

**A LIFESTYLE
THAT INSPIRES
HEADLINES!**

**THE
GOLF
ADDRESS**

HOMES | VILLAS

SECTOR-150
NOIDA

**APPLICATION FOR BOOKING OF APARTMENT UNIT NO. AT THE GOLF ADDRESS,
PLOT NO: SC-1/B-4, SECTOR-150, NOIDA, U.P.**

A residential project by M/s Implex Infrastructure Private Limited in association with Antriksh
Buildhomes Private Limited

Dear Sirs/Madam

I/We here by apply for the residential unit as per details given herein for your project "THE GOLF ADDRESS" (the "Project") situated at Plot No: SC-1/B-4, Sector-150, Noida, U.P. (the "Plot")

a) That I/We understand that M/s Implex Infrastructure Private Limited (the "Implex") is the owner and in possession of the Plot vide a registered lease dated 17th January 2012. That I/We further understand that Implex has entered into an arrangement with Antriksh Buildhomes Private Limited (the "Company") whereby the Company has agreed to construct, develop and market the Project on the Plot in accordance with the terms agreed and authorized by Company and contained herein.

b) I/We have read and understood the terms and conditions as annexed with this application form. I/We agree to abide by and execute the prescribed allotment letter in the firm's standard format, which interalia includes the firm endeavor to give possession of the said flat to me / us within the stipulated timeframe subject to my / our making timely payments as per agreed and approved payment plan of the total sale consideration and other charges. I/We confirm that I/We have read the terms and conditions contained in this Application Form and agree to accept and abide by the same. I/We further confirm that that I/We have read and also understood the Disclosures made by the Company and Implex attached with this Application Form.

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

d) It is requested that the applicant(s) may be allotted an apartment and/or an exclusive right to use parking space(s) (hereinafter defined as part of independent area) in the said complex as per the:

Construction Linked Payment Plan ☐

Subvention Plan ☐

Possession Linked Plan ☐

e) The applicant(s) encloses herewith a sum (Rupees
..... only) by bank draft / cheque no Dated drawn
on in favour of "The Golf Address" Payable at as booking amount.

f) The applicant(s) agrees that if the company allots the said apartment (hereinafter defined) then the applicant(s) agrees to pay the total price (hereinafter defined) and all other Amount(s), charges and dues as per the payment plan opted by the applicant(s) and/or as and when demanded by the company or in accordance with the terms of this application/agreement (hereinafter defined) that shall be executed by the company in accordance with company's standard document.

g) The applicant(s) agrees to abide by the terms and conditions as contained with this application form including those relating to payment of total price and other deposits, charges, rates, taxes (hereinafter defined) cesses, levies and forfeiture of earnest money and non-refundable Amount(s) as laid down herein and/or in the allotment letter.

h) Notwithstanding anything contained herein in this application, the applicant(s) understands that the application will be considered as valid and proper only on realization of the amount to be tendered with this application form.

Signature of Applicant

Signature of Co-Applicant

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

1. (i) **SOLE OR FIRST APPLICANT**

MR./MRS./MS (TO BE FILLED IN CAPITAL LETTERS)

SON /WIFE /DAUGHTER OF

DATE OF BIRTH / DATE OF INCORPORATION: __ / __ / __ (DD/MM/YYYY)

OCCUPATION (PLEASE TICK): EMPLOYED ☐ SELF-EMPLOYED ☐ PROFESSIONAL ☐

PROFESSION NATIONALITY

RESIDENTIAL STATUS (PLEASE TICK):

RESIDENT ☐ NON-RESIDENT ☐ FOREIGN NATIONAL OF INDIAN ORIGIN ☐

MAILING ADDRESS

.....

.....

PERMANENT ADDRESS

.....

INCOME TAX PERMANENT ACCOUNT NO. MOBILE NO. TEL NO.

EMAIL: PASSPORT NO. / VOTER ID NO. / DRIVING LICENSE NO.

(ii) **JOINT OR CO-APPLICANT(S)**

MR./MRS./MS (TO BE FILLED IN CAPITAL LETTERS)

SON /WIFE /DAUGHTER OF

DATE OF BIRTH / DATE OF INCORPORATION: __ / __ / __ (DD/MM/YYYY)

OCCUPATION (PLEASE TICK): EMPLOYED ☐ SELF-EMPLOYED ☐ PROFESSIONAL ☐

PROFESSION NATIONALITY

RESIDENTIAL STATUS (PLEASE TICK):

RESIDENT ☐ NON-RESIDENT ☐ FOREIGN NATIONAL OF INDIAN ORIGIN ☐

MAILING ADDRESS

.....

.....

PERMANENT ADDRESS

.....

.....

Signature of Applicant

Signature of Co-Applicant

INCOME TAX PERMANENT ACCOUNT NO. MOBILE NO. TEL NO.
 PASSPORT NO. / VOTER ID NO. / DRIVING LICENSE NO.

OR

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

PAN/TIN: Registration No.....

OR

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

PAN:

(**Delete whichever is not applicable)

2. **NAME OF PROJECT: THE GOLF ADDRESS**

PAYMENT PLAN: Construction Linked Payment Plan ☐ Subvention Plan ☐ Possession Linked Plan ☐

3. **DETAILS OF APARTMENT:** Apartment Type Floor..... Apartment No Super Area..... Sq. Ft.

DETAILS OF PRICING

4. **BASIC SALES PRICE** (Rs per Sq. Ft.) (Rs in words.....only)

5. **OTHER CHARGES** (Rs per Sq. Ft.) (Rs in words.....only)

Particulars of Other Charges	Amount Rs.
External development charges (EDC)	
Internal development charges (IDC)	
External electrification charges (EEC)	
Firefighting charges	
Club membership charges	
Power backup upto 3KVA	
Total	

6. **ADDITIONAL CHARGES:**

a) **Parking:** ☐ One Covered Parking Rs. 3,00,000

Parking Cost Rs/-

☐ Two Covered Parking Rs. 5,00,000

(Rs in words.....only)

b) Fountain PLC:/- Rs per Sq. Ft.

(Rs in words.....only)

c) Additional Power Backup in kVA

Total Rs/- (Chargeable @ Rs 25000 per kVA)

(Rs in words.....only)

Signature of Applicant

Signature of Co-Applicant

d) One Time Lease Rent (Fixed)/- (Rs per Sq. Ft.) (Rs in words.....only)

e) IFMS (Fixed):/- Rs per Sq. Ft. (Rs in words.....only)

7. Name of Nominee

Relationship with Nominee

Age of Nominee

Address of Nominee

8. TERMS & CONDITIONS:

- Cheque / Bank Draft should be in favour of "The Golf Address" Payable at New Delhi.
- Stamp duty, registration charges, legal / miscellaneous expenses etc., shall be payable by the allottee at the time of offer of possession and registration of tripartite sub lease deed, as applicable.
- All taxes (including service tax) applicable as per Government norms.
- Booking is subject to the detailed terms and conditions as attached with the application form.
- Electric charges (as per actual of Government norms) to be determined at the time of possession.

9. **DECLARATION:** This applicant (s) does hereby declare that this Application is irrevocable and then the above particulars / information given by the Applicant (s) is true and correct and nothing has been concealed there from.

Note: Above items are on first come first basis and shall be provided as per options exercised at the time of booking only. In future subject to availability, the prices prevailing at the time of exercising the above items shall be charged.

Dated

Place

Your faithfully

Signature of Applicant

Signature of Co-Applicant (s)

FOR OFFICE USE ONLY

Mode of Booking: Direct ☐ Partner ☐ Name of Employee/Channel

Date of Booking

Discount Offered

Reason for Discount

Form Checked by

Form Approved by

Final Approval by

Date:

Date:

Date:

Signature of Applicant

Signature of Co-Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

It is mandatory to affix recent passport size photograph of all the Applicant(s) in designed places in the application form.

RESIDENT OF INDIA

- Copy of Pan Card
- Photograph
- Current Address Proof
- Permanent Residential Address
- Identity Proof (Copy of Passport, Election card, Driving License)
- Proof of Citizenship
- Any other Document / certificate as may be required by the Company.

PARTNERSHIP FIRM

- Copy of Pan Card of the Partnership Firm
- Copy of Partnership Deed
- Office Address Proof
- In case one of the Partners signs the Application on behalf of the other Partners a letter of authority from all the other partners authorizing such partner to act on behalf of the Firm , shall be required

HINDU UNDIVIDED FAMILY

- Photograph of Karta
- ID (e.g. PAN) proof of Karta
- Address proof of Karta
- Written authorization from all coparceners of the HUF authorizing the Karta to sign the application form
- PAN Card of the HUF

PRIVATE LIMITED COMPANY

- Copy of PAN Card of the Company
- Memorandum of Association (MoA) and Articles of Association (AoA) duly signed by the Company Secretary / Director of the Company.
- Proof of registered office address
- Board Resolution authorizing the signatory of the Application form to execute the Application and the Agreement on behalf of the company

NRI/PIO

- Copy of Individual's Passport/PIO Card
- Address Proof
- In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from proceeds of NRE/NRO account of the Applicant.
- In case of cheque the payments should be received from the NRE/NRO/FCNR account of the Applicant and not from the account of any third party.

Signature of Applicant

Signature of Co-Applicant

TERMS & CONDITIONS FORMING PART OF BOOKING APPLICATION FORM FOR ALLOTMENT OF AN APARTMENT AT - "THE GOLF ADDRESS". THE TERMS AND CONDITIONS GIVEN BELOW ARE MERELY INDICATIVE AND SHALL BE MORE COMPREHENSIVELY SET OUT IN THE ALLOTMENT LETTER, WHICH UPON EXECUTION SHALL SUPERSEDE ALL PREVIOUS DOCUMENTS. THE APPLICANT(S) SHALL SIGN ALL THE PAGES OF THIS APPLICATION IN TOKEN OF THE APPLICANT(S) ACCEPTANCE OF THE SAME:-

Definitions and Interpretations

In this application, the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning.

"Additional PLC" means the charges payable in addition to the PLC for the said Apartment being additional preferentially located, calculated on per Sq. Ft. basis of the Saleable Area of the Said Apartment.

"Allotment Letter" means the apartment buyer's agreement to be executed by the applicant(s) and the Company and/or Implex on the standard format.

"Applicant" means person(s), applying for allotment of the said Apartment, whose particulars are set out in this Application and who has appended his signature in acknowledgement of having agreed to the terms and conditions of this application.

"Application" means whole of this Application form including all annexure, schedules, terms and conditions for allotment of the Said Apartment in the Said Complex.

"Built Up Area" The built up areas of individual tenements is the area of the inner measurements of the tenement at the floor level including the column offset, wall thickness, half areas of common walls and the full areas of balconies, cupboards, space, projections, full area of the attached terraces at the same floor if any accessible internal projections including private terraces and the door / window jambs, service shafts and will also include the detached habitable area, if any, such as servant's room, mezzanine floor, area of double heights if any etc for exclusive ownership.

"Company" means M/S Antriksh Buildhomes Private Limited having its Corporate Office at 821, Advant IT Park, Plot No.07, , Sector-142, NOIDA EXPRESSWAY, NOIDA, UTTAR PRADESH and includes its affiliates, sister concerns, subsidiary(ies), associate(s) and holding company.

"Common area of the project" Area pertaining to Electric sub-station, control panel room, installation area of transformers and DG sets, guard rooms, guard towers, entrance and exit of the complex, water supply, treatment plants, pump houses and STP, EPABX system, common toilets for guards and drivers etc and cricket academy / club / community hall, and all other recreational facilities etc.

The common areas as defined above shall be distributed on an equal basis among all the applicant(s) of the complex. This share of the limited common area and the share of the common area shall be added to the built up area and shall form the SALEABLE AREA.

"Earnest Money" means 10% of the Total Price of the Said Apartment payable by the applicant(s).

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

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

Signature of Applicant

Signature of Co-Applicant

- f) The promulgation of or amendment in any law, rules or regulations or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the party/company from complying with any or all the terms and conditions as agreed in this Allotment; or
- g) Any legislation, order or rule or regulation made or issued by the govt. or any other authority or if any competent authority (ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Complex/Said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever.
- h) Any event or circumstances analogous to the foregoing.

"Independent areas and facilities" the areas for shops, convenient stores, saloon, restaurants/bar and kitchen, their approaches and spaces appurtenant to these in club complex, ownership of all parking in the complex, all rights in basements, stilts, ramps, along with the required approaches and space appurtenant thereto and any other built up area not accounted for, in the saleable area shall vest with the company. The company shall be free to dispose off the same on such terms and conditions as it may deem fit. The applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale/transfer of the above said independent area is or in the operation and management including, but not limited to creation of further rights in favor of any other party by way of sale, transfer, sub-lease, collaboration, joint venture, operation and management or any other mode including transfer to government semi-government, any other authority, any person, institutions, trust and/or any local bodies which the company may deem fit in its sole discretion without any interference from any of the applicant(s) of the complex.

"Limited Common Areas" means all facilities to be used by all the apartment owners of the block, such as all walls, the foundations, columns, column thickness, girders, beams, supports, main walls, roof, halls, entrance lobbies, corridors, staircases, staircase shafts and muntins, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts(excluding those service shafts as already included in the built up area, defined hereinabove), fire escapes and pro-rata impartible and undivided share in the land area underneath the block. These limited common areas pertaining to an individual block shall be divided among the apartment owners of the block on an equal basis of the total built up area of the block.

"Maintenance Charges" means the maintenance to be paid by the applicant(s) for the maintenance and upkeep of the Said Complex/Said Building/Said Apartment to be paid as per the payment plan to the Company or to the Maintenance Agency at prescribed rates of the saleable area of the Said Apartment, payable on monthly basis, along with the areas appurtenant to the apartment.

"Maintenance Agency" means the person(s) who shall carry out the maintenance and upkeep of the Said Complex and who shall be responsible for providing the maintenance services within the Said Complex/Said Building/Said Apartment, which can be the Company or association of apartment owners or such other agency/body/company to whom the Company may handover the maintenance of the Said Complex, at the Company's sole discretion.

"Non Refundable Amount" means interest paid or due on delayed payments, deduction of brokerage paid by the Company and any loss due to reduction in the market price, if any, etc.

"PLC" means charges for the preferential location of the Said Apartment payable/as applicable to be calculated on the per sq.ft./per sq. mtr. Basis of saleable area of the Said Apartment, as mentioned in item no. 4, 5, 6 (Detail of Pricing) of this Application herein above.

"Said Apartment" shall mean the specific apartment applied for by the applicant(s) in the Said Building, details of which has been set out in the Application and includes any alternative apartment, if allotted to the applicant(s) in lieu of the Said apartment.

"Said Building" means the building in the Said Complex, as mentioned in this Application in which the Said Apartment may be located.

"Said Complex" means the complex to be developed on the Said Land under the name and style of "The Golf Address" as per the building plans as approved by the competent authority, comprising of highrise residential apartments, buildings, villas, club house etc.

"Said Land" means the land admeasuring approximatelymts.

Signature of Applicant

Signature of Co-Applicant

"Saleable Area" the saleable area shall comprise of the builtup area of the unit, interest on equal basis in the Limited Common Areas and interest on equal basis in the common areas pertaining to an individual block shall be divided among the apartments owners of the block on an equal basis of the total saleable area of that block.

"Taxes" shall mean any and all taxes payable by way of value added tax, state sales tax, central sales tax, works contract tax, workers welfare cess/service tax, cess, educational cess or any other taxes, charges, levies by whatever name called, in connection with the development / construction of the said Apartment/Said Complex, as on 31.03.2015.

"Total Price" means the amount indicated in para no. 4 & 5 & 6 & 8 of this document, which includes Basic Sale Price, Other Charges, PLC, power backup but does not include other Amount(s), charges, security amount etc., which are payable as and when demanded by the Company in accordance with the terms of this Application, including but not limited to:-

- i. Maintenance Charges, Additional PLC (in case the flat gets preferentially located at a later stage) as defined in clause 10(i), municipal tax on the Said Apartment.
- ii. Stamp duty, registration and incidental charges as well as expenses for execution of the Agreement and conveyance deed etc. which shall be borne and paid by the applicant(s).
- iii. The cost of prepaid electric meters for individual apartment, along with required accessories.
- iv. Cost of additional parking space(s) available, if any, allotted to the applicant(s) at a later date, on its demand.
- v. Any other charges that may be payable by the applicant(s) as per other terms of the Application
- vi. All rights on basement(s), stilts etc, shall vest with the builder unless allotted separately.
- vii. Service tax or any other tax as applicable/ levied from time to time.

Which Amount(s) shall be payable by the applicant(s) in accordance with the terms and conditions of the application/allotment and as per the demand raised by the company from time to time.

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

Signature of Applicant

Signature of Co-Applicant

THE TERMS AND CONDITIONS GIVEN BELOW ARE OF INDICATIVE NATURE WITH A VIEW TO ACQUAINT THE APPLICANT(S) WITH THE TERMS AND CONDITIONS SHALL BE COMPREHENSIVELY SET OUT IN THE ALLOTMENT LETTER/SUB-LEASE DEED WHICH UPON EXECUTION SHALL SUPERSEDE THE TERMS AND CONDITIONS SET OUT IN THIS APPLICATION FORM.

1. The applicant(s) has applied for allotment of the said apartment and is fully aware of the limitations, restrictions and obligations of the company in relation to and in connection with the development/construction of the said apartment/said building/said complex and has also satisfied himself/herself/themselves about status/title/interest/rights of the Implex over the plot and authorization granted by Implex to the Company over the land on which the said apartment/said building/said complex is being developed/constructed and has understood all the constraints of the company in respect thereof. The applicant(s) confirms that no further inquiry in this regard is required by the applicant(s). The applicant(s) confirms that this application is irrevocable and cannot be withdrawn.
2. The applicant(s) shall pay the total price of the said apartment in accordance with the payment plan opted by the applicant(s) and in addition the applicant(s) shall also be liable to pay all other Amount(s), charges and dues mentioned in this application and/or the allotment in accordance with the demand raised by the company from time to time. The applicant(s) agrees and understands that the total price of the said apartment and other charges are calculated on the basis of the saleable area of the said apartment which is tentative and any increase or decrease, over and above + 3%, thereof, shall be payable or refundable at the rate mentioned in this application. It is further understood by the applicant(s) that the definition of saleable area shall be more clearly defined in the allotment letter to be issued by the Company, and the applicant(s) agrees and affirms to be bound by the same.
3. Subject to the receipt by the Company of all amounts due and payable towards the allotment of the unit and the execution and registration of the sub lease deed with the competent authority, the applicant(s) shall have
 - i. Ownership of the apartment area of the said apartment.
 - ii. Undivided interest and right to use common areas and facilities as described herein above along with all apartment owners of the completed complex.
 - iii. Right to exclusive use of the parking space(s) allotted against payment; and
 - iv. Undivided proportionate interest in the land underneath the said building calculated in the ratio of saleable area of the said apartment to the total saleable area of all completed apartments and independent areas in the said complex.
4. The applicant(s) agrees that applicant(s) shall not have any right in any basements, stilts, commercial premises, building, shops, community centers and any other built up area not accounted for in the saleable area etc., if any, along with the required approaches and spaces appurtenant thereto, constructed in the said complex. The company shall be free to dispose of the same on such terms and conditions as it may deem fit. The applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale of shops, commercial premises, buildings, community centers, etc. or in the operation and management including, but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to government, semi-government, any other authority, body, any person, institutions, trust and/or any local bodies which the company may deem fit in its sole discretion without any interference from any of the applicant(s) of the complex.
5. The common areas, facilities, undivided interest of each apartment owner in the land underneath the building as decided by the Company in consultation with Implex or else specified by the Implex/Company in any declaration (which may be filed by the company in compliance of the act) shall be conclusive and binding on the applicant(s). The applicant(s) agrees and confirms that the applicant(s)'s rights, title and interest in the said apartment, common areas, facilities and the undivided interest underneath the building shall be limited to and governed by what may be decided or specified by the company in such declaration. The applicant(s) shall be required to join the society, association of the owners of the apartment, and the applicant(s) agrees to pay all fees, charges thereof and complete such documentation and formalities as may be necessary by the company in its sole discretion for this purpose.
6. Common areas electricity & water charges shall be payable on a monthly basis by the unit holders in the project on equal basis as per actuals.
7. Electricity, power back up and replacements (if any) are to be paid separately as per the actual by the unit holders.

Signature of Applicant

Signature of Co-Applicant

8. The applicant(s) agrees and understands that in addition to total price the applicant(s) shall be liable to pay all taxes which shall be charged and paid as follows:-

- (a) A sum equivalent to the proportionate share of taxes shall be paid by the applicant(s) to the company. The proportionate share shall be the ratio of the saleable area of the said apartment to the total saleable area of all the apartments, other buildings, shops, club etc., in the said complex.
- (b) The company shall periodically intimate the applicant(s), on the basis of certificates from a chartered engineer and/or a chartered accountant, the amount payable as stated above which shall be final and binding on the applicant(s) and the applicant(s) shall make payment of such amount within 30 (thirty) days of such intimation.

9. The company has already received the sanctions for building plans from the competent authorities. In future with the permission of the competent authorities the approved plans may be revised to cater for additional / permissible F.A.R by modifying the layouts, no. of storeys etc.

10. The applicant(s) agrees that in future, if due to change in the layout plan/ building plan of the said complex/said building/said apartment:-

- (a) The said apartment ceases to be preferentially located then only the amount of PLC, paid by the applicant(s) shall be refunded without any interest and such refund shall be made/adjusted in the last installment as stated in the payment plan opted by the applicant(s).
- (b) If the said apartment subsequently becomes preferentially located, the applicant(s) shall pay PLC of the apartment to the company as applicable and as demanded by the company.
- (c) If the said apartment subsequently becomes additionally preferentially located, the applicant(s) shall pay additional PLC to the company in the manner as demanded by company.

The applicant(s) understands that in case of change in the location of the said apartment due to change in the layout plan/building plan of the said complex/said building/said apartment or otherwise, the applicant(s) shall have no other right or claim as mentioned herein above.

11. The price of the flat mentioned in this application is inclusive of the cost of providing electric wiring, switches, in all the rooms, toilets and kitchen, ceiling light fitting in common passages balconies in each apartment and fire-fighting equipment only as prescribed in the existing fire fighting code/regulations. In addition to that for common areas and services price of the flat does not include the cost of prepaid electric meter which shall be got installed by the intending applicant(s) at his/her/their own cost of Rs. Twenty five thousand only alongwith applicable service tax towards the installation of such meter, through the Company. If however, due to any subsequent legislation/government order or directives or guidelines or if deemed necessary by the company or of its nominees, additional fire measures or it is necessitated for installation of such other equipment then the applicant(s) agrees to pay for the additional expenditure incurred thereon on pro-rata basis along with other applicant(s) as determined by the company in its absolute discretion.

12. The total price includes the cost of equipment/appliances as mentioned in specifications. All the equipment/appliances provided in the said apartment/complex are mainly indicative and subject to change. The applicant(s) further agrees and understands that the company shall have the option to choose the brand of equipment/appliances to be installed and the applicant(s) shall have not the right to raise any dispute or claim with regard to the brand installed by the company in the said apartment.

13. The applicant(s) agrees and understands that the company is not giving any warrantee or guarantee with regard to the equipment/appliances installed in the said apartment. The guarantee and warrantee is of the manufacturer/supplier as per the terms and conditions mentioned in the warrantee/guarantee issued by the manufacturer and supplier with regard to equipment/appliances. The guarantee/warrantee issued by the supplier/manufacturer of all the equipment/appliances etc. provided in the said apartment will be handed to the applicant(s) at the time of possession. Thereafter, the company shall be absolved of all its responsibilities and liabilities with regard to the functioning, manufacturing, operation of the equipment/appliances installed in the said apartment. The company shall not be responsible or liable for any defect, mishap, accident which may occur due to any manufacturing defect, operation defect or otherwise in the equipments/appliances installed

Signature of Applicant

Signature of Co-Applicant

in the said apartment. The applicant(s) agrees and understands that the company shall not be responsible for operation maintenance or for any consequence thereof.

14. (a) The applicant(s) agrees that the company shall enter into an arrangement of supplying power to the said complex in which the said apartment is located. The applicant(s) further agrees that this arrangement of being supplied the power could be provided by the company or its agent directly or through the respective society/association of apartment owners. It is further agreed by the sum equivalent to the proportionate share of taxes shall be paid by the applicant(s) to the company. The proportionate share shall be the ratio of the saleable area of the said apartment to the total saleable area of all the apartments, other buildings, shops, club etc., in the said complex.

(b) It is further agreed and confirmed by the applicant(s) that the company shall have the right to charge tariff for providing/supplying the power at the rate as may be fixed on time to time which may or may not be limited to the rate charged by state electricity boards. The applicant(s) agrees and confirms that he/she shall pay the amount based on the tariff to the company or its subsidiaries/affiliates directly or through the society/association of owners respectively for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the company or its subsidiaries/affiliates. The applicant(s) confirms and understands that such power generating or supplying equipment may during its operation cause inconvenience to the applicant(s) and the applicant(s) shall have no objection to the same. The applicant(s) shall be liable to pay the consumption charges. The applicant(s) shall not have right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period applicant(s) continues to be the owner of the said apartment. The clause shall survive the conveyance of the apartment or any subsequent sale/re-sale or conveyance thereof.

15. The applicant(s) understands that the parking space allotted to the applicant(s) shall be an integral part of the said apartment which cannot be sold/dealt with independent of the said apartment. The applicant(s) may apply for additional parking space which may be allotted subject to availability and at the prevailing price. All clauses of this application and agreement pertaining to allotment, possession, cancellation etc. shall be read in context to the parking space(s) so allotted, where applicable. The applicant(s) agrees that parking space allotted to the applicant(s) shall not form a part of common area of the said apartment/said building/said complex but is an independent area as detailed in disclosure.

16. The applicant(s) agrees that time is essence in respect of all payments to be paid by the applicant(s) including the total price and all other Amount(s), charges, dues as mentioned in this application/agreement.

17. That the intending applicants(s) is/are aware and has/ have knowledge that the building plans are tentative and agreed that company may make such changes, modifications, alterations and additions there in, as may be deemed necessary, or required to be done by the company, the Government/ New Okhla Industrial Development Authority or any other local authority or body having jurisdiction on the same from time to time.

18. The applicant(s) agrees that any increase or reduction in the saleable area over and above + 3 % of the Said Apartment shall be payable or refundable at the rate on which such areas were sold/charged.

19. The applicant(s) 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 leviable 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(s) 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(s) till the Said Apartment is assessed separately.

20. The applicant(s) agrees to pay service tax or any other tax as applicable/ levied from time to time.

21. The applicant(s) agrees to pay for the applicable club charges for the club facilities. 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(s) and the applicant(s) 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 usage charges, being payable on a monthly basis shall however be included in the payment of the maintenance charges, as detailed herein under, and shall as such be payable accordingly. That the club/community hall and other recreational facilities shall however be provided only upon completion of the whole project.

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That it is agreed and understood between the parties that the Company shall develop a cricket academy in the Project on the demised Plot, as aforesaid however to the applicable membership fees, to be levied and paid effective from the date of handing over of the possession of the whole Project of Sports City in its entirety, in coordination with the other constituents developing the Sports City. That the said amount shall be paid as and when demanded by the Company. The actual usage will be payable as per the usages the necessary documents for necessary membership of the facility, which shall contain the detailed terms and conditions. Governing the usage of this facility. It is further agreed and understood that the cricket academy facility shall however be provided only upon completion of the entire Sports City, as aforesaid, and that the said facilities shall be availed only subject to the prior intimation to the agency maintaining the Cricket Academy.

22. The applicant(s) agrees that the Company shall not be liable to perform any or all of its obligations during the subsistence of the Force majeure conditions and the time period required for performance of its obligations shall stand extended. If in the opinion of the Company Force majeure continues for a considerable time, then the Company may in its sole discretion put the construction of the project in abeyance and terminate/alter/vary the terms and conditions of this Application/Allotment letter and in case of termination, the applicant(s) shall be entitled to refund of the Amount(s) deposited by the applicants(s), without any interest or compensation whatsoever, provided the applicant(s) is not in breach of any of the terms of this Applicant/Allotment letter.

The applicant(s) agrees and acknowledge that the Company may in view of the aforesaid circumstances, constituting force majeure may then abandon the project, and in such an eventuality, the liability of the company shall be limited only to refund the amount received from the applicant(s), along with 6% interest per annum from the date of receipt of such amount and the applicant(s) shall have no other claim of any nature whatsoever.

23. The company shall construct the project in phases and shall have the discretion to alter the number of storey's, towers and further effect changes in the layout plan, without any change in the layout plan in his flat, except as specified earlier.

24. Subject to other terms of this Application and the Allotment letter, and timely payment of the Total Price and other Amount(s), charges and dues as mentioned in the Application/Allotment letter without any default, the Company shall endeavor to complete the construction of the Said Apartment on or before the expiry of a period of 42 months from the date of completion of raft or 42 months from date of allotment whichever is earlier, subject to Force Majeure circumstances. However, if the Company fails to handover the possession even upon expiry of a period of 42 months from the date of completion of raft or 42 months date of allotment whichever is earlier, the Company would pay the applicant(s), penalty at the rate of Rs. 10/- per sq. ft./ month for the delay attributable to the inability of the Company in handing over the Said Apartment beyond expiry of a period of 42 months from the date of completion of raft or 42 months date of allotment whichever is earlier. It is hereby clarified that the determination of such penalty payable to the customers and the payment thereof shall be the sole responsibility of the Company, and Implex shall in no manner be a party to such determination of penalty or payment to the customers.

That any delay on account of the authority for issuance of the completion certificate shall not be considered as any delay on account of the company. The date of applying the certificate shall be presumed as the date of completion, the company shall not be liable for the penalty for delay in possession after the said date i.e. any claim for completion delay in possession will be confined upto the date of applying for the completion certificate only.

Similarly, the applicant(s) would also be liable to pay holding charges @Rs.5/- (Rupees five only) per sq. ft. per month if the applicant(s) fails to take the possession within 45 days from the date of issuance of the offer of possession to the applicant(s). Both parties agree and confirm to the rate of Rs.5/- per sq. ft. per month as a just and equitable estimate of the damages that the applicant(s)/Company may suffer and the applicant(s) agrees that it shall have no other rights/claims whatsoever, provided the applicant(s) is not in breach of any of the terms of this Application. The adjustment of such compensation shall be made only at the time of execution of sublease deeds.

That the penalty as detailed and stipulated in this Para shall be payable only in case the applicant(s) has made timely payment of all due installments as stipulated in the agreed payment schedule. However in case of any non compliance of agreed payment schedule by the concerned applicant(s), the stipulation with regard to the payment of the agreed penalty by the developer shall be deemed to have been waived off by the applicant(s) and he shall not be entitled to any such payment under and in terms of this booking.

25. The applicant(s) 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 applicant(s) 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

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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 applicant(s) shall pay and clear all dues at the time of offer of possession. That an interest free maintenance security deposit @ Rs.30/- per sq ft. of the saleable area shall be paid by the applicant(s) to the Company before possession. Further the general monthly maintenance charges (to be determined by the company at the time of offer of possession) which shall be per sq. ft. of saleable area, shall be payable in advance by the applicant(s) to the Company/ Maintenance Agency for a period of 24 months only and upon the expiry of said period of 24 months, the same shall be payable by the applicant(s) on a monthly basis, which shall however not be inclusive of any additional maintenance charges, as may be prescribed by the competent authority in case of a sports city, and shall be payable separately by the applicant(s). The maintenance charges have been fixed in the context of the prices prevailing as on 31.03.2015.

That the apartment shall be used for the residential purpose only and not put to use for any purpose, which is likely to cause public nuisance or not permissible under the law. Any type of encroachment/construction in the entire complex including roads, lobbies, roof etc. shall not be allowed to the apartment's owners or associations of apartment's owners. They also shall not be permitted to closing of verandah, lounges, balconies, common corridors, even if particular floor/floors occupied by the same party. Any alteration in elevation and outside color scheme of exposed walls of verandah, lounges or any external wall or both faces of external door and windows of apartment, signboard, publicity or advertisement material outside the apartment or anywhere in the common areas shall not be permitted. Any type of change inside the apartment which may cause or likely to cause damage to the safety, stability of the structure shall not be permitted, as there are hidden RCC column and RCC bear wall supporting whole the structure therefore no change is allowed.

26. If the applicant(s) fails to execute the sub-lease deed within six months from the date of dispatch of offer of possession for execution of sub-lease 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 Amount(s) (hereinafter defined), which is paid by the applicant(s) shall stand forfeited. The applicant(s) understand that 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 Amount(s) deposited by applicant(s) with simple interest at the rate of 6% interest per annum, calculated for the period such Amount(s) have been lying with the company for which the applicant(s) will give notice to the company, as per above. The company shall refund such Amount(s) within 30 (thirty) days of receipt of such demand notice from the applicant(s). The applicant(s) understands that the company has no other liability of any kind except to refund this amount.

27. The applicant(s) shall be liable to pay all fees, duties, 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 conveyance deed of the Said Apartment, as and when demanded by the Company, within the stipulated period as mentioned in the demand letter, 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, if any, to the applicant(s), without any interest, upon realization of money from resale/re-allotment to any other party or six months from the date of cancellation whichever is earlier but without any interest or compensation of whatsoever nature, provided that the applicant(s) is not in breach of any terms of this Application/Allotment letter.

28. The applicant(s) agrees that the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable amount in case of non fulfillment/breach of any of the terms and conditions of the Application and the allotment letter including withdrawal of the Application and also in the event of the failure by the applicant(s) to sign and execute with the Company the sub-lease deed within 60 days from the dispatch of information by the company. Thereafter the applicant(s) 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 the Non Refundable Amount(s) would be refunded to the applicant(s) by the Company only after realizing such Amount(s) from resale of the Said Apartment or six months from the date of cancellation whichever is earlier 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(s) to the Company. If the amount deposited/paid by the applicant(s) is less than the Earnest Money and the Non-Refundable Amount(s), then the applicant(s) agrees and undertakes to make the payment of the difference forthwith at the first written request from the Company.

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29. Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the applicant(s) in not making payments within the stipulated time by the applicant(s) on the condition that the applicant(s) shall pay to the Company interest which shall be charged for all delayed periods after the due date @ Eighteen percent per annum, which represents the approx. cost of borrowed funds being currently raised by the Developer from Banks/ financial institutions / investor funds for financing its operations.

30. 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 force., permit the applicants(s) to get the name of his/her nominee substituted in his/her place subject to such terms and condition and charges as the Company may impose. The applicant(s) 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(s) that as understood by the Company at present there are no executive instruction 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 applicants(s) has specifically noted the same.

31. The applicants(s) agrees that in case the applicants(s) opts for a loan arrangements with any financial institutions/banks, for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the applicants(s) shall be executed only upon the Company receiving "No Objection Certificate" from such financial institutions/banks.

32. The applicant(s) agrees that in case the applicant(s) is an NRI or non- resident/foreign national of Indian origin/foreign companies then all remittances, acquisition/transfer of the Said Apartment, any refund, transfer of security etc., shall be made in accordance with the provision of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rule 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.

33. The applicant(s) agrees to inform the Company in writing by registered post only, any change in the mailing address mentioned in the Application, falling which all letters by the Company shall be mailed to the address given in the Application and deemed to have been received by the applicant(s). In case of joint applicant(s) communication sent to first name applicant(s) in this Application shall be deemed to have been sent to all applicant(s). All emails sent by the applicant(s) are required to be confirmed by a hard copy separately dully signed.

34. The applicant(s) hereby covenants with the company to pay from time to time and at all times, the Amount(s) which the applicant(s) 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 payment 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(s).

35. The applicant(s) 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 may however allow first transfer of the allotment before execution of sub-lease deed on payment of a transfer fee of Rs 100 per sq. ft., subject however upon the expiry of twelve months from the date of booking. The Company shall always have a first right to buy back the said allotment at the declared sale value. The Company is not required to send reminder/notices to the applicant(s) in respect of the obligations of the applicant(s) as set out in this Application and /or the Allotment letter and the applicant(s) is required to comply with all its obligation on its own.

36. The applicant(s) understands that the final allotment of the said Apartment is entirely at the discretion of the Company.

37. The applicant(s) 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 apartment in the Said Complex/Said Building to anybody or altogether decide to put at abeyance the project itself, for which the applicant(s) shall not have right to raise any dispute and claim any 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(s).

38. The applicant(s) agrees that the Company in consultation with Implex 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 in consultation with

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Implex without any intimation, written or otherwise to the applicant(s) and the applicant(s) shall not raise any objection in this regard.

39. Further, if there is any additional Levies, Rates, Taxes, Charges, Cess, trade tax, additional compensation to the farmers and Fees etc. as assessed and attributable to the Company (s) as a consequence of Government statutory or other local authority(s) order or any judicial order, the allottee(s) will be liable to pay his/her/their share of such additional levies

40. The company without effecting in any manner the existing layouts of individual apartments, may with the permission of the competent authority make changes in the layouts/ blocks, no. of the units /stories for usage of any subsequent additional F.A.R. The applicant(s) shall not have any claim of kind in this respect and shall not raise any objection or demand. The existing common facilities shall be used by all without any objection from any applicant(s) .It is agreed that the saleable area of individual apartment shall remain unaltered.

41. The Company proposes to provide community facilities within the complex, as may be permissible by the competent authorities and as such reserves its discretion to allot spaces/ shops within the complex to such applicant(s), along with unfettered rights of ingress and outgress, who may offer to provide such facilities within the Complex. That such allotment shall be made in terms of the rights vested in the terms of the lease executed in its favor by the competent authorities. It is agreed that these facilities shall be open to customers even from outside the Complex.

42. The Company hereby agrees, acknowledges and undertakes that that the Company shall be fully responsible and liable for all acts and omissions in relation to the construction and development of the Project including but not limited to the design, construction, construction material, renovation, equipping, internal installations etc. of the units/building etc. in the Project and shall remain responsible for any and all defects, shortcoming, liabilities, claims etc. emanating out of or in relation to the construction and development of the Project and Implex shall in no manner be liable for the same. All representations and warranties in relation to the Project to the prospective buyers of the Project shall be made and are being made by the Company and Implex shall in no manner be held responsible for the same. The provisions of this clause shall survive the expiration/ termination of this Application Form.

43. If at any time during the progress of the work any dispute/ difference arise between the parties, hereto in relation to the project or in connection with the interpretation of any terms the same shall be resolved through cooperation and consultation. If the said disputes are not settled by cooperation and consultation the same shall be referred to a sole arbitrator who shall be a retired high court judge. The arbitration proceeding shall be conducted in accordance with the Arbitration And Conciliation Act 1996 or any statutory amendment/ modification thereof for the time being in-force the proceeding shall be held at Gautam Budh Nagar only.

44. That the High Court of Allahabad and courts subordinate to it at Gautam Budh Nagar and State Consumer Forum only at Lucknow, shall have the jurisdiction in all matters arising out or touching and /or concerning this booking. The applicant(s) has fully read and understood the above mentioned terms and conditions and agreed to abide by the same.

All the above said terms and conditions are as per prevailing rules/orders as on the date of allotment. Any subsequent order or rule shall not affect any of the content as agreed upon herein above.

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Disclosure

M/s Implex Infrastructure Private Limited. (The Antriksh Group), a company under the Companies Act 1956 having its office at: **Unit no. B-821, 8th Floor, Tower B, Advant IT Park, Plot No. 7, Sector-142, Noida Expressway, Noida, Uttar Pradesh** herein after referred to as "Implex" which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns, hereby making full and true disclosure in writing in compliance of Section 4 of the Uttar Pradesh Apartment (Promotion Of Construction, Ownership & Maintenance) Act, 2010 in respect of its Group Housing Residential Complex "THE GOLF ADDRESS" Plot No: SC-1/B-4, Sec-150, Noida, U.P. hereinafter called the project.

i. Under a scheme of Allotment for development of Sports City Plot no. SC-1/B, Sector-150, Noida, New Okhla Industrial Development Authority (Lessor), executed a Lease of Plot No SC-1/B, measuring 2,78,761.8431 sq. mts. in favour of M/s Logix InfraDevelopers Pvt. Ltd., a Company incorporated under the Companies Act, 1956 (Lessee), which was duly registered in the office of Sub Registrar III, vide Book No.1, Volume No. 3962, Page No. 79-128, Document S. No. 526 on 18/01/2012.

Subsequently on approval of request by the Lessee, the Lessor approved the sub-division of Plot No. SC-1/B and a sub-Lease deed of 29,545.83 sq. mts (Plot No. SC-1/B-4,, Sector-150, Noida) was executed between the Lessor, the Lessee and M/s Implex Infrastructure Private Limited(AntrikshEnterprise) (Sub Lessee). The **Sub-Lease Deed was registered in the office of Sub-Registrar II, vide Book No. 1, Volume No. 4997, Page no. 109-162, Document S. No. 5214 on 4/5/2013.** The Sub Lease is effective for a period of 90 years from 17th January 2012.

ii. As of 01/01/2015, the Plot No. SC-1/B-4, Sector-150, Noida, is free from any lien or encumbrances of any nature whatsoever. However, Implex reserves the right to mortgage or encumber the plot availing of construction finance or any other loan from any bank/financial institution for execution of the project.

iii. Implex has entered into an arrangement with Antriksh Buildhomes Private Limited (the "Company") whereby the Company has agreed to construct, develop and market the Project on the Plot in accordance with the terms agreed.

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Disclosure

M/s Antriksh Buildhomes Private Limited, a company under the Companies Act 1956 having its registered office at: 302, Agarwal Mall, Sector 5, Dwarka, New Delhi, Delhi herein after referred to as "Company" which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns, hereby making full and true disclosure in writing in compliance of Section 4 of the Uttar Pradesh Apartment (Promotion Of Construction, Ownership & Maintenance) Act, 2010 in respect of its Group Housing Residential Complex "THE GOLF ADDRESS" Plot No: SC-1/B-4, Sec-150, Noida, U.P. hereinafter called the project states as under:-

a. The Company has been authorized by Implex to develop, construct and market a finished apartment /dwelling to Mr/Ms/Mrs.....S/o / W/o / D/o / Mr/ Ms/ Mrs
..... R/ohereinafter called the "Intending Purchaser" for apartment No.....Comprising of..... bedrooms, toilets, utility room with toilet, having saleable area of.....sq.ft.,

b. The details of saleable area forming part of the apartment:- The common areas as defined herein below shall be distributed on equal basis among all the applicant(s) on completion of the complex. This share of the common area when added to the built up area shall form the saleable area.

c. The details of common areas forming part of the apartment and being inclusive of its basic price are:- Area pertaining to Electric sub- station, control panel room, installation area of transformers and DG sets, guard rooms, guard towers, entrance and exit of the complex, water supply, treatment plants, pump houses, sewerage system and STP, EPABX system, common toilets for guards and drivers etc, rain water harvesting system and club and all other recreational facilities etc.

d. "Limited Common areas" means all facilities to be used by all the apartment owners of the block, such as all walls, the foundations, columns, column thickness, girders, beams, supports, main walls, roofs, halls, entrance lobbies, corridors, staircases, staircase shafts and mummies, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts (excluding those service shafts as already included in the built up area, defined hereinabove), fire escapes and pro-rata impartible and undivided share in the land area underneath the block. These limited common areas pertaining to an individual block shall be divided among the apartment owners of the block on an equal basis of the total built up area of that block.

e. **Independent areas and facilities:** the areas for shops, convenient stores, saloon, restaurants / bar and kitchen, their approaches and spaces appurtenant to these in club complex, ownership of all parkings in the complex, all right in basements, stilts, ramps, along with the required approaches and spaces appurtenant thereto and any other built up area not accounted for, in the saleable area shall vest with the company. The company shall be free to dispose off the same on such terms and conditions as it may deem fit. The applicant(s) shall not have any right to interfere in the manner of booking, allotment and finalization of sale/transfer of the above said independent area is or in the operation and management including, but not limited to creation of further rights in favour of any other party by way of sale, transfer, sub-lease, collaboration, joint venture, operation and management or any other mode including transfer to government semi-government, any other authority, body, any person, institutions, trust and/or any local bodies which the company may deem fit in its sole discretion without any interference from any of the applicant(s) of the complex.

f. The nature of fixtures, fittings which have been proposed to be provided are as detailed in this booking booklet.

g. The details of the design /specification of works/standard of material proposed to be used in construction of the building, together with the details of all structural, architectural drawings, layout plans, no objection certificate from fire Department, external and internal services plan of electricity, sewage, drainage and water supply water supply system etc. would be made available with the association;

h. The Intending Purchaser in addition to total price shall be liable to pay all taxes /fees/levies/cess, which shall be charged and paid as follows:-

- Sum equivalent to the proportionate share of taxes shall be paid by the Intending Purchaser to the Company. The Proportionate share shall be the ratio of the saleable area and limited common areas as charged to the said apartment to the total saleable area and limited common areas of all the apartment(s), other building(s), shop(s), club etc. in the said complex.
- To pay all government rates, tax on land, municipal tax, properties taxes, wealth tax, fees or levies of all and any kind by whatever name called, whether recoverable in present or future by government, municipal authority or any other government authority on the said complex/building/apartment for the land appurtenant to it as a case may be, as

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assessable or applicable from the date of application. The Intending Purchaser shall be liable to pay all the levies/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 Intending Purchaser till the said apartment is assessed separately. That any additional taxes, levies, rates, charges, cess, trade tax, compensation or fees etc. as assessed and attributable to the Company as a consequence of government, statutory or other local authority order, the Intending Purchaser will be liable to pay his/her their share of such additional levies.

i. Subject to other terms of this Application and the Allotment letter, including but not limited to clause 19 and timely payment of the Total Price and other Amount(s), charges and dues as mentioned in the Application/Allotment letter without any default, the Company shall endeavor to complete the construction of the Said Apartment on or before the expiry of a period of 42 months from the date, of completion of raft or 42 months from date of allotment whichever is earlier, subject to Force Majeure circumstances.

However, if the Company fails to handover the possession even upon expiry of a period of 42 months from the date of completion of raft or 42 months from date of allotment whichever is earlier, the Company would pay the applicant(s), penalty at the rate of Rs. 10/- per sq. ft./month for the delay attributable to the inability of the Company in handing over the Said Apartment beyond expiry of a period of 42 months from the date of completion of raft or 42 months from date of allotment whichever is earlier.

That any delay on account of the authority for issuance of the completion certificate shall not be considered as any delay on account of the company. The date of applying the certificate shall be presumed as the date of completion, the company shall not be liable for the penalty for delay in possession after the said date i.e. any claim for completion delay in possession will be confined up to the date of applying for the completion certificate only.

Similarly, the applicant(s) would also be liable to pay holding charges @Rs.5/- (Rupees five only) per sq. ft. per month if the applicant(s) fails to take the possession within 45 days from the date of issuance of the offer of possession to the applicant(s). Both parties agree and confirm to the rate of Rs.5/- per sq ft per month as a just and equitable estimate of the damages that the applicant(s)/Company may suffer and the applicant(s) agrees that it shall have no other rights/claims whatsoever, provided the applicant(s) is not in breach of any of the terms of this Application. The adjustment of such compensation shall be made only at the time of execution of sub lease deeds.

j. If the construction is delayed due to force majeure circumstances including non-availability of building material, slowdown strike, dispute with construction agency, delay in certain clearances, completion certificate from statutory bodies or if non- delivery thereof is as a result of any notice, order, rules or notification of the government and or other public or competent authority or for any reason beyond the control of the Company and in any of the aforesaid events the Company shall entitled to a reasonable corresponding extension of time for delivery of the apartment. The Company reserve its right to suspend the scheme for such period as it may consider essential and in that event the Intending Purchaser(s) shall not be entitled to claim compensation of any nature whatsoever for the period of delay /suspension of the scheme in consequence of the company abandoning the scheme, the Company's liabilities shall be limited to the refund of the amount paid by the Intending Purchaser without any interest or damages or compensation whatsoever shall be payable.

k. The timely payment for the apartment is the essence of the contract. The Intending Purchaser shall be bound to pay for the total price and all other amounts, charges as applicable Delay /Non- payment of installments shall result in:-

- i. The Company forfeiting the earnest money along with non-refundable amount in case of Non-fulfillment /breach of the terms and conditions of the application and the agreement. In the event of failure of Intending Purchaser to sign and execute with the Company the sub- lease deed by the date of completion of the project by the Company. Upon which the Intending Purchaser shall have no lien, right title interest or any claim for whatsoever nature in the said apartment. The Company has first lien and charge on the apartment for its dues payable by Intending Purchaser.
- ii. If Intending Purchaser desires for cancellation of the allotment it may be agreed subject to forfeiting 10% of the total price, non refundable amounts and payments made to financing bodies for loans of the Apartment.
- l. The Intending Purchaser has signed this disclosure in acknowledgment after reading, under-standing and being provided with all information and clarification as sought. After reading and understanding this disclosure the Intending Purchaser has applied for the apartment. The Intending Purchaser is fully aware of limitation(s), restriction(s) and obligation(s) of the Company in relation to and in connection with the development/construction of the apartment and confirms that no further inquiry in this regard is required.

EXECUTED AT: 821, ADVANT IT PARK, PLOT NO: SC-1/B-4, SECTOR-142, NOIDA EXPRESSWAY, NOIDA, UTTAR PRADESH, INDIA

Signature of Applicant

Signature of Co-Applicant

SPECIFICATIONS:

LIVING ROOM / DINING ROOM / LOUNGE

Floors	Imported Marble
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Hardwood door frames with solid wood panelled door with melamine polish finish.
Doors	UPVC Windows
Window/ Glazing	Designed Split Air Conditioning
Others	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection, Premium Modular Switches.
Electrical	

ALL BEDROOMS

Floors	Laminated Wooden Flooring
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame With European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Designed Split Air Conditioning
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection

MASTER TOILET

Floors	Anti-Skid Tiles
Walls	Imported Marble/ Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion
Doors	Seasoned Hardwood Frame with European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone.

OTHER TOILETS

Floors	Anti-Skid Tiles
Walls	Ceramic Tiles/ Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame with European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

KITCHEN SPECIFICATIONS

Floors	Imported Marble
Walls	Tiles and Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame With European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Complete Modular Kitchen with Hob and Chimney
Electrical	Copper Electrical Wiring In Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection.

BALCONIES/ TERRACE SPECIFICATIONS

Floors	Stone / Anti-Skid Tiles
Walls	Weather Proof Paint
Ceiling	Weather Proof Paint
Doors	UPVC Windows
Window/ Glazing	UPVC Windows
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

S. ROOM/ UTILITY ROOM SPECIFICATIONS

Floors	Vitrified tiles
Walls	OBD
Ceiling	OBD
Doors	Hardwood Frames with Painted Flush Door
Window/ Glazing	UPVC Windows
Others	ISI Quality Tiles and Fittings
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

S.W.C. SPECIFICATIONS

Floors	Tiles
Walls	OBD
Ceiling	OBD
Doors	Hardwood Frames With Painted Flush Door
Window/ Glazing	UPVC Windows
Others	ISI Quality Tiles, Chinaware And CP Fittings
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

FACILITIES SPECIFICATIONS

Club House With Multiple Swimming Pools, Unisex Gym, Multi-Purpose Hall, Coffee Bar, Table Tennis and Snooker Room, Badminton Courts, Tennis Courts, Extensive Landscapes and Water Bodies.

SECURITY SPECIFICATIONS

Video Door Phone and 3 Tier CCTV Security and Surveillance at Main Entrance and Tower Entrances.

Note: Wooden Wardrobe would be provided in all the bedrooms.



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Corporate Office: S-302/3, 3rd Floor, Aggarwal Mall, Sector-5, Dwarka, New Delhi 110 075, India

☎ 1800-2700-262

✉ info@antrikshgroup.net

🌐 www.theantrikshgroup.com