

front



TRIDENT EMBASSY
LUXURY BY NATURE

To
M/s Trident InfraHomes Pvt. Ltd.
H-58, Sector-63
Noida UP.

Dear Sir,

I/We herby express my/our interest to purchase one residential apartment in the proposed Group Housing **"Trident Embassy"** (hereinafter referred to as the "Project") situated at Plot No.GH- 05B, Sector-1 Greater Noida (West) U.P.

I/We hereby pay/remit a sum of Rs_____ (Rupees_____

Only) vide Bank Draft/ Cheque No_____ Dated_____ Drawn on_____

In Favor of **"TRIDENT INFRAHOMES PVT LTD"**. payable at Delhi being the Application money.

I/We further agree to pay all further installments of the consideration and other charges as per payment plan attached herewith.

I/We agree to abide by the basic terms & conditions attached to this Application form and also agree to sign and execute, as and when desired by the company, the Plat Buyers Agreement on the company's standard format, contents where of have been read and understood by me/us and I/we agree to abide by them. My/Our particulars for all intents and purposes are mentioned as under:

The particulars the Applicant(s) are given below for Company's reference and record:

1. (i) SOLE OR FIRST APPLICANT(S) Mr./ Mrs. / Ms.....

S/W/D of

Nationality.....Age.....years.....

Profession.....

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin

.....income Tax Permanent Account

No.....Ward / Circle/ Special range

and place where assessed to income tax.....

Mailing Address.....

.....

Tel No.....Fax No.....

Office Name & Address.....

.....

.....Tel. Nos.....

E.mail ID.....Mobile.....

Please affix your photograph here

1. (ii) JOINT OR SECOND APPLICANT(S) Mr./ Mrs. / Ms.....

S/W/D of

Nationality.....Age.....years.....

Profession.....

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin

.....income Tax Permanent Account

No.....Ward / Circle/ Special range

and place where assessed to income tax.....

Mailing Address.....

.....

Tel No.....Fax No.....

Office Name & Address.....

.....

.....Tel. Nos.....

E.mail ID.....Mobile.....

Please affix your photograph here

OR

*M/s.....
a partnership firm duly registered the indian Partnership Act 1932, through its partner authorised by resolution dated
.....Shri/ Smt.(copy of the resolution signed by all Partners required).

OR

**M/s.....a
Company registered under the Companies Act, 1956, having its corporate identification no.and having its
registered office atthrough its duly authorised signatory Shri/ Smt.
.....authorised by Board resolution dated.....
.....(copy of Board Resolution along with a certified copy of Memorandum & Articles of Association
required). PAN:.....

(**Delete whichever is not applicable)

2. DETAILS OF APARTMENT

Apartment No.:Floor:.....Type:.....
Block:.....Built up Area:.....Sq. Ft. and impartible common area
constitutingSq. Ft. making.....Sq. Ft. for the Super area:
LawnSq. Ft.....Sq. Ft. Terrace.....Sq. Ft.

DETAILS OF PRICING

Basic sale price: ₹.....(₹Only)
Location PLC ₹.....(₹Only)

Cost of the Parking Space:

- 1) Covered Parking @ ₹ 2,95,000 each ☐
- 2) Double (Back to Back) @ ₹ 5,00, 000 each ☐

Power Backup Charges:

Above 1KVA and upto 10 KVA @₹ 20,000 per KVA
Additional power back up required ₹KVA
Total additional power back up (installation charges) ₹
(₹only)

4. SCHEDULE OF PAYMENT FOR TOTAL PRICE

SUMMARY OF TOTAL COST INCLUDING SERVICE TAX						
		Basic	Location PLC	Power B'up	Parking	Total
Components of Apartment Cost						
Service Tax	Rate applicable	4.5%	15%	15%	4.5%	
	Amount applicable					
Grand total including Service Tax						

PLAN - 1 (DOWN PAYMENT PLAN)

	Date	Total Cost	
		%	Amount
Token amount		10%	
Booking amount			
Amount due within 30 days of booking		5%	
Amount due within 45 days of booking		80%	
Amount due on offer of Possession		5%	

Signature of First Applicant

Signature of Co-Applicant

PLAN - 2 (EASY PLAN FOR WESTERN COURT)

	Date	Total Cost	
		%	Amount
Token amount		10%	
Booking amount			
Amount due within 45 days of booking		20%	
Amount due on offer of possession		70%	

PLAN - 3 (EASY PLAN FOR EASTERN COURT)

	Date	Total Cost	
		%	Amount
Token amount		10%	
Booking amount			
Amount due within 45 days of booking		30%	
Amount due on Completion of structure		30%	
Amount due on offer of possession		30%	

PLAN - 4 (NO PRE EMI PLAN)

	Date	Total Cost	
		%	Amount
Token amount		10%	
Booking amount			
Amount due within 45 days of booking		80%	
Amount due on offer of possession		10%	

PLAN - 5 (SUPER EASY NO PRE EMI PLAN)

PARTICULARS	DATE	TOTAL COST	
		%	Amount
At The Time Of Booking		2%	
		8%	
Amount Due Withing 45 Days From Date Of Booking		2%	
		8%	
Amount Due On 4th Floor Roof Slab		2%	
		8%	
Amount Due On 8th Floor Roof Slab		2%	
		8%	
Amount Due On 12th Floor Roof Slab		2%	
		8%	
Amount Due On 15th Floor Roof Slab		2%	
		8%	
Amount Due On 18th Floor Roof Slab		2%	
		8%	
Amount Due On Top Floor Roof Slab		2%	
		8%	
Amount Due On Casting Of Internal Plaster		2%	
		8%	
Amount Due On offer Of Possession		2%	
		8%	

DECLARATION

This Applicant does hereby declare that this Application is irrevocable and that the above particulars/information given by the Applicant is true and correct and nothing has been concealed therefrom.

Dated.....

Yours faithfully

Place.....

Signature of First Applicant

Signature of Co- Applicant

TERMS & CONDITIONS:

1. That the Applicant hereby requests for the allotment of unit in the proposed Group Housing **"Trident Embassy"** situated at Plot No 5, Sector-1, Noida Ext. Greater Noida (West) U.P. (hereinafter referred to as "Project") being marketed by "Trident Infra Homes Pvt. Ltd." (herein after referred to as Company") with full knowledge & satisfaction of all laws, notification, terms & conditions etc.
2. That the Applicant/s agrees to pay the consideration of the said unit and other chages on the basis of Super area (which is tentative and subject to change) as defined hereinafter and subject to changes in the rate of taxes, imposition of new taxes, fees and other charges by and statutory body(ies) of Government of india or state of Uttar Pradesh and all other authorities.
3. That the consideration of the said unit built to specification includes Basic Sale Price, Preferential Location Charges and the other charges as applicable.
4. That the Applicant/s shall make all payments through Demand Draft (s) payable at Delhi or through Pay Orders or Account Payee Cheque, in favour of the company, namely " M/s Trident InfraHomes Pvt. Ltd."
5. That timely payment of the installment is the essence of the allotment which the Applicant/s agrees and accepts. That in the event the Applicant/s falls to pay any installment with interest within 30 days from the due date, the company shall have the right to cancel/terminate the allotment and forfeit the entire amount of earnest Money deposited by the Applicant/s or impose and other condition to which the applicant will not object.
6. (a) The layout plan of the entire project as drawn by the company are tentative and is subject to change , if desired necessary by the company or as may be required by the regulatory authorities of Greater Noida. The company may effect or if so required by andy regulatory authorities make suitable alterations in the layout plan. Such alteration may include change in the area of the apartment, Floor, block, number of apartments location and increase /decrease in the number of car parking slots allotted to the allottees. In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the company shall be final and binding to the allottee(s). Further, if there is any increse/decrease in the super area of the apartment or an apartment becomes preferentially located, if the area of the flat changes as described here, the cost of the flat shall be according to the change in the area and the applicant shall not object to such change in cost of the flat on any ground.

(b) The company shall be responsible only for providing internal services within the peripheral limits of the complex. It is clearly understood that external services such as sewer, water, drainage connection, external roads, electricity power connections and its feeder line and any other essential connectivity to Munsipal / Goverment facility are to be provided by the Government /concerned local authority up to the peripehry of the complex.
7. (a) The company shall Endeavor to complete the construction of the unit within a period specified in the letter of Allotment and / or flat buyers agreement to be entered into, subject to timely payment by the Allottee of the installment and other charges when dure and payable or demanded by the company, The company on obtaining completion certificate/certifcate of occupancy and use from Greater Noida shall hand over the unit to the Allottee having compiled with all the terms and conditions of the flat buyers agreement.

(b) The Applicant agrees that the development of the project is subject to force majeure condition which include delay for any reason beyond the control of the company like non-availablity of building materials and/or labour problems and / or enemy actions and /or natural calamities and/or and act of god and/or on case of delay in possession as a result of any notice, orde r rule, notification of the Government / public / competent authorities, delay in use of completion certificate/occupancy certificate, water/electric power supply connection or any other reason beyond the control of the company including force majeure nad in such a event of the company shall be entitled to reasonable extension of time without the Allottee being entitled to claim compensation of the nature what so ever of the period of delay.

Signature of First Applicant

Signature of Co-Applicant

8. However, in case of any major alteration/modification resulting in more than 10% change in the Said Apartment or material change in the Specifications of the Said Apartment, any time prior to and/or upon the grant of occupation certificate by the Company's architect or by the Competent authority, the Applicant will be informed in writing by the Company of such change and the difference in price of the Said Apartment To be paid by him or refunded to him by the Company as the case may be. The Applicant agrees to inform the Company in writing his Objections, if any, to the changes within thirty (30) days from the date of such notice failing which the Applicant shall be deemed to have given His consent to all the alterations/modifications. If the Applicant objects to such change in writing, within the permitted time the Company Decides to go ahead with changes, then the allotment shall be deemed to be cancelled and the Company's only liability shall be limited to Refund of the amount received, excluding non-refundable amounts received from the Applicant along with interest @ 9% per annum only for the periods, the deposited amount has remained with the company, within six months of the date of cancellation or realization of the amount after resale, whichever is earlier and the Applicant agrees that the Applicant shall have no other claim or right to raise any claim or dispute of any nature whatsoever and the Company shall be free to deal with/dispose of the Said Apartment in a manner in which it may deem fit. The Applicant agrees that any increase or reduction in the super area over and above plus/ minus three percent of the Said Apartment shall be payable or refundable (without any interest) at the rate on which such areas were sold/charged. Any adjustment in this regard shall be made only at the time of possession.
9. The Applicant agrees and undertakes to pay all Government rates, tax on land, municipal tax, property taxes, wealth tax, taxes, fees or levies of all and any kind by whatever name called, whether levied or liveable now or in future by the Government, municipal authority or any other governmental authority on the Said Complex/Said Building/Said Apartment or land appurtenant thereto, as the case may be, as assessable or applicable from the date of the Application. The Applicant shall be liable to pay all the levies and fees on pro-rata basis as determined by the Company and the determination of the share and demand shall be final and binding on the Applicant till the Said Apartment is assessed separately.
10. The Applicant agrees to pay applicable club usage charges and also fees for the club facilities (if provided). The amount shall be paid as when demanded by the Company. The actual usage will be payable as per the usages and service availed by the Applicant and the Applicant will be required to sign the necessary documents for necessary membership of the club, which shall contain the detailed terms and conditions. That the club and recreational facilities shall however be made functional, only upon completion of all the phases of the project as a whole in all respects.
11. Subject to other terms of this Application and the Agreement timely payment of the Total Price and other amounts, charges and dues as mentioned in the Application/Agreement, without any defaults/delays whatsoever, the Company shall endeavour to complete the construction of the Said Apartment on or before 6 months for western court (Tower A To F) and 15 months for eastern court (Tower G, H, I) and 36 months for tower (J, K, L) from date of application or signing of flat buyer agreement whichever is later, with a grace period of 6 months, subject to force majeure circumstances. the Company would pay the Applicant a sum of Rs. 5/- per sq.ft / month (Rupees Five only per sq. Ft.) for the delay attributable to the inability of the company in handing over the apartment. Similarly the customer would also be liable to pay holding charges @ Rs. 5/- per sq. ft / month (Rupees Five only per sq. Ft.) if he/she fails to take the possession within 30 days from the date of issuance of the offer of possession to the Applicant, which both parties agree as a just and equitable estimate of the damages that the Applicant may suffer and the Applicant agrees that it shall have no other rights/claims whatsoever, provided the Applicant is not in breach of any of the terms of this Application/Allotment. The adjustment of such compensation shall be done at the time of execution of conveyance deed. That the penalty as detailed and stipulated in this para shall be payable only in case the allottee(s) has made timely payment of all due instalments as stipulated in the agreed payment schedule. However in case of any non-compliance of agreed payment schedule by the concerned allottee(s), the stipulation with regards to the payment of the agreed penalty by the developer shall be deemed to have been waived off by the allottee(s) and he shall not be entitled to any such payment under and in terms of this booking.
12. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the Said Complex/Said Building may be handed over to the Maintenance Agency. The Applicants agrees to enter into a maintenance agreement with the Company or the Maintenance Agency appointed by the Company for maintenance and upkeep of the Said Complex (including common areas & facilities) and undertakes to pay the maintenance bills/ charges thereof. The Company reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable/payable after thirty days from the date of issue of notice of possession, irrespective of whether physical possession has been taken or not. The Applicants shall pay and clear all dues at the time of offer of possession. That an interest free maintenance security deposit @ Rs. Thirty five only per sq ft. of the super area and Sinking Fund @ Rs. Ten only per sq. ft of the super area, shall be paid by the Applicant in advance to the Company before possession. Further, the general monthly maintenance charges @ Rs. Two and paise Twenty five only per sq.ft. on Super Area shall be payable by the Applicant to the Company/Maintenance Agency. The maintenance charges have been fixed. The maintenance of the Complex may be handed over to a legally constituted association of apartment owners at any time after the receipt of written request in this regard from all Applicant(s) of the complex. this maintenance agency will work till formation of AOA and handing over of the common area to AOA

Signature of First Applicant

Signature of Co-Applicant

13. The Applicant shall be liable to pay all fees, duties, taxes, expenses, costs, etc., including but not limited to stamp duty, registration charges, transfer duty and all other incidental and legal expenses for the execution and registration of the agreement/conveyance deed of the Said Apartment, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter, failing which, the Company shall have the right to cancel the allotment of the Said Apartment and forfeit the Earnest Money and Non Refundable Amount and refund the balance amount due if any, to the Applicant, only after realizing such amount, from resale/re-allotment of the said apartment to any other party, with simple interest @9% per annum for the period such amount have been lying with the Company, after such cancellation.
14. The Applicant agrees that the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable amount in case of nonfulfillment/breach of the terms and conditions of the Application and the Agreement including withdrawal of the Application and also in the event of the failure by the Applicant to sign and execute with the Company the sub-lease deed within 30 days from the dispatch of information by the Company. There after the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Apartment. The Company shall thereafter be free to resale and/or deal with the Said Apartment in any manner whatsoever. The amount(s), if any paid over and above the Earnest Money and any amount paid to the financing bodies and any Non Refundable Amounts would be refunded to the Applicant by the Company only after realizing such amounts from resale of the Said Apartment but without any interest or compensation of whatsoever nature. The Company shall at all times have the first lien and charge on the Said Apartment for all its dues payable by the Applicant to the Company. If the amount deposited/paid by the Applicant is less than the Earnest Money and the Non-refundable Amounts then the Applicant agrees and undertakes to make the payment of the difference forthwith at the first written request from the Company.
15. Covered Car parking will be available on the request on payment basis and it shall be allotted to the intending Allottees of the apartments on the first come first basis. Scooter/Two Wheelers/Cycle will be parked within the same parking space allotted to the intending Allottees. Upon purchase a separate agreement for the allotment of the car parking will be executed between company or its nominees and the intending Allottees. The intending Allottees shall not have any ownership rights over the said parking.
16. No separate letter for payment of installments on the due dates will be given. If any installments as per payment schedule is not paid within due date, the company will be charging 18% interest per annum on the delayed payment from the due date. Further, if the payment remains in arrears for more than 30 days, the allotment shall automatically stand cancelled at the sole discretion of the company without any prior intimation/notice to the allottee and the allottee will cease to have any lien on the unit. Out of the amount deposited by the allottee the earnest money being 10% of the basic sale price (BSP) + Preferential location charges (PLC) will stand forfeited, and after deduction of over dues interest, amounts received from housing finance companies/banks against the said allotment. However, the company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging restoration charges and interest @ 18%p.a. and restore the allotment in case the allotted unit has not been allotted to someone else. Alternate Unit, if available may also be offered in lieu. Time is essence with respect to the applicant's obligation to pay the sale price as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee and other charges more specifically stipulated in the flat buyers agreement to be paid on or before due date or as and when demanded by the company as the case may be and also to perform or observe all other obligations of the Applicant under the flat buyer's Agreement. It is clearly agreed and understood by the Applicant that shall not be obligatory on the part of the company to send demand notices / reminders regarding the payments to be made by the Applicants per the schedule of the payments or obligations to be performed by the applicant. However the company may without prejudice to its rights in its sole discretion, waive its right to terminate the Allotment/Agreement and enforce all the payments and seek specific performance of this Agreement in such a case. The parties agree that the possession of the unit will be handed over to the Applicant only upon the payments of all outstanding dues, penalties etc. along with interest by the Applicant to the satisfaction of the Company.
17. Subject to the restrictions and limitations in the GREATER NOIDA lease deed the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Company's payments schedule will rest exclusively on the Allottee(s). In the event, the Allottee(s) loan is not being disbursed sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the intending Allottee shall be liable for consequences including cancellation of the allotment.
18. The Allottee shall comply with legal requirement for purchase of Immovable property wherever applicable, after execution of the flat buyer's agreement and sign all requisite applications, forms, affidavits, undertaking etc. required from time to time for purchase of said residential unit

19. On completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by the GREATER NOIDA. All expenses towards execution of the said sub lease deed shall be borne by the Allottee(s).
20. In case the applicant, desires for cancellation before the allotment has to pay rs. 50,000/-(Rs) as cancellation charges. It may be agreed to, that will be after allotment 10% of the basic price of the unit constituting the earnest money, will be forfeited and balance if any, refunded without any interest after the resale of the apartment
21. If the applicant fails to execute the sub-lease deed within six months from the date of dispatch of offer of possession for execution of sublease deed failing which the company shall have discretion to treat this application as cancelled and on such cancellation, the earnest money (hereinafter defined) along with non-refundable amounts (hereinafter defined), which is paid by the applicant shall stand forfeited. The applicant understand if for any reasons, the company is not in a position to finally allot the said apartment by the date of completion, the company shall refund the amounts deposited by applicant with simple interest at the rate of 9% per annum calculated for the period such amounts have been lying with the company for which the applicant will give notice to the company, as per above. The company shall refund such amounts upon realization of money from resale of the said apartment or six months from the date of cancellation, whichever is earlier the applicant understands that the company has no other liability of any kind except to refund this amount.
22. The Allottee shall also be required to pay requisite charges as fixed by the company for connection for water sewer and electricity for the allotted residential unit and also the Electric Meter charges, Sinking Fund. Admin. Charges, IFMS (interest Free Maintenance Security) and all other such charges as may be fixed by the company.
23. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant in not making payments within the stipulated time by the Applicant on the condition that the Applicant shall pay to the Company simple interest which shall be charged for all delayed periods after the due date @18% per annum or such other rate of interest as decided by the Company, which shall not be condonable for delay in payment/ instalment beyond 30 days. The acceptance of due amounts, even with interest as aforesaid, shall be at the sole discretion of the Company. The company shall be under no compulsion to accept delayed payments even with interest.
24. The Company may, at its sole discretion and subject to applicable laws, NOC's from financial institutions, if any, and notifications or any Government directions as may be in force, permit the Applicant to get the name of his/her nominee substituted in his/her place subject to such terms and conditions and charges as the Company may impose. The Applicant shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Applicant that as understood by the Company at present there are no executive instructions of the competent authority to restrict any nomination/transfer/ assignment of apartment. However, in the event of any imposition of such executive instructions at any time after the date of this Application to restrict nomination/transfer/ assignment of the apartment by any authority, the Company will have to comply with the same and the Applicant has specifically noted the same.
25. The Applicant agrees that in case the Applicant opts for a loan arrangement with any financial institutions/banks of his choice, for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the Applicant shall be executed only upon the Company receiving "No Objection Certificate" from such financial institutions/banks
26. The Applicant agrees that in case the Applicant is an NRI or non-resident/ foreign national of Indian origin / foreign nationals/foreign companies then all remittances, acquisition/transfer of the Said Apartment, any refund, transfer of security etc., shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and it shall be the sole responsibility of non-resident/foreign national of Indian origin / foreign nationals/ foreign companies to abide by the same. The Company accepts no responsibility in this regard.

Signature of First Applicant

Signature of Co-Applicant

27. The Applicant agrees to inform the Company in writing, by registered post only, any change in the mailing address mentioned in this Application, failing which all letters by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. In case of joint applicants communication sent to first name Applicant in this Application shall be deemed to have been sent to all applicants. All e-mails / fax sent by the applicant to the Company on any matter, so as to binding on the Company are required to be confirmed by a duly signed hard copy separately
28. The Applicant hereby covenants with the company to pay from time to time and at all times, the amounts which the Applicant is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against all payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant.
29. The Applicant before making full payment and execution of sub-lease deed cannot assign his rights, titles and interest in the flat without the prior written consent of the Company. The Company at its sole discretion, only upon the expiry of fifteen months from the date of booking may however allow transfer of the allotment before execution of sub-lease deed on payment of a transfer fee of four per cent of the total sale price, as prevailing at the time of desired transfer and consented to by the Company. The Company shall always have a first right to buy back the said apartment at the declared sale value. The sale consideration and the terms and conditions for the above said transfer between the transferor, (to whom the Company had allotted), and the transferee shall be settled mutually between them. The Company shall act as a facilitator, not having been financially benefited and as such not liable for any consequences of such transfer
30. The Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or the Agreement and the Applicant is required to comply with all its obligations on its own.
31. The Applicant understands that the final allotment of the Said Apartment is entirely at the discretion of the Company.
32. The Applicant understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the apartments in the Said Complex/Said Building to anybody or altogether decide to put at abeyance the project itself, for which the Applicant shall only have right to claim the refund of the amount paid by him/her with simple interest @9% per annum for the period such amount have been lying with the Company provided that the Applicant is not in breach of any terms of the applicant shall not have right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant.
33. The Applicant agrees that the Company shall have the right to transfer ownership of the Said Complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale/disposal/or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant and the Applicant shall not raise any objection in this regard whatsoever individually or collectively.
34. The Applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the Applicant and the Company, shall be resolved through arbitration which shall be the mode of resolution of disputes, as aforesaid. under the Arbitration and Conciliation Act, 1996 with all other statutory amendments, modifications, for the time being in force. The arbitration proceedings shall be conducted by a sole Arbitrator. For the appointment of the sole arbitrator, the Company shall identify three retired High Court Judges of the Hon'ble High Court of Delhi and intimate in writing to the Applicant, the names of retired High Court Judges, so identified. The Applicant/shall within 30 days from the receipt of such written intimation, nominate in writing to the Company, anyone of such retired High Court Judges to be appointed, as the sole Arbitrator. Upon receiving the written intimation from the Applicant as stated hereinbefore, the company shall appoint the sole arbitrator to adjudicate upon the dispute between the parties. In the event, the Applicant fails to nominate in writing as aforesaid, within 30 days from the receipt of written intimation from the Company, then the Company shall have the sole right to nominate and appoint, from within the three names nominated, a sole arbitrator to adjudicate upon the disputes between the parties. The Applicant expressly acknowledges, accepts and agrees that he shall not be entitled to reject the names identified by the Company and rejection if any, by the Applicant of the names, so identified by the Company, shall be deemed to be failure of the Applicant to nominate. The Applicant further acknowledges, accepts and agrees that he/she shall not have any objection to the appointment of the sole arbitrator made by the Company. The arbitration proceedings shall be held at Gautam Budh Nagar only. It is also agreed that the dispute / matter will be referred for adjudication to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon both the parties. It is also agreed that the matter will be referred for adjudication, on the request of any of the parties, to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon both the parties.
35. This agreement shall be governed by and constructed in accordance with the laws of India.

36. The intending Allottee shall pay the maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the complex as determined by
37. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the Allottee(s) will be refunded without any interest within one year of its being abandoned.
38. All products such as tiles, marble stones and wood etc. may have slight variations in texture colour and behavior and may have surface cracks.
39. The allotment of Apartment is at the discretion of the company and the company has the right to reject any offer/ application without assigning any reason. In the event the company decides to reject any offer/application for allotment of Apartment. the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final and binding. The general terms and conditions as mentioned herein are only illustration andy not exhaustive for the purpose of final allotment.
40. The Allotment, if and when made by the company, pursuant to the accompanying application shall be purely provisional and Further be subjected to the terms and conditions restrictions and limitations contained in the lease deed to be executed by GREATER NOIDA in favor of the company and tending Allottee having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions restriction and limitations etc.

The Allottee(s) has understood that the rights of ownership of land(s), facilities and amnesties other than those within the block /building in which the Apartment is located and the common areas shall vest solely with the company which shall have the sole right and authority to deal in any manner with such land(s) facilities and/or amenities. the intending allottee(s) has fully satisfied himself about the interest and titles of the company in the said Plot of land.

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 generally with the terms and conditions as comprehensively set out in the flat buyer's agreement which shall supersede the terms and conditions set out in this applications.

SPECIFICATION WITH
A RICH TASTE

STRUCTURE

*Earthquake Resistance RCC Framed

BEDROOM

- *Floors: Vitrified Tiles / Laminated wooden flooring in Master Bedroom
- *Walls Plastic Paint and Designer POP
- *Wardrobe

WINDOWS

*UPVC/Powder coated aluminium gazing (PCAG)

LIVING / DINING / LOBBY PASSAGE

- *Floor: Vitrified Tiles
- *Walls: Plastic Paint
- *Ceiling: Designer POP

LIFT LOBBY

- *Floor: Combination of different Color of marble/stone in pattern
- *Walls: Tiles cladding up to 3ft and plastic paint above
- *Elevator: High speed elevator

SEMI MODULAR KITCHEN

- *Walls: Designer Ceramic tiles with border upto 2 ft. above counter
- *Floor: Combination of anti skid ceramic tiles / vitrified tiles
- *Counters: Granite working platform
- *Fittings and Fixtures: CP Fitting. Stainless Steel Sink
- *Wood Work : complete

TOILET

- *Walls: Designer Ceramic tiles
- *Fittings and Fixtures: Designer Light Fitting
- *Floor: Combination of anti skid ceramic tiles / vitrified tiles
- *Fittings and Fixtures: ISI Fitting, Granite counters, standard chinawaro
- *Fixture & fitting, for geyser water supply
- *Water: Hot and Cold water pipeline prevision

DOORS

- *Entrance Doors: Hardwood panel doors
- *Internal Doors: Hardwood frame with skin door

BALCONY

- *Floor: Anti-skid ceramic tiles / terrazzo tiles
- *Walls & Ceiling: OBD paint

ELECTRICALS

*Modular Switches 24hrs. Power Back Up Provision

SECURITY

*Three Tier Security



CUSTOMER'S REQUEST

To.
The Director
Trident Infrahomes Pvt. Ltd.
H-58, Sec- 63
Noida - 201301 (UP.)

Sub: Application for Booking of flat No.....Tower.....in Trident Embassy

Sir,

I wish to inform that I have applied for booking the above said flat in your project Trident Embassy the said request for the booking has been made through M/S.....(Name of agent) having its office atThe above said booking agent has explained to the terms and conditions of sale in all respects and I agree to abide by the same. I have further remitted and amount of Rs..... by way of and account payee cheque no:.....dated..... drawn onBranch.....in your favour towards the said request for booking.

Thanking you,

(Name of customer)

Agent's Confirmation & Signature

FOR OFFICE USE ONLY

Mode of Booking: Direct/Agent.....
Location booked.....Date of booking.....
Discount offered.....Authorised by.....
Booklet filled by.....Date.....
Booklet checked by.....Date.....
Booklet approved byDate.....
Final approval by.....Date.....

back



TRIDENT
EMBASSY
LUXURY BY NATURE

Trident Infrahomes Pvt Ltd

Corporate office: H-58, Sector-63, Noida-201301, India

Tell: +91 120 4100093 / +91 120 4080350, Fax: +91 120 4080360

Site Address: Plot No.GH- 05B, Sector-1 Greater Noida (West) U.P.

Email: info@tridentrealty.co.in / Web. www.tridentrealty.co.in