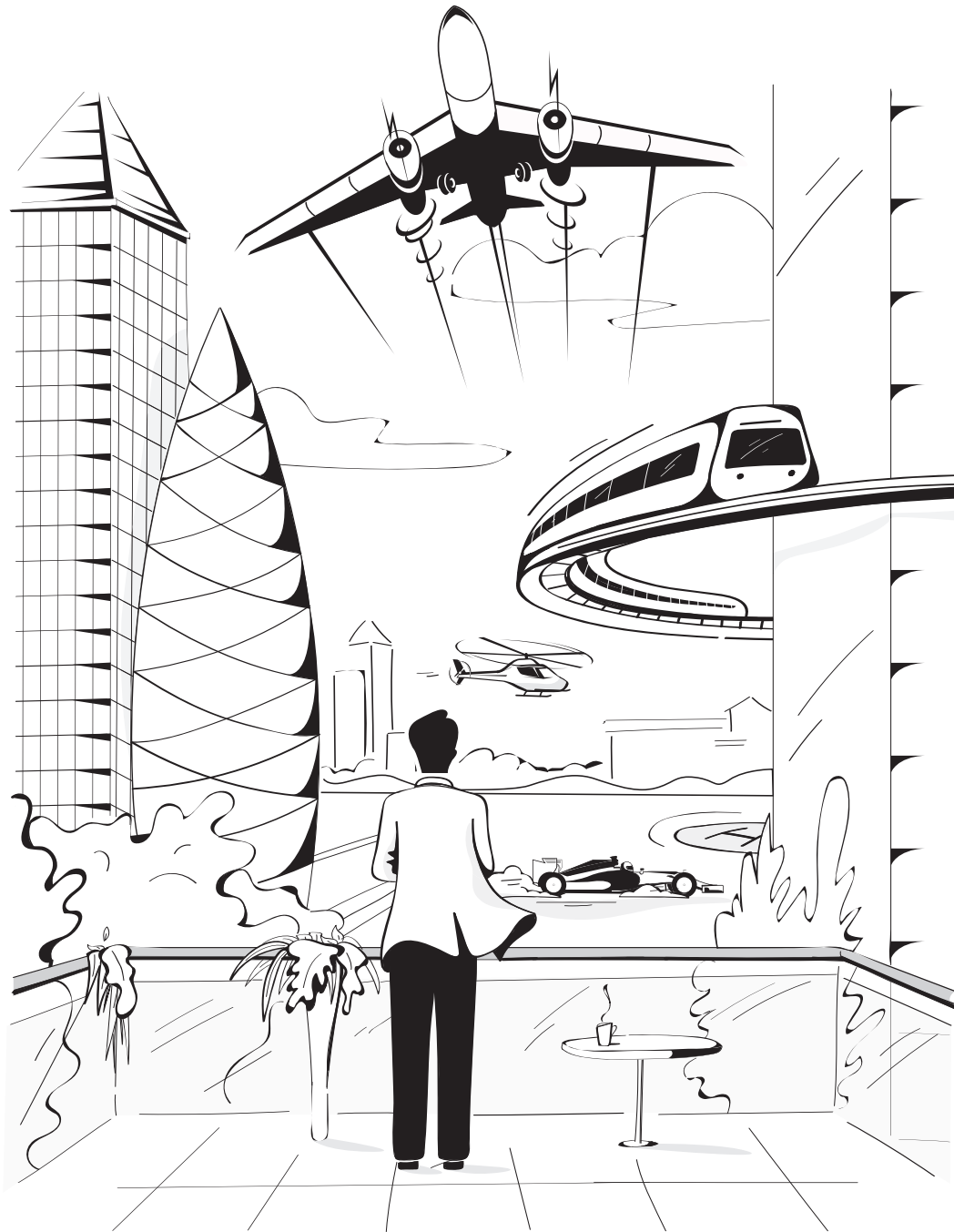




PRIDEVILLE

EVERY ACRE OF PRIDE



PRIDEVILLE BRINGS TO YOU,  
THE GREATER NOIDA OF THE FUTURE.

WELCOME TO

GREATEST NOIDA

APPLICATION FORM



**PRIDEVILLE**  
EVERY ACRE OF PRIDE

## APPLICATION FORM FOR PRIDEVILLE

**MY/OUR PARTICULARS AS MENTIONED BELOW MAY BE RECORDED  
FOR REFERENCE AND COMMUNICATIONS**

Photograph of  
first/sole  
Applicant

Photograph of  
Second  
Applicant

To,

Imperia Structures Ltd.

A-25, Mohan Co-operative Industrial Estate,

New Delhi-110044

RERA Registration No.:

Sir's

I/We wish to register my/our expression of interest for the Provisional booking of a Unit (particulars of which are given herein-below) in your project named PRIDEVILLE situated at GH- A-5, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority, District- Gautam Budh Nagar, Uttar Pradesh.

Particulars of Applicant(s)

[If the Applicant/ Allottee is an Individual]

(First Applicant/Sole Applicant)

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

\_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter called the "Applicant/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 "Applicant/ 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,

Signature of Applicant(s)

x \_\_\_\_\_

\_\_\_\_\_, authorized (Aadhaar No. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_, hereinafter referred to as the "Applicant/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]

[If the Applicant/ 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 "Applicant/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 Applicant/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 pugnant 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 Applicant/ Allottee]

#### Particulars of Authorised Signatory

Name : \_\_\_\_\_ Designation : \_\_\_\_\_  
Address : \_\_\_\_\_  
Mobile No.: \_\_\_\_\_ Aadhaar No.: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Particulars of Booking

##### 1. Particulars of Unit:

- (a) Type of Unit: : 1BHK [ ] 2BHK [ ] 4BHK [ ] PENTHOUSE [ ]  
(b) Unit/Flat No.: \_\_\_\_\_ Tower/Block/Building No. \_\_\_\_\_  
(c) Location: \_\_\_\_\_ Floor \_\_\_\_\_

Signature of Applicant(s)

x \_\_\_\_\_

(d) Parking Type : Covered [ ] Stilt [ ] Basement [ ] No. of Parking Slot \_\_\_\_\_

(e) Parking Area : \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

(f) Size of Unit: Super Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

Carpet Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

Covered Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

(g) Mode of Booking Direct [ ] Broker [ ]

(h) Broker RERA Registration No. \_\_\_\_\_

## 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. .... /-   |
| ESSC :                    | Rs. .... /-            | Rs. .... /-   |
| EDC/IDC :                 | 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 Sub-Lease Deed shall be borne by Applicant(s)/Allottee(s) separately.

(iii) Total Sale Price of the Unit is calculated on Carpet Area basis. Super Area is for reference only.

(iv) Interest Free Maintenance Security and Advance Maintenance Charges shall be paid in addition to the Total Sale Price by the Applicant to the Maintenance Agency at the time of offer of Possession.

## 3. Payment Plan opted by Applicant

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

4. Booking Amount (i.e., earnest money): Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_)

\_\_\_\_\_ Only)

Signature of Applicant(s)

x \_\_\_\_\_

## 5. Details of Payment of Booking Amount

| Cheque No. | Date | Drawn on | Amount (Rs.) |
|------------|------|----------|--------------|
|            |      |          |              |
|            |      |          |              |
|            |      |          |              |

## 6. KYC DOCUMENTS TO BE SUBMITTED BY APPLICANT(S)/ALLOTTEE(S)

Resident Of India:

- Copy of PAN card
- Copy of Aadhaar card

Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company:

- Copy of PAN card of the company.
- Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary / Director of the Company.
- Board resolution authorizing the signatory of the Application Form to buy property on behalf of the company duly authenticated by any other Director of the Company.

Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF.

NRI / Foreign National of Indian Origin:

- Copy of the individual's Passport
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the Applicant.
- In case of cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Note: 3 passport size photographs of the Applicant(s) required in all cases.

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.

Signature of Applicant(s)

x \_\_\_\_\_

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. The Government of Uttar Pradesh constituted the Taj Expressway Industrial Development Authority, vide GoUP Notification No. 697/ 77 – 04 – 2001 – 3 (N) / 2001 dated 24th April, 2001 (name changed to Yamuna Expressway Industrial Development Authority (hereinafter referred to as the “YEA”) vide Go UP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008), under the U.P. Industrial Area Developmental Act 1976, having its principal office at 1st Floor, Commercial Complex, Block-P-2, Sector-Omega-1, Greater Noida, District Gautam Budh Nagar-201308, U.P.
2. YEA formulated a scheme to develop Mega Projects in Special Development Zones (hereinafter referred to as “SDZs”) along the Taj Expressway (renamed as Yamuna Expressway vide GoUP Notification No. 1165 / 77 – 04 – 08 – 65N / 08 dated 11th July, 2008) between Greater Noida and Agra and invited applications for allotment of SDZs.
3. The JPSK Sports Private Limited (hereinafter referred to as “JPSK” was incorporated under the Companies Act, 1956 on 20.10.2007 and applied to YEA for allotment of one SDZ admeasuring 1000 hectares (approx) for development of the area with sports as its core activity (hereinafter referred to as the “Core international Private Limited and then changed from Private Limited to Public Limited Company and a fresh Certificate of incorporation in the name of Jaypee Sports International Limited (JSIL) was issued by the Registrar of Companies of Uttar Pradesh and Uttarakhand on 28.07.2010.
4. YEA allotted a SDZ with an area of approximately 1000 hectare(approx) at Sector 25, Jaypee Greens Sports City SDZ, District Gautam Budh Nagar, U.P. (hereinafter referred to as the “Leased Land” ) to the JSIL for development with Sports as core activity and granted lease of the Leased Land in various lots in favour of the JSIL through various lease deeds (hereinafter referred to as the “Principal Lease Deeds” ) as per the terms and conditions specified therein, which inter-alia include use of minimum 35% of the Leased Land for Core Activity including roads and open spaces (hereinafter referred to as the “Core Area” ), while, balance Leased Land (hereinafter referred to as the “Non Core Area” ) could be used for other specified activities (hereinafter referred to as the “Non Core Activity” ).
5. JSIL had prepared land use plan, layout plan and other relevant plans for the development of the Leased Land in the name of Jaypee Greens Sports City which were duly approved by YEA vide letter dated 26.06.2012 bearing Memo No. YEA/63/2012/SDZ-01/NC. These plans were revised and resubmitted with YEA and have been duly approved vide Letter dated 21.02.2014 bearing Memo No. SDZ-01/855/2014. (The said revised plans as approved by YEA or the subsequently revised plans, as the case may be are hereinafter referred to as the “Relevant Plans”).
6. Based on the said Relevant Plans the JSIL has sub-leased for a period upto 23.09.2099 and a plot of land admeasuring 15926 square meters being plot no- GH-A5 part of residential pocket GH-A situated at Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority District- Gautam Budh Nagar (U.P.) of the Relevant Plans to M/s Imperia structures Ltd. for developing a Group Housing Project on mutually agreed terms and conditions.
7. M/s. Imperia Structures Limited, a Company registered under Companies Act, 1956 having its Registered Office at A-25, Mohan Co-Operative Industrial Estate, New Delhi-110044 (hereinafter referred to as “Developer/ Company”) is now the Sub-Lessee and in possession of land numbered as part of Plot No. GH-A-5, in Sector 25, SDZ, Jaypee Green Sports City, Yamuna Expressway, Dist. Gautam Budh Nagar U.P. ad-measuring 15926 sq. mtrs. on lease (hereinafter referred to as the “said Land”) vide Sub-Lease Deed registration no. 34235 dated 13.11.2014 in book no. 1, on pages 143 to 210 (hereinafter referred to as the “Sub-Lease Deed”). The said land has been given on lease to the Developer for setting up of a Residential Group Housing as per duly approved and sanctioned building plans vide letter Y.E.A/Planning-BP-61/97311/ 2019 dated 09.09.2019.
8. That the Applicant(s)/Allottee(s) acknowledge that Applicant(s)/Allottee(s) have seen and verified all the title documents including the said Principal Lease deeds and the said Sub Lease Deed. Further the Applicant(s)/Allottee(s) accept, undertake and acknowledge to abide all the terms and conditions of the said Principal Lease Deed and Sub-Lease Deed. The Applicant(s)/Allottee(s) further undertakes that he/she/they is/are fully satisfied with company’s authorities & entitlements to develop and market said Project on the said Land.
9. That the Developer is now developing a Group Housing on the said Land by the name of “PRIDEVILLE”(herein after be referred as the said “Project”).
10. That the Applicant(s)/Allottee(s) have applied for the booking of the said unit in the aforesaid Project after being fully and completely satisfied. Further the Applicant(s) /Allottee(s) have seen and understood the scheme of development, tentative plans/other documents at the office of Developer and Applicant(s)/Allottee(s) also agree to abide by all the terms and conditions of YEA or any other statutory or civic authority to which the JSIL, or the Developer, and consequently the Applicant, is subject to or any other condition which the Developer may prescribe.

Signature of Applicant(s)

x \_\_\_\_\_

11. The Developer has duly registered the said Project "PRIDEVILLE" under UP RERA Act vide Registration No. UPRERAPRJ\_\_\_\_\_.
12. That the terms and conditions given here are of indicative in nature with a view to acquaint Applicant(s)/Allottee(s) with the terms and conditions and are not exhaustive and Applicant(s)/Allottee(s) have been handed over a copy of the Agreement for Sub-Lease, which the Applicant(s)/Allottee(s) shall execute and register with the concerned sub registrar as per RERA Act and rules framed there-under after the realization of the booking amount/Earnest money.
13. That the Applicant(s)/Allottee(s) agree that he/she/they has/have taken all information about the project from the website of Real Estate Regulatory Authority/website of Company.
14. That the Applicant(s)/Allottee(s) agree that he/she/they have/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 Sub-Lease shall be borne by Applicant(s)/Allottee(s) separately.
15. That the Applicant(s)/Allottee(s) agrees, accepts and acknowledge that the price of the Unit and other charges calculated by the Developer are on the basis of Carpet area and the Super Area is for reference only.
16. (i) That the Applicant(s)/Allottee(s) understand and agree with the payment plan opted by him/her and the Applicant(s)/Allottee(s) further agree that timely payment of installments (as per the opted Payment plan) of basic sale price and allied/ additional cost, Govt. levy, GST etc. pertaining to the said Unit is the essence of this booking. That the Applicant(s)/Allottee(s) agree to make all payments within time as per the Payment Plan annexed hereto and/or as may be demanded by the Developer from time to time and the Applicant(s)/Allottee(s) agree that the Developer is under no obligation to send demand/ reminders for payments. However, the Developer may send any letter/demand/notice through E-mail or SMS to the applicant and it will be treated as duly served upon me in any case. If the Applicant(s)/Allottee(s) fail/ default in making payment of due amount within stipulated period or the tendered cheque(s) or draft get dishonored by his/her/their banker then the Applicant(s)/Allottee(s) shall be liable to pay interest to the Developer on the unpaid amount at prescribed rate MCLR + 1 % per annum (or as made applicable by the UP RERA). Further the Developer shall have rights as mentioned herein below:
- (a) to keep on abeyance/ suspension of the booking or cancel the allotment of the said Unit;
- (b) to forfeit/deduct the booking amount/earnest money together with interest on installments due but unpaid and interest on delayed payments;
- (c) to re-allocate the provisional allotment of the said Unit which includes change in area and location of the said Unit.
- (ii) If the Developer opts to exercise the rights mentioned in sub-clause (a) and (b) as above, then the balance amount shall be refundable to Applicant(s)/Allottee(s) without any interest, after the said Unit is allotted to some other Applicant(s)/Allottee (s) and after compliance of certain formalities by the Allottee(s).
- (iii) If the Developer opts to exercise the rights mentioned in sub-clause (c) as above and as a result thereof, there are any changes in dimension, size etc. of the said Unit, then the price towards increase/decrease of re-allotted Unit shall be dealt (paid/adjusted) in the manner detailed in this Application Form.
- (iv) It is agreed that, if any discount/ concession, in whatsoever way, has been given by the Developer in the Basic Sale Price/ payment term to me/us in lieu of my/our consensus for timely payment of installments and other allied/ additional cost, and in the event of delay in payment, the Applicant(s)/Allottee(s) hereby authorize the Developer to withdraw such discount/ concession and demand the payment of such discount/ concession amount as a part of sale consideration amount, which the Applicant(s)/Allottee(s) hereby agree to pay immediately. The Developer in its absolute discretion may condone the delay by charging penalty at the prescribed MCLR + 1 % per annum on all outstanding dues from their respective due dates. The payment plan is annexed herewith as Annexure attached herewith.
- (v) That the Applicant(s)/Allottee(s) hereby confirm that I/we am/are aware of the applicability of Govt. levies, all Taxes, GST and surcharges levied on the said Unit under development or construction, Applicant(s)/Allottee(s) hereby agrees to pay to the Developer, Govt. levies, Taxes, Fees, GST, charges and any surcharge etc. as applicable with retrospective effect or in future in proportion to the super area of his/her/their unit to the total super area of all units in the said Project as determined by the Developer. In case of failure to pay such Govt. levies, Taxes, Charges etc. as demanded by Developer on or before the due date, the Applicant(s)/Allottee(s) hereby authorizes the Developer to adjust IFMS against such defaults. Whenever due to such adjustment, the IFMS Deposit falls short of the aforesaid sum, and then the Applicant(s)/Allottee(s) hereby undertake to make good the resultant shortfall within fifteen days of demand by the Developer. Further, If such Govt. levies, Taxes etc. are levied (including with retrospective effect) after the Sub-Lease Deed has been executed then such Taxes and Charges shall be treated as unpaid sale price of the said Unit and the Developer shall have the first charge/lien on the said Unit for recovery of such

Signature of Applicant(s)

x \_\_\_\_\_



charges from Applicant(s)/Allottee(s).

17. That the Applicant(s)/Allottee(s) agree and undertake that in case the Applicant(s)/Allottee(s) fails to make payments for 2 (two) consecutive demands made by the Developer as per the agreed Payment Plan, despite having been issued notice in that regard the Applicant(s)/Allottee(s) shall be liable to pay interest to the Developer on the unpaid amount @ State Bank Of India MCLR +1%.

18. That the Applicant(s)/Allottee(s) agree and undertake that in case of Default by Applicant(s)/Allottee(s) under the condition listed above continues for a period beyond ninety days after notice from the Developer in this regard, the Developer may cancel the allotment of the Unit and refund the money paid to him by the Applicant(s)/Allottee(s) by forfeiting the booking/earnest amount paid for the allotment along with brokerage and interest component on delayed payment (payable by the customer for breach of terms and condition of this application and non-payment of any due payable to the Developer). The balance amount of money paid by the Applicant(s)/Allottee(s) shall be returned by the Developer to the Applicant(s)/Allottee(s) within ninety days of such cancellation. On such default, the Application /Agreement for Sub-Lease and any liability of the Developer arising out of the same shall thereupon, stand terminated.

19. 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 i.e@ State Bank Of India MCLR +1%.per annum.

20. In case Applicant(s)/Allottee(s) commits violation of any material term or condition of booking/allotment, company shall be entitled to cancel the booking/allotment and the booking amount along with other charges i.e. brokerage & interest on the delayed payment for delayed period shall be forfeited by the Developer.

21. Since construction of said complex is a large project, company may 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.

22. With effect from possession of unit, Applicant(s)/Allottee(s) shall be responsible to bear and pay the 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.

23. Applicant(s)/Allottee(s) shall use the Unit only for its permitted purpose and for no other purpose.

24. 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).

25. Applicant(s) shall be entitled only to the covered area of said unit. Applicant(s) shall not claim exclusive rights, title or claim over any part of common areas or Limited common area or independent common area as mentioned and filed in the Deed of Declaration as per the UP Apartment Act, 2010.

26. That in case the Applicant(s)/Allottee(s) avails a loan from a Bank, it shall be the personal liability and responsibility of the Applicant(s)/Allottee(s) to ensure that the loan is processed and payment released to the Developer within the stipulated period as provided in the schedule of payment plan, failing which it shall be considered as a case of delayed payment and an Event of Default and the Developer shall do all acts, deeds as per clause 16.

27. 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.

28. In case prior to execution of Agreement to Sub-Lease, Applicant(s) wishes to get the accompanying application/booking cancelled, Developer will have the right to forfeit the booking amount /earnest money paid for said unit by the Applicant(s)/Allottee(s).

29. That the Applicant(s)/Allottee(s) undertakes to abide by the laws, rules and regulations and terms and conditions of the YEA Authority or the U.P. Government or the local bodies of the U.P. Industrial Area Development Act 1976 and the rules and regulations framed thereunder, RERA Act, 2016 and rules framed thereunder or any other applicable act and shall be responsible/liable for all defaults, violations or breaches of any of the conditions, levies or rules and regulations as may be applicable. The Applicant(s)/Allottee(s) accepts and acknowledges and further agrees and undertake that if the applicable laws demand submission of any declaration relating to the super area/common area/carpet area of the Premises to the competent authority, then the Developer would have sole right to file such declaration without any objection

Signature of Applicant(s)

x \_\_\_\_\_

from the Allottee and also submit necessary details to the Competent Authority.

30. That the Applicant(s)/Allottee(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-Prideville-Collection A/C 919020072925619 " payable at New Delhi. All cheques/drafts/pay orders shall be deemed to be accepted by Developer; subject to its realization only.

31. 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 authorized accounts/channels. Company shall not be responsible in any manner if any third party makes any payment/remittances on behalf of Applicant(s). 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 and interest (if any).

32. The Applicant(s)/Allottee(s) understand and agrees that the all letters/notices and communications, send by the company shall be issued only 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, reminders, letters and notices to the second Applicant or to Applicant(s) other than the first Applicant.

33. That the Applicant(s)/Allottee(s) agree & undertake to pay further installments without any formal demand by the Company in accordance with the schedule of payments attached herewith or with Agreement for Sub-Lease (including Interest free maintenance deposit the payment plan. If due to any change in the layout/building plan, the said Unit becomes preferentially located, then Applicant(s)/Allottee(s) shall be liable and agree to pay the preferential location charges as and when demanded by the Developer as per prevailing rates.

35. That the Applicant(s)/Allottee(s) further agree that in case Applicant(s)/Allottee(s) make any payment towards the said Unit from any third party account, then Applicant(s)/Allottee(s) shall ensure that there would be no claim by such third party in the said Unit against the payment made from third party account and Applicant(s)/Allottee(s) further agree that the Developer shall not be liable or responsible for any inter-se transaction between such third party and Applicant(s)/Allottee(s) in any manner whatsoever. In the event, Applicant(s)/Allottee(s) make any payment through any third party account then Applicant(s)/Allottee(s) hereby agree to submit a declaration signed by such third party to the Developer and upon receipt of such declaration from the third party and realization of payment, the Developer shall proceed to issue receipt of such payment made by Applicant(s)/Allottee(s) from third party account.

36. No one,(including any broker/dealer or even any employee of company) is authorized 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.

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

38. That the Applicant(s)/Allottee(s) agrees and undertake that Applicant(s)/Allottee(s) shall execute the instrument for transfer of rights, title and interest in the Said Unit from the Developer in Applicant(s)/Allottee(s) favour in the form, substance and manner and within such period as prescribed by the Developer and the same shall be got registered as per law.

39. Acceptance of this application by Developer shall not amount to confirmation of booking. The Developer may reject this application without assigning any reason before execution of Agreement to Sub-lease. In case of rejection of Application, Developer's liability shall be limited to refund the amount received from applicant(s) without any interest thereon.

40. That the Developer shall endeavor to give possession of the said Unit to the Applicant(s)/ Allottee(s) as may be contemplated in the Agreement for Sub-Lease, subject to force majeure circumstances and reason beyond the control of the developer with a reasonable extension of time for offer of possession subject to making of timely payments of installments to the developers by the Applicant(s)/Allottee(s).

41. That the Applicant(s)/Allottee(s) agree and undertake that, the Developer reserves all its right to assign all or any of its rights/obligations towards development and construction of the aforesaid Project in favour of any Group company or Associate company or a Subsidiary company or a Special Purpose Vehicle (SPV) to be formed or any other entity under joint venture/ development agreement for the purpose of execution of the said Project. That the Applicant(s)/Allottee(s) further understand that, with effect from such date of assignment, all the letters and correspondence exchanged with the Applicant(s)/Allottee(s) including the monies paid there under shall automatically stand transferred in the name of such new company/SPV without any alterations in the original terms and conditions of Allotment of said Unit. In such event Allotment Letter / Agreement for Sub-Lease or other necessary documents will be executed by the Assignee Developer with the Appli-

Signature of Applicant(s)

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cant(s)/Allottee(s). That the Applicant(s)/Allottee(s) shall continue to perform all their obligations towards such Assignee Developer/SPV in accordance with terms and conditions mentioned hereof.

42. That the Applicant(s)/Allottee(s) agree and undertake to get their complete address and e-mail ID registered with the Developer at the time of booking and it shall be their responsibility to inform the Developer through letter by Registered A.D. about all subsequent changes in their address and e-mail ID, failing which, all demand, notices and letters posted at the first Registered Address at the time when those should ordinarily reach at such address or sent via E-mail or via SMS by the Developer shall be deemed to have been received by them and the Applicant(s)/Allottee(s) shall be responsible for any default in making payment and other consequences that might occur there from. That the Applicant(s)/Allottee(s) hereby agree that the developer shall not be liable/ responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Developer.

43. In case of any dispute between the parties hereto (including their successors) concerning terms & conditions of 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 & Seat of arbitration shall be at New Delhi. Arbitration shall be conducted in accordance with Indian Arbitration and Conciliation Act, 1996.

44. Only the courts in Greater Noida and the High Court at Allahabad shall have sole and exclusive jurisdiction in all matters arising out of or concerning this Application form.

45. That the Applicant(s)/Allottee(s) declare that the above terms and conditions have been read/ understood and the same are acceptable to the Applicant(s)/Allottee(s). That the Applicant(s)/Allottee(s) have sought detailed explanations and clarifications from the Developer and the Developer has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, the Applicant(s)/Allottee(s) have signed this Applications Form and paid the booking amount/Earnest Money for allotment. That the Applicant(s)/Allottee(s) further undertake and assure the Developer that in the event of rejection of this application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by the Applicant(s)/Allottee(s) as set out in the terms and conditions provided in this application, the Applicant(s)/Allottee(s) shall be left with no right, title, interest or lien under this Application Form or against any Unit in relation to the said Unit. If any other Persons has signed this Application Form on behalf my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution etc. Further, the Applicant(s)/Allottee(s) do hereby agree and confirm that the Developer may sent any letter/demand/notice through e-mail or SMS's or make calls to me/us to our landline/Mobile Number given in the Application Form with regard to any promotion, events, new launch of Projects, start of existing Projects, reminder of any payment or any other suitable information from time to time and the Applicant(s)/Allottee(s) shall have no objection to the same. That the Applicant(s)/Allottee(s) do hereby further undertake not to make any complaint against the Developer even if our given landline/Mobile Number is registered under National Do Not Call Category and National Consumer Preference Registry (NCPR).

Signature of Applicant(s)

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## PAYMENT PLAN

### (A) DOWN PAYMENT PLAN

|     |                             |   |
|-----|-----------------------------|---|
| 01. | At the time of Booking      | 10% of BSP                                |
| 02. | Within 30 days from Booking | 90% of BSP                                |
| 03. | On offer of possession      | Additional Charges + Govt. Charges if any |

### (B) FLEXI PAYMENT PLAN

|     |                           |   |
|-----|---------------------------|---|
| 01. | At the time of Booking    | 10% of BSP                                |
| 02. | Within 45 days of Booking | 50% of BSP                                |
| 03. | Within 1 Year of Booking  | 40% of BSP                                |
| 04. | At the time of Possession | Additional Charges + Govt. Charges if any |

|  |                           |                       |
|--|---------------------------|-----------------------|
|  | <b>PLC Charges</b>        |                       |
|  | Corner Unit               | Rs. 100/- per sq. ft. |
|  | Floor PLC                 | as applicable         |
|  |                           |                       |
|  | <b>Additional Charges</b> |                       |
|  | Car Parking               | 250000                |
|  | Club Membership           | 50000                 |
|  | EDC/ IDC                  | Rs. 125/- psf         |
|  | Lease Rent                | Rs. 50/- psf          |
|  | IFMS                      | Rs. 50/- psf          |
|  | ESSC                      | Rs. 40/- psf          |

### Terms and Conditions

- **GST** will be applicable as per government norms.
- All Cheques / Demand Drafts to be drawn in favor of

**“Imperia Structures Limited-Prideville-Collection A/C - 919020072925619”** payable at New Delhi

Signature of Applicant(s)

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**PRIDEVILLE**  
EVERY ACRE OF PRIDE

## LAYOUT/SITE PLAN



Signature of Applicant(s)

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## FLOOR PLAN

### UNIT PLAN: 1 BHK

SALE AREA : 65.961 SQ. MTR. ( 710 SQ. FT.)  
 RERA CARPET AREA : 37.636 SQ. MTR. ( 405.114 SQ. FT.)  
 BALCONY AREA : 6.289 SQ. MTR. ( 67.695 SQ. FT.)

• 1 Living/Dining Room • 1 Bedrooms • 1 Kitchen • 1 Balconies • 1 Utility • 1 Toilets



#### TYPE A

1. Kitchen - 8'- 0" X 7'- 0"
2. Utility - 4'- 0" Wide
3. Living/Dining -12'- 6"/ 9'- 0" X 15'- 0" / 8'- 0"
4. Balcony - 5'- 0" Wide
5. Bedroom - 10'- 0" X 12'- 0"
6. Toilet - 5'- 0" X 7'- 6"

### UNIT PLAN: 2 BHK ( TYPE - A)

SALE AREA : 83.612 SQ. MTR. ( 900 SQ. FT.)  
 RERA CARPET AREA : 48.322 SQ. MTR. ( 520.138 SQ. FT.)  
 BALCONY AREA : 4.144 SQ. MTR. ( 44.606 SQ. FT.)

• 1 Living/Dining Room • 2 Bedrooms • 1 Kitchen • 1 Utility • 1 Balconies • 2 Toilets



#### TYPE A

1. Kitchen - (6'-5" X 9'-0")
2. Living/dining - (17'-6"X 10'-0")
3. Utility - (4'-0")
4. M.Bedroom - (10'-9" X 12'-0")
5. Toilet - (4'-6" X 6'-7")
6. Bedroom - (9'-0" X 9'-0")
7. Toilet - (6'-5" X 4'-6")
8. Balcony - (5'-0")

Signature of Applicant(s)

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## FLOOR PLAN

### UNIT PLAN: 2 BHK ( TYPE - B)

SALE AREA : 83.612 SQ. MTR. (900 SQ. FT.)  
 RERA CARPET AREA : 48.814 SQ. MTR. ( 525.434 SQ. FT.)  
 BALCONY AREA : 6.06 SQ. MTR. ( 65.230 SQ. FT.)

• 1 Living/Dining Room • 2 Bedrooms • 1 Kitchen • 1 Utility • 2 Balconies • 2 Toilets



#### TYPE B

1. Entrance Foyer – (3'-9")
2. Kitchen - (6'-5" X 9'-0")
3. Utility - (4'-0")
4. Living/dining - (12'-3"/ 9'-0" X 15'-0"/ 10'-0")
5. Balcony - (5'-0")
6. M.Bedroom - (12'-0" X 10'-0")
7. Toilet - (4'-6" X 6'-5")
8. Bedroom - (9'-0" X 9'-0")
9. Toilet - (4'-6" X 6'-5")

### UNIT PLAN: 2 BHK ( TYPE -C)

SALE AREA : 97.547 SQ. MTR. (1050 SQ. FT.)  
 RERA CARPET AREA : 59.890 SQ. MTR. ( 644.656 SQ. FT.)  
 BALCONY AREA : 9.175 SQ. MTR. ( 98.760 SQ. FT.)

• 1 Living/Dining Room • 2 Bedrooms • 1 Kitchen • 3 Balconies • 2 Toilets



#### TYPE C

1. Kitchen - (6'-5" X 9'-0")
2. Living/dining - (22'-0"X 10'-0" /12'-2")
3. Balcony - (4'-0")
4. Bedroom - (10'-0" X 11'-0")
5. Toilet - (5'-0" X 7'-6")
6. Balcony - (4'-0")
7. M.Bedroom - (10'-6" X 13'-6")
8. Toilet - (5'-0" X 8'-0")
9. Balcony - (5'-0")

Signature of Applicant(s)

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## FLOOR PLAN

### UNIT PLAN: 2 BHK ( TYPE - D)

SALE AREA : 97.547 SQ. MTR. (1050 SQ. FT.)  
 RERA CARPET AREA : 59.973 SQ. MTR. ( 645.549 SQ. FT.)  
 BALCONY AREA : 9.429 SQ. MTR. ( 101.494 SQ. FT.)  
 • 1 Living/Dining Room • 2 Bedrooms • 1 Kitchen • 2 Balconies • 1 Utility • 2 Toilets



#### TYPE D

1. Kitchen - (9'-0" X 7'-0")
2. Utility - (4'-0")
3. Living/dining - (13'-6" X 10'-0" X 19'-0"/8'-6")
4. Balcony - (4'-0")
5. Bedroom - (11'-0" X 10'-0")
6. Toilet - (7'-6" X 5'-0")
7. Balcony - (5'-0")
8. M.Bedroom - (13'-6" X 10'-6")
9. Toilet - (8'-0" X 5'-0")

### UNIT PLAN: 2 BHK ( TYPE -E)

SALE AREA : 97.547 SQ. MTR. (1050 SQ. FT.)  
 RERA CARPET AREA : 59.973 SQ. MTR. ( 645.549 SQ. FT.)  
 BALCONY AREA : 9.429 SQ. MTR. ( 101.494 SQ. FT.)  
 • 1 Living/Dining Room • 2 Bedrooms • 1 Kitchen • 2 Balconies • 1 Utility • 2 Toilets



#### TYPE E

1. Entrance Foyer - (4'-0")
2. Kitchen - (7'-0" X 9'-0")
3. Utility - (4'-0")
4. Living/dining - (14'-6"/9'-0" X 16'-0"/9'-0")
5. Balcony - (5'-0")
6. Bedroom - (10'-0" X 11'-0")
7. Toilet - (5'-6" X 5'-5")
8. Balcony - (5'-0")
9. M.Bedroom - (10'-6" X 13'-0")
10. Toilet - (5'-0" X 7'-6")

Signature of Applicant(s)

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## FLOOR PLAN

### UNIT PLAN: 4 BHK ( TYPE - A)

SALE AREA : SQ. MTR. (2200 SQ. FT.)  
 RERA CARPET AREA : SQ. MTR. ( SQ. FT.)  
 BALCONY AREA : SQ. MTR. ( SQ. FT.)

• 1 Living/Dining Room • 4 Bedrooms • 1 Kitchen • 2 Balconies • 4 Toilets • 1 Servant Room



### TYPE A

1. Entrance Foyer – (5'-0")
2. Kitchen - (12'-0" X 8'-0")
3. Utility - (4'-8")
4. Living/dining - (17'-4"/ 11'-0" X19'-4"/11'-0")
5. Balcony - (5'-0")
6. G.Bedroom - (11'-7" X 12'-6")
7. Toilet - (5'-0" X 8'-0")
8. Bedroom - (12'-0" X 11'-0")
9. Toilet - (5'-0" X 8'-0")
10. Bedroom - (11'-0" X 12'-6")
11. Toilet - (5'-0" X 8'-0")
12. M.Bedroom - (11'-0" X 16'-6")
13. Dress - (7'-0" X 7'-0")
14. Toilet - (9'-0" X 9'-6")
15. Balcony - (4'-0")
16. Servant Room - (9'-6"X 7'-0")

Signature of Applicant(s)

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## FLOOR PLAN

### UNIT PLAN: PENTHOUSE

SALE AREA : SQ. MTR. (4000SQ. FT.)  
 RERA CARPET AREA : SQ. MTR. (SQ. FT.)  
 BALCONY AREA : SQ. MTR. (SQ. FT.)



### PENTHOUSE (Lower Floor)

1. Entrance - 5'- 0" Wide
2. Kitchen - 12'- 0" X 8'- 0"
3. Wet Kitchen - 15'- 0" X 7'- 0"
4. Utility - 5'- 0" Wide
5. Dining Room -25'- 4" X 19'- 4"
6. Living Room -14'- 0"X 19'- 4"
7. Balcony - 7'- 0" Wide
8. Bedroom - 12'- 0" X 11'- 0"
9. Toilet - 5'-0" X 8'- 0"
10. M.Bedroom - 11'- 0" X 16'- 6"
11. Toilet - 9'- 0" X 9'- 6"
12. Dress - 7'-0" X 7'-0"
13. Balcony - 4'- 0" Wide



### PENTHOUSE (Upper Floor)

1. Family Lounge - 17'- 4" X 11'- 5"
2. Toilet - 5'- 0" X 8'- 0"
3. Bedroom - 12'- 0" X 11'- 0"
4. M.Bedroom - 11'- 0" X 16'- 6"
5. Toilet - 9'- 0" X 9'- 6"
6. Dress - 7'-0" X 7'-0"
7. Balcony - 4'- 0" Wide
8. G.Bedroom - 11'- 7" X 12'- 0"
9. Toilet - 5'- 0" X 8'- 0"
10. Puja - 5'- 0" X 5'- 0"
11. Servant Room - 9'- 6" X 8'- 0"
12. Servant Room - 9'- 6" X 7'- 0"
13. Servant Toilet - 5'- 0" X 3'- 9"

Signature of Applicant(s)

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**Corp. Office :** A-25, Mohan Co-operative Industrial Estate, New Delhi 110044 | [www.imperiastructures.com](http://www.imperiastructures.com) | [response@imperiastructures.com](mailto:response@imperiastructures.com)

**Site Office :** PRIDEVILLE, PLOT NO- A-5, Sector-25, SDZ, SPORTS CITY, Yamuna Expressway, (UP)

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

\* Terms & Conditions apply. All images are conceptual only and subject to change without prior notice. 1sq.mtr. = 10.764 sq.ft. | Valid from 23 rd September, 2019.