

Date:

To,
M/s. Purvanchal Projects Pvt. Ltd.
Purvanchal House,
N-4, Sector-18,
Noida -201301
Distt. Gautam Budh Nagar, (U.P.)

Dear Sir,

I/We request that I /We may be registered for allotment of a residential apartment (hereinafter referred to as the "**Apartment/Flat**") in the Group Housing Project known as "**PURVANCHAL ROYAL CITY**" being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED ("Developer/Company")** on a plot bearing No. GH- 05, Sector CHI-V, Greater Noida, Gautam Budh Nagar, Uttar Pradesh India (hereinafter referred to as the "Plot")

I/We agree to sign and execute, as and when required (not more than 15 days) by the Developer, the **ALLOTMENT LETTER / FLAT BUYER'S AGREEMENT** containing the detailed terms and conditions of allotment of the Apartment and other related documents as required by the Developer.

I/We have read and understood the accompanying Terms & Conditions for Allotment of an Apartment in "**PURVANCHAL ROYAL CITY**" and acknowledge that the said Terms & Conditions form a part of this Application and agree & undertake to abide by the same.

I/We remit herewith Rs. /- as Registration / Earnest money/ booking amount & Rs. /- against Service Tax, making a total of Rs..... / (Rupees.....only) by Bank Draft/Cheque No.....dated..... drawn on in favour of "Purvanchal Projects Private Limited", for the provisional allotment of the Apartment.

I/we clearly understand that the Allotment of an Apartment by the Developer pursuant to this Application shall be purely provisional till an Allotment Letter/ Flat Buyers Agreement on the standard format prescribed by the Developer is executed by the Developer in our favour. Further, the Allotment of an Apartment in the "**PURVANCHAL ROYAL CITY**" is subject to the terms and conditions, restrictions, and limitations as contained in the offer brochure for group housing plot of Noida Authority /Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Developer for lease of the said Plot in favour of the Developer.

I/We have perused the price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me.

Signature of the Applicant(s)

PARTICULARS OF THE APPLICANT(S):

1. SOLE/FIRST APPLICANT:
Mr. /Ms./M/s.....

S/W/D/ of Mr.
Nationality Occupation
Date of Birth
Resident Status:
Resident () Non Resident () Foreign National of Indian Origin ()
Other (Please Specify)

Mailing Address
.....

Email.....
Tele. No.Fax No.....Mobile No.....

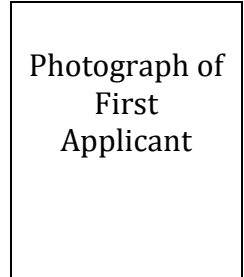
Permanent Address:

.....
Tele No.Fax No.....Mobile No.....

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax.....



2. SECOND/JOINT APPLICANT

Mr./Ms./M/s.....
S/W/D/ of Mr.
NationalityOccupation
Date of Birth

Resident Status:
Resident () Non Resident () Foreign National of Indian Origin ()
Other (Please Specify)

Correspondence Address:

.....
Email.....
Tele No.Fax No.....Mobile No.....
Tele No.Fax No.....Mobile No.....

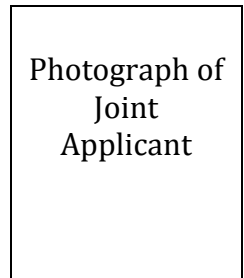
Permanent Address:

.....
Email.....
Tele No.Fax No.....Mobile No.....

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax.....



Signature of the Applicant(s)

3. DETAILS OF THE APARTMENT APPLIED FOR:

Unit No..... Floor.....Tower.....Type.....
 Super Area.....Sq. Ft. (appx.) Terrace Area.....Sq. Ft. (appx.)
 Lawn at Ground floor: Sq. Ft. (appx.)

4. **Additional Covered/Basement Car Parking:** (.....) Nos.

5. **Payment Plan Opted:** (please tick)

- i) **PLAN A** – Construction Linked plan. ()
 ii) **PLAN B** - Down Payment Plan ()
 iii) **PLAN C** - Flexi Payment Plan ()

| PAYMENT PLANS | | |
|---|-------------|--|
| <u>PLAN - A ---- Construction Linked Plan</u> | | |
| At the time of Booking | 5% | of BSP of flat |
| Within 15 Days of booking | 5% | of BSP of flat |
| Within 45 days of booking | 6% | of BSP of flat + 100% Lease rent |
| On start of Excavation | 8% | of BSP of flat |
| On casting of Basement roof slab | 8% | of BSP of flat |
| On casting of 4th Floor roof slab | 7% | of BSP of flat |
| On casting of 8th Floor roof slab | 7% | of BSP of flat+ PLC for Park /swimming pool facing Flat (Where applicable) |
| On casting of 12th Floor roof slab | 7% | of BSP of flat + Floor Premium (where applicable) |
| On casting of 16th Floor roof slab | 7% | of BSP of flat+ PLC for tower on podium |
| On casting of 20th Floor roof slab | 7% | of BSP of flat |
| On casting of top Floor slab | 7% | of BSP of flat |
| On completion of Brick Work in flats up to 11th Floor | 7% | of BSP of flat |
| On completion of Brick Work in flats up to top Floor | 7% | of BSP of flat |
| On start of external Finishing work | 7% | of BSP of flat +50% cost of Lawn/Terrace (in case of Ground floor flats/penthouses) |
| On offer of possession | 5% | of BSP of flat + Club Membership charges+ 50% cost of Lawn/Terrace (in case of Ground floor flats/penthouses). |
| Total | 100% | |

Signature of the Applicant(s)

PLAN - B ---- Down Payment Plan

Discount ----- 8% on Basic Sale Price (BSP)

| | | |
|---------------------------|-------------|---|
| At the time of Booking | 5% | of BSP of flat |
| Within 15 Days of booking | 5% | of BSP of flat |
| Within 45 days of booking | 85% | of BSP of flat + other applicable charges like 100% Lease rent, PLC for Park / Swimming Pool facing flat/tower on podium, Floor Premium, 50% cost of Lawn/Terrace (in case of Ground floor flats/penthouses). |
| On offer of possession | 5% | of BSP of flat + Club Membership charges+ 50% cost of Lawn/Terrace (in case of Ground floor flats/penthouses). |
| Total | 100% | |

PLAN - C ---- Flexi Payment Plan

Discount ----- 4% on Basic Sale Price (BSP)

| | | |
|-------------------------------------|-------------|---|
| At the time of Booking | 5% | of BSP of flat |
| Within 15 Days of booking | 5% | of BSP of flat |
| Within 45 days of booking | 35% | of BSP of flat + 100% Lease rent |
| On casting of First Floor Roof slab | 9% | of BSP of flat+ PLC for Park / Swimming pool facing Flat (Where applicable) |
| On casting of 6th Floor Roof slab | 8% | of BSP of flat + Floor Premium (where applicable) |
| On casting of 12th Floor Roof slab | 8% | of BSP of flat |
| On casting of 18th Floor Roof slab | 8% | of BSP of flat+ PLC for Tower on Podium |
| On casting of Top Floor slab | 8% | of BSP of flat |
| On start of external Finishing work | 9% | of BSP of flat + 50% cost of Lawn/Terrace (in case of Ground floor flats/penthouses) |
| On offer of possession | 5% | of BSP of flat + Club Membership charges+ 50% cost of Lawn/Terrace (in case of Ground floor flats/ penthouses). |
| Total | 100% | |

Signature of the Applicant(s)

6. Details of cost of flat/Apartment (on the basis of Super area/Super built-up area):

| S. No. | Particulars | Rate (Rs.) | Total amount (Rs.) |
|--------|---|----------------|--------------------|
| i) | Basic Sale Price (BSP) | Per sft. | |
| ii) | One time Lease Rent | 60/- per sft | |
| iii) | Preferential Location Charges (PLC): | | |
| | i) Floor Premium | Per sft | |
| | ii) Park/swimming pool facing Flat | 100/- per Sft. | |
| | iii) PLC for towers on podium | 100/- per sft. | |
| iv) | Additional Parking Spaces as mentioned in S. No. 4 (Page 3) above | | |
| v) | Club Membership (Mandatory) | 1,00,000/- | 1,00,000.00 |
| vi) | Other charges, if any..... | | |
| vii) | Total Payable | | |

(Rupees.....)

7. I/We the above applicant(s) do hereby declare that the Terms & Conditions for Allotment have been read/ understood by me/us and I/We shall be abiding by the same.

(i)
Signature of Sole/First Applicant

ii)
Signature of Joint Applicant

Place.....

Date.....

Signature of the Applicant(s)

Documents to be submitted along with the Application Form:

(The all photo copies should be self attested)

In case of Individual (Resident of India):

- a. The copy of PAN card or Form 60.
- b. The Copy of residence proof/copy of Passport.

Private Limited / Limited Company:

- a. The copy of PAN card of the Company.
- b. Board resolution authorizing person to sign the documents on behalf of the Company prior to the Application Date & signature proof.
- c. The copy of Memorandum & Articles of Association.
- d. List of Directors & Share Holders duly certified by Chartered Accountant.

NRI / Foreign Nationals of Indian Origin:

- a. The copy of Passport.
- b. The Copy of residence proof.
- c. All payment shall be received by cheque from NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad only. In case of DD confirmation from Banker will be required that DD has been prepared from proceeds of NRE/NRO account. Copy of OCI/PIO card in case of Foreign Nationals of Indian Origin.

Partnership Firm:

- a. The copy of PAN card of the Firm.
- b. The copy of partnership deed/agreement.
- c. The copy of address proof of the firm.
- d. The copy of authority letter to sign the document on behalf of the Firm.
- e. Photo ID & Signature proof (from bank) of signing partner.

Hindu Undivided Family (HUF):

- a. The copy of PAN Card of HUF.
- b. The authority letter from all coparcener of HUF authorizing KARTA to act on their behalf.
- c. The Signature proof of the KARTA.

BRIEF TERMS & CONDITIONS FOR ALLOTMENT OF APARTMENT IN “PURVANCHAL ROYAL CITY” AT GH-05, SECTOR-CHI-V, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

1. The “PURVANCHAL ROYAL CITY” is a Residential Group Housing Project being developed on a Plot of land numbered as No. GH- 05, Sector-CHI-V, GREATER NOIDA, Distt. Gautam Budh Nagar, U.P. admeasuring **87965.51** sq.mtr (approx) (hereinafter referred to as the ‘Plot’). The said Plot has been allotted by GREATER NOIDA to M/s PURVANCHAL PROJECTS PRIVATE LIMITED. Accordingly the Lease Deed dated 13.05.2011 of the said Plot has been executed by GREATER NOIDA in favour of the Company on the terms and conditions contained in the said Lease Deed for development of a Group Housing Project.
2. The Allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 13.05.2011 executed by GREATER NOIDA in favour of the Company and the intending Allottee(s) having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.
3. THAT the intending Allottee(s) has applied for allotment of an Apartment in the Group Housing Project being developed on the said Plot known as “PURVANCHAL ROYAL CITY”. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the Greater Noida offer brochure of scheme/Lease Deed executed in favour of the Developer.
4. THAT the intending Allottee(s) has fully satisfied himself/herself about the interest and title of the Company in the said Plot of Land.
5. THAT the timely payment of installments as per the payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Greater Noida Lease. In case at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him/her the company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case may be. However, in case the intending Allottee(s) fails to pay any due installment(s) with interest within 60 days, from due date for such payment, the company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money/Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Apartment or any part of the Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without any interest after adjustment of interest accrued on the delayed payment(s), if any, and/or any other charges due from the intending Allottee(s). The delay in payment of installment shall attract an interest @18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
7. THAT the layout plan of the entire Project as drawn by the company is tentative and is subject to change, if deemed 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 any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the apartment, floor, Tower, number of apartments, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company’s architect shall be final and binding on the Allottee(s). PROVIDED, however, if as a result thereof, there are any changes in the boundaries or super area of the said apartment up to 3%, the same shall be valid and binding on the Allottee(s) & the cost will remain same. However, if there

Signature of the Applicant(s)

is any variation in the super area of said apartment beyond 3% the price will vary accordingly. Further, if there any Apartment becomes preferentially locate, revised price and/or PLC shall be payable/adjustable at the original rate at which the apartment has been booked for allotment. Further, the company reserves the right to suitably amend the terms and conditions as specified herein.

8. That the developer has planned the entire project on said "Land" on the basis of proposed FAR of 3.50 and approximately 2700 units/apartments of different sizes, club house, construction for other facilities and one tower for commercial activities will be constructed. The entire area of the said "Land" shall be developed in two phases. The Phase- 1, consisting of approximately 1250 units shall be developed first and Phase-2 will be developed on the basis of prevailing byelaws of Greater Noida Industrial Development Authority at that time. The maps have been sanctioned by Greater Noida Industrial Development Authority (GNIDA) on the basis of prevailing FAR by Greater Noida Authority at present norms. But, it is clearly explained to the allottee(s) that after approval of proposed FAR of 3.50 by the State Government, the developer will get re-sanctioned the maps from GNIDA as per original planning for phase-2 to achieve the entire available FAR. In this regard, the Allottee(s) has read and understood the facts mentioned in this Para and fully agreed that there shall be no claim of any kind by the Allottee(s) on the Developer for this increased FAR. The Phase-1 will be completed as per clause No. 4.a of this allotment letter and the development of Phase-2 will be planned later.
9. That the Allottee(s) is aware this fact that the project is being developed in two phases. Therefore, the common facilities like club, swimming pool etc. may be delayed or will be developed during the construction for phase-2.
10. THAT the intending Allottee(s) shall pay to the Company the entire consideration of the Apartment as per the Payment Plan opted by the intending Allottee(s).
12. THAT the intending Allottee(s) has understood that the right of ownership of land(s), facilities and amenities 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.
13. THAT the intending Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex as determined by the Company or its nominated agency.
14. THAT the Company apart from basic sale price of the Apartment has already fixed Preferential Location Charges (PLC) for certain apartments and if the intending Allottee(s) opts for the booking of any such apartment, he/she shall also pay such charges.
15. THAT Earnest Money/Booking Amount/Registration Amount shall deemed to be 10% of the total consideration of the Basic Sale Price (BSP) of the Apartment (which may be paid in two equal installments of 5% each i.e. 5% at the time of booking & 5% within 15 days of booking of the flat) as mentioned in the Payment Plan.
16. THAT the Applicant(s) agreed that the Applicant(s) shall not have any right in any commercial premises, building, shops, community centers and school, if any, constructed in the said complex. 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 of the shops, commercial premises, buildings, community centers, club schools, etc or in the operation and

Signature of the Applicant(s)

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 Govt.; Semi- Govt; or any other authority, body or any person, institution, trust and /or any local bodies which the company may deem fit in its sole discretion.

17. THAT the intending Allottee(s) shall be allotted Car Parking slot(s) for its exclusive use in the complex as specified in S. No. 4 of page 3 of this application form. The intending Allottee(s) shall not have any ownership rights over the said parking space. It shall only be a right to use which shall stand automatically transferred along with the transfer of the Apartment.
18. THAT 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 payment schedule will rest exclusively on the Allottee(s). In the event, the Allottee(s) loan 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.
19. THAT all taxes and statutory levies presently payable in relation to Land comprised in "PURVANCHAL ROYAL CITY", have been included in the price of the Apartment. However, in the event of any further increase and/or any fresh tax, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority shall also be additionally payable by the allottee(s). However, it is also agreed by the allottee that the amount of Service Tax (existing or future) is not included in the price & the same shall be payable as per Govt. norms as and when demanded by the Developer/Company.
20. THAT if due to any "Force Majeure" or such circumstances beyond the Developer/Company's control, the Developer/Company is unable to make allotment after receipt of full registration/Earnest Money/booking amount; the deposits depending on the stages of payments will be refunded along with simple interest @ 6% p.a., if the delay in refund is more than 6 months from such date.
21. THAT upon 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 Greater NOIDA Authority. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).
22. THAT the allotment of Apartment is at the sole discretion of the Company and the Company has a 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.
23. THAT the Company is not required to send reminders / 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 /agreement and the Applicant(s) is required to comply with all its obligations on its own.
24. THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

Signature of the Applicant(s)

25. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of allotment.

I/We, the Applicant(s), do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agrees, affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i)

Signature of Sole / First applicant

ii)

Signature of Joint applicant

Place

Date