



expect the best

CURIO CITY

200 acres of planned township

APPLICATION FORM

To,

Form No.:

M/s. Orris Developers Pvt. Ltd.

J-10/5, DLF Phase-II,
Mehrauli - Gurgaon Road,
Gurgaon - 122002, Haryana, India

Subject : Application for Provisional Registration of a Plot in "CurioCity" being developed on Plot No. TS-02, Sector-22D, Yamuna Expressway Industrial Development Authority, Distt.- Gautam Budh Nagar, Uttar Pradesh, ("The Project").

Dear Sir(s),

I/We am/ are enclosing herewith Cheque/ Draft/ Pay Order No Dated..... for Rs.....

(Rupees

..... only) drawn on(Bank & Branch)

in favour of "**Orris Infrastructure Pvt. Ltd.**" for provisional Registration/ Allotment.

My/ Our particulars as mentioned below may be recorded for reference and communications :

First Applicant

Mr./ Mrs./ Ms.

Son/Daughter/ Wife of

Address

.....

City..... State.....

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

Nationality Phone/Mobile

Fax/E-Mail..... PAN No.....

(Photocopy enclosed)*



Second Applicant

Mr./ Mrs./ Ms.

Son/Daughter/ Wife of

Address

.....

City..... State.....

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

Nationality Phone/Mobile

Fax/E-Mail..... PAN No.....

(Photocopy enclosed)*



FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

(AGENT)

*Application shall be considered incomplete if not accompanied by copy of PAN Card or Form 60.

1. DETAILS OF PLOT APPLIED FOR

Form No.:

Approximate size of Plot :

- 150 sq.yds. (125.42 sq. mtrs.) 200 sq.yds. (167.23 sq. mtrs.) 240 sq.yds. (200.67 mtrs.)
300 sq.yds. (250.84 sq. mtrs.) 500 sq.yds. (418.06 sq. mtrs.) Any other size

Others Specify

Tentative Plot No. Block No. Area

(The offer of Block and Plot No. is tentative and subject to change in location).

2. PAYMENT PLAN

- DOWNPAYMENT DEVELOPMENT LINKED PAYMENT 50:50 PAYMENT

3. SALES CONSIDERATION

Table with 3 columns: Description, Rate per sq.yds., Total Amount. Rows include Basic Sale Price (BSP), Preferential Location Charges (PLC), Infrastructure Development Charges (IDC), Lease Rent, Interest Free Maintenance Deposit (IFMD), Club Membership, Electrical Substation Charges, and Total.

Terms and Conditions

- (a) Payment to be made by Cheque(s)/ Demand Draft(s)/ Pay Order(s) in favor of "Orris Infrastructures Pvt. Ltd." payable at Gurgaon, Haryana and shall be acceptable subject to realization;
(b) Allotment to Non Resident Indian and Foreign National of Indian Origin shall be subject to Indian laws;
(c) In case, the Cheques(s) comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the registration/ allotment, if any, shall automatically stand cancelled without any further notice.
(d) Booking Amount as shown in "payment plan" on page 4 shall constitute "Earnest Money".
2. (a) The Applicant / intending Allottee agrees to pay further installments of Sale Price and all other dues as stipulated in the payment plan to be annexed in the allotment letter and the Buyers Agreement that the Applicant/ intending Allottee shall sign subsequently including all taxes/ duties/ statutory charges, service tax and charges for Power Utility Charges/ IDC etc. or any enhancement thereof and PLC (if applicable) and the same shall be payable by the Applicant/ intending Allottee on demand by the Company.
b. The Applicant/ Intending Allottee fully understands that the Developer i.e., M/s Orris Developers Pvt. Ltd. has been granted leasehold rights over The Project by YEIDA vide Lease Deed, Dated- January 11- 2012 and accordingly the Developer shall be executing Sub-Lease Deed in accordance with the Lease Deed.
c. The Applicant/ intending Allottee agrees and understands that the location, dimension and area of the plot may vary and is subject to final approval fo the layout/ building plan from the concerned authority.
d. That the Applicant/ intending Allottee agrees and undertakes that it will choose any one of the designs/ elevations as approved by the Company and shall abide with the facade control as may be imposed by the Company and will have the designs approved from the Company prior to start of construction.

FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

(AGENT)

- e. The Applicant/ intending Allottee undertakes to complete the construction on the Plot within a period of three (3) years from the date of notice of offere of possession by the Company falling which the Company shall be within its rights to resume the Plot. This stipulation shall be considered as a 'condition' in terms of Section 31 of the Transfere of Property Act, 1882.
- f. The Applicant / intending Allottee agrees and clearly understands that no transfer/ assignment of the Plot shall be permitted before the payment of 30% (Thirty percent) of BSP under the applicable Payment Plan. The Applicant/ intending Allottee shall pay administrative charges @ Rs. 500/- per sq.yrds. which are subject to change at the sole discretion of the Company.
- g. The Applicant/ intending Allottee has clearly understood that this application does not constitute any offer of allotment or any Agreement to Sell and it does not become entitled to the provisional and/ or final allotment of a Plot notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendred with this application.
- h. It is only after the Applicant/ intending Allottee has signed and executed the Buyers Agreement on the Company's standard format, and/ or any other format as may be prescribed by the Yamuna Expressway Industrial Development Authority / Government as and when required agreeing to abide by all terms and conditions laid down therein, that the allotment shall become final and abiding upon the Company. If, however the Applicant/ intending Allottee fails to execute and return the Buyers Agreement within Thirty (30) days from the date of dispatch by the Company, then the Company shall have the right to cancel the allotment and the Booking Amount may be forfeited. The Applicant/ intending Allottee clearly understand that the Allotment of the Plot by the Company pursuant to this application shall be purely provisional till the Buyer Agreement and/ or such other document(s) on the format prescribed by the Company is executed by the Company in favour of the Applicant/ intending Allottee. Further, the Allotment of a Plot in "Curio City" is subject to the terms and conditions, restrictions and limitations as contained in the YEIDA by laws/ regulations alongwith the terms and conditions laid in the Lease Deed/ Sub- Lease Deed executed by YEIDA and the provisions contained in U.P. Industrial Area Development Act, 1976.
- i. In the event of any dispute, claim and /or difference not being amicable resolved such dispute shall be referred to sole arbitration of a person nominated for the purpose by the Chairman of the Company. The Arbitration proceedings shall be conducted in accordance with the provisions of the Arbitration & Conciliation Act, 1996, as amended from time to time. The Applicant/ intending Allottee hereby gives his consent to the appointment of the sole arbitrator as specified herein above. The venue of hte arbitration shall be Gurgaon (Hr.), India. It is hereby clarified that during the arbitraiton proceedings, the Company and the Applicant/ intending Allottee shall continue to perform their respective rights under the Provisional Allotment.

DECLARATION

I/We, the undersigned intending applicant (Sole/First and Joint intending Applicant/s), do hereby declare that the above-mentioned particulars/ information given by me/us are true and correct and any misrepresentation or false information may lead to cancellation of allotment. I have read and understood the terms and conditions contained herein above and shall abide by the same.

Signature(s):

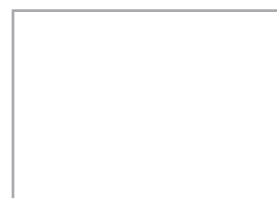
FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

Date :

Name of Agent:

Signature:



Agent(s) Stamp

Payment Plan and Other Charges**Plot Area:**

150 sq. yds. 200 sq. yds. 240 sq. yds. 300 sq. yds. 500 sq. yds. Any other size

A. Payment Plan - Development Linked**S.No. Stage**

1. Booking Amount

2. Within 45 Days of Booking

3. Within 90 Days of Booking

4. On Start of Development Work

5. On Demarcation of Master Layout

6. On Laying of Sewerage Services

7. On Start of Road Work

8. On Laying of Electrical Lines & Water Services

9. On Offer of Possession

% age of BSP

4 lakhs for 150 & 200 sq. yds. , 5 lakhs for 240 sq. yds. , 7.5 lakhs for 300 sq.yds. & 10 lakhs for 500 sq. yds.

20% (Less Booking Amount)

10%

15%+IDC

15% + Electrical Substation Charges

15%+PLC (if any)

10%+Lease Rent

10%+ Club Membership Charges

5% + IFMD + Advance Maintenance

Charges + other charges (if any)

B. Payment Plan - Down Payment (10% discount on BSP)**S.No. Stage**

1. Booking Amount

2. Within 45 Days of Booking

3. On Offer of Possession

% age of BSP

4 lakhs for 150 & 200 sq. yds. , 5 lakhs for 240 sq. yds. , 7.5 lakhs for 300 sq.yds. & 10 lakhs for 500 sq. yds.

95 % of BSP (Less Booking Amount)+100 % of (PLC 's +IDC + Lease Rent + Electrical Substation charges)

5% + 100% of (IFMD + Advance Maintenance Charges + Club Membership Charges + Any other charges)

C. 50: 50 Plan**S.No. Stage**

1. Booking Amount

2. Within 45 days of Booking

3. On offer of possession

% age of BSP

4 lakhs for 150 & 200 sq. yds. , 5 lakhs for 240 sq. yds. , 7.5 lakhs for 300 sq.yds. & 10 lakhs for 500 sq. yds.

50% of BSP (Less Booking Amount)+ 100% of (PLC+ Lease Rent + IDC+ Electrical Substation Charges)

50% + 100% of (IFMD + Advance Maintenance Charges + Club Membership Charges + Any other charges)

D. Other Allied Charges**Payment Head**

Infrastructure Development Charges (IDC)

One Time Lease Rent

Exclusive Club Membership Charges

Interest Free Maintenance Deposit (IFMD)

Electrical Substation Charges

Rs. (per sq. yd.)

1000/-

700/-

1,00,000/- (for a family of 04 people)

600/-

500/-

E. PLCs (As applicable Per Sq. Yard) as % of BSP

Corner, Road facing (15 m and above), Green facing, High Street Retail Facing

1 PLC 5% 3 PLCs 12%

2 PLCs 8% 4 PLCs 15%

Abbreviations : BSP (Basic Sale Price), PLC (Preferential Location Charges), IFMD (Interest Free Maintenance Deposit), IDC (Infrastructure Development Charges), as per govt. rules and regulations.

Note : Please note that after start of development work all installments payable prior to and/ or after the commencement of development work up to the date of booking shall become due and payable irrespective of the order in which they are mentioned. Installments under S.No. 4-9 based on the physical progress of work at site. Cheques/ Demand Draft should be drawn in favor of "**Orris Infrastructure Pvt. Ltd.**"

Service Tax as applicable will be charged along with the installment.

Disclaimer : The above prices, Master Plan, Payment Plan and Specifications are subject to changes/ revision at any time without notice at the sole discretion of the Company.

FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)-----
JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)-----
(AGENT)

ORRIS INFRASTRUCTURE PVT. LTD.

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION

📞 1800-212-2222 @ mail@orris.in ✉️ OIPL to 53030

SITE OFFICE : PLOT NO. TS 2, SECTOR 22D, YAMUNA EXPRESSWAY, GREATER NOIDA.
MARKETING OFFICE NOIDA : 7TH FLOOR, INSIGNIA BUILDING, PLOT 1D, SECTOR 126,
NOIDA EXPRESSWAY, NOIDA - 201303, U.P.
CORPORATE OFFICE : ORRIS HQ, MG ROAD, GURGAON - 122002.