

**APARTMENT BOOKING
APPLICATION FORM**

For Office use: Application No: KHP/ GN-DG /20___/

Date: _____

To

Application Date: _____

M/S. KAMRUP HOUSING PROJECTS PVT. LTD.
403, DLF Saket Court, Saket, New Delhi 110017

Dear Sir,

I/We hereby apply for allotment of a 3(Three)/ 4(Four) BHK Apartment in your Housing Project namely, 'Durva Greens' situated at Greater Noida, Uttar Pradesh, to be constructed, developed, marketed and sold/ transferred by M/s. Kamrup Housing Projects Pvt. Ltd. (hereinafter referred to as 'the Company') on the piece of land having the following description: All that plot of land numbered as Plot No. GH-08A, situated in Sector-CHI-V, allotted under the Scheme Code BRS-01/08-09 in the Greater Noida, District Gautam Budh Nagar, in the State of Uttar Pradesh, admeasuring about 10,000.37 Square Meters, which has been allotted to the Company vide Allotment Letter bearing No. Prop/BRSO/08-09/2009/8465 dated 9th June 2009 and subsequently demised and leased in favour of the Company for a valuable consideration by Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter referred to as the "Superior Lessor") vide Lease Deed dated 12th day of June 2009, which is duly registered in the office of the Sub Registrar, Guatam Budh Nagar (Sadar), U.P., vide Document at No. 7317, Volume No. 1, Additional Book No. 4715 on pages from 135 to 626 dated 22nd June 2009, and which is butted and bounded on the North by 24.00 meter wide Road, on the South by Plot No.-GH-08B, on the East by Plot No.-GH-07A and on the West by Plot No.-GH-09A (hereinafter referred to as the "Demised Land").

I/ We have carefully perused and examined the Company's offer along with governing terms and conditions. I/We have further inspected and examined all the Title Documents of the Demised Land, including Terms & Conditions for Allotment of Plots and Flatted Development under Builders Residential Scheme (BRS-01/08-09), Tender Documents, Allotment Letter, Lease Deed, Company's physical possession over the Demised Land and the Layout Plan(s) and is/ are completely satisfied about the right, title, interest, powers and authorities vested in the Company, inter alia, to raise construction on the said Demised Land and to allot/ sell/ convey/ transfer the Apartment(s) and other ancillary construction to be raised thereon the Demised Land.

I/ We understand that the Company is offering the Apartment(s) on first-cum-first serve basis and the allotment at this stage is provisional only and is/ are subject to the Company's governing terms and conditions. I/We agree to strictly abide by and adhere to the Company's governing terms and conditions, attached hereto, in its letter and spirit, which have been read over and understood by me/ us. I/ We have gone through the contents of the Company's standard formatted Provisional Allotment Letter, which have been read over and understood by me/ us and the terms and conditions whereof are acceptable to me/ us. I/ We have clearly understood and agree that the Provisional Allotment Letter shall be issued by the Company only after receipt of 20% payment of the cost of the Apartment in time from me/ us. I/ We further unconditionally agree and undertake to sign and execute the Agreement to Sell on the Company's standard format as and when desired by the Company. I/We agree to pay the installments in time, as and when the same becomes due and payable without any demand from the Company or wherever required as per the demanded raised by the Company, towards the sale/ transfer consideration of the Apartment(s) and other charges and towards preferential location, etc in accordance with the mode of payment plan as shown and agreed upon by me/us.

I/We hereby confirm that all the details and particulars filled in by me/ us in the application form are true and correct and nothing material has been concealed there from.

Sincerely

(First Sole Applicant)

1. _____

Dated: _____

Co-Applicants

1. _____

2. _____

Applicants's Details

I. Personal Details of Applicant(s) (All fields and photograph(s) are mandatory)

(First / Sole Applicant)

Name : _____ Age : _____

R/o : _____

City : _____ Pin : _____ State : _____ Country : _____

Father/Husband : _____ (For Minor) Guardian's Name : _____

Tel : (Resd.) _____ (Office) : _____ Fax : _____ Mobile : _____

Email : _____

Occupation : [] Service [] Business [] Professional [] Student [] Home-maker [] Any Other _____

(Co-Applicants) :

1. Name : _____ Age : _____

R/o : _____

City : _____ Pin : _____ State : _____ Country : _____

Father/Husband : _____ (For Minor) Guardian's Name : _____

Tel : (Resd.) _____ (Office) : _____ Fax : _____ Mobile : _____

Email : _____

Occupation : [] Service [] Business [] Professional [] Student [] Home-maker [] Any Other _____

2. Name : _____ Age : _____

R/o : _____

City : _____ Pin : _____ State : _____ Country : _____

Father/Husband : _____ (For Minor) Guardian's Name : _____

Tel : (Resd.) _____ (Office) : _____ Fax : _____ Mobile : _____

Email : _____

Occupation : [] Service [] Business [] Professional [] Student [] Home-maker [] Any Other _____

Kamrup Housing Projects Pvt. Ltd.

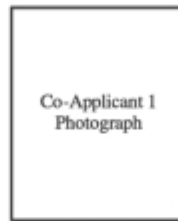
403, DLF South Court, Saket, New Delhi 110017. Tel: +91-11-41716696

Correspondence Address: (Please note :Correspondences will be sent to the First/Sole Applicant, at the address recorded below, and will be treated as received by all Applicants.)

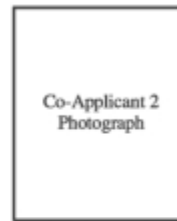
Address : _____
 City : _____ Pin : _____ State : _____ Country : _____



First / Sole Applicant



Co-Applicant 1



Co-Applicant 2

II. Additional Details of First Sole Applicant

Nationality : Resident Non-resident Indian PIO
 Income Tax Assessee : No Yes: PAN No: _____ Copy attached in file: Yes No
 ID Proof submitted : Yes No

Booking Details

III. Unit Description

Property Type : Residential
 Flat No. : _____ Tower: _____ Floor: _____
 Super Built-up Area : _____ sq. ft.
 No. of Parking(s) : _____ (in words)

IV. Payment Plan: CLP Flexi DP

V. Financial Summary

Basic Price (per sq.ft. applicable on Super Built Up Area)	Rs. _____
Floor PLC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
Location PLC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
IFMS (per sq.ft. applicable on Super Built Up Area)	Rs. _____
One Time Lease Rent (per sq.ft. applicable on Super Built Up Area)	Rs. _____
Car Parking	Rs. _____
Car Parking Extra (Optional)	Rs. _____
Club Membership	Rs. _____
Power Backup Charges	Rs. _____
EDC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
IDC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
EBC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
FFC (per sq.ft. applicable on Super Built Up Area)	Rs. _____
Other Applicable Charges (if any)	Rs. _____
Service Tax on Basic Price @3.09%	Rs. _____
Service Tax on Other Charges @12.36%	Rs. _____
TOTAL COST OF THE PROPERTY BOOKED	Rs. _____

(In Words Rs. _____)

DISCLAIMER: "This application for provisional allotment is subject to directions of the Allahabad High Court in WPC No- 37443 of 2011. Whereas the Greater Noida Industrial Development Authority needs to incorporate observations and directions of the National Capital Region Planning Board in the Master Plan 2021 to the satisfaction of the National Capital Region Planning Board. Construction will start only after approval of the Sub-Regional Plan by the National Capital Region Planning Board and the Authority's direction to resume construction and other development activities. In the eventuality of the National Capital Region Planning Board's rejection of the Sub-regional Plan, the applicant is entitle to claim full refund. No interest or any other cost of whatsoever nature shall be payable.

General Terms & Conditions

1. THAT the intending Allottee(s) has requested for allotment of an Apartment in 'DURVA GREENS' to be developed in Sector Chi-V, Greater Noida, Uttar Pradesh with full knowledge of laws, notifications, rules as applicable to this area.
2. THAT the intending Allottee(s) has fully satisfied himself about the right, title and interest of the Company in the Demised Land comprised in "DURVA GREENS" in Sector Chi-V, Greater Noida, Uttar Pradesh.
3. THAT the intending Allottee(s) shall pay to the Company the entire consideration as per the Payment Plan annexed hereto.
4. THAT the intending Allottee(s) shall pay the basic price and other charges on the basis of "Super Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the services viz. area under staircases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas; that the basic price of the apartment is firm.

5. THAT the Company apart from basic price shall fix Preferential Location Charges (PLC) for apartments units in the complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall be liable to pay such charges.
6. THAT the Company shall execute the Provisional Allotment Letter as per Company's Standard Format in favour of the intending Allottee(s) only after receipt of 20% of the cost of the apartment within 45 days from the date of this application, where after the intending Allottee(s) shall be treated/referred as Provisional Allottee(s). In case the intending Allottee(s) fails to make the payment of 20% of the cost of the apartment within 45 days of booking, the Company reserves the right to cancel said booking and refund the deposited amount without any interest after deduction of administrative and other incidental expenses. The decision of the Company in this regard shall be final and binding on the intending Allottee(s). The schedule of installments as opted in the Application form/mentioned in the Allotment Letter shall be final and binding over the Allottee(s). In case any change/alteration or reissuance of Allotment Letter is required and requested by the Allottee(s), it shall attract a fee of Rs.10,000/- as administrative charges and shall be payable by the intending Allottee(s). Further, the intending Allottee(s) is/are informed that the Company does not authorize its Channel Partners to issue any credit note for and/ or on its behalf. The Company shall neither be liable nor honour any credit note issued by its Channel Partners on behalf of Company under any circumstances whatsoever.
7. THAT the schedule of payment/installment is duly explained to the intending Allottee(s) and will also to be mentioned in the Allotment Letter. The payment of Installments on or before the due date/s as per Payment Plan without any demand from the Company or wherever required as per the demands raised by the Company shall be the sole responsibility of the intending Allottee(s).
8. THAT the intending Allottee(s) understand and agree that timely payment shall be the essence of the contract. The payment of installments for the apartment will be due at the intervals as per prescribed payment plan(s) mentioned in the allotment letter and opted in the application form. In case payment is not received by the Company within stipulated time period after issuance of Provisional Allotment Letter, the allotment will be cancelled and 10% of the basic cost of the apartment will be forfeited and the balance amount will be refunded without any interest. The Company, however, may in its sole discretion condone the delay to receive payment of installments subject however, to such terms and conditions as it may deem fit and proper, including enhancement in the cost of the apartment as per the prevailing rates and/ or charging interest @18% per annum on the delayed installments.
9. THAT the provisional allotment to the intending Allottee(s) shall be liable to cancellation in the event the intending Allottee(s) breaches or violates any term and condition of the Allotment Letter for any reason whatsoever.
10. THAT if for any reason whatsoever the Company is not in a position to allot/ earmark the apartment applied for by the intending Allottee/s, the Company shall be responsible only to consider allotment of an alternative Apartment or refund the amount deposited/application money without interest. However, the Company shall not be liable for any damages/compensation on this account.
11. THAT the intending Allottee(s) shall ensure timely payment of all the installments to the Company. The responsibility of getting the loan sanctioned and/ or disbursements for timely payment of all the installments as per Company's payment Plan shall rest solely and exclusively on the intending Allottee(s) without any liability of the Company. In the event, the loan is not sanctioned or disbursed or payment of installments is delayed, the consequences arising therefrom shall be entirely of the intending Allottee(s).
12. THAT the possession of the Apartment is tentatively expected to be delivered by the Company to the intending Allottee(s) within _____ years (_____months) from the date hereof subject, however, to the fulfillment of all the terms and conditions, including Force Majeure conditions and timely payment of all installments and other dues/ charges, by the intending Allottee(s) and upon registration of Sub-Lease Deed. It is also understood that various Blocks/Towers comprised in the Complex shall be ready and completed in phases, and that after the completion the Apartments will be handed over.
13. THAT date of handing over of the possession of the apartment to the intending Allottee(s) is tentative only. The construction could be completed prior/ later to the tentative date given in the Allotment Letter. In any of such eventuality i.e., handing over of possession of the Apartment to the intending Allottee(s) prior to or post the tentative date of handing over as mentioned in the Allotment Letter, the intending Allottee(s) shall not refuse to take over the possession on any ground whatsoever.
14. THAT after completion of Apartment and receipt of full consideration and other applicable charges, if any, payable by the intending Allottee(s), Sub-Lease Deed shall be executed in favour of the intending Allottee(s) on the format approved by the Company. All fees, charges and expenses towards execution of Sub-Lease Deed and its registration before the Office of Sub Registrar shall be borne and paid by intending Allottee(s) in advance to the Company. That the Allottee(s) shall remain present at the time of execution of the Sub Lease Deed and its registration before the Office of Sub Registrar.
15. THAT the intending Allottee(s) shall take possession of the Apartment within 30 days from the date of issuance of final notice of possession failing which the intending Allottee(s) shall be deemed to have taken the possession of the Apartment. In such a case, the Company shall not be responsible for any loss or damage to the finishes/fittings/fixtures in the Apartment occasioned due to failure of the Allottee(s) to take possession within the stipulated time. Besides, holding charges Rs.5/- per sq.ft. of Super Area per month and the maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s).
16. THAT after taking possession of apartment, the Allottee(s) shall have no claim against the Company as regards to the quality of work, material, pending installments, area of apartment or any other ground whatsoever.
17. THAT all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity Charges, Gas Charges or any other charges/taxes of whatever nature shall be payable by the Allottee(s) from the date of possession or deemed date of possession declared by the Company, whichever is earlier.
18. THAT the car parking will be available inside the complex as opted for by the Allottee(s) in the Application Form on payment basis. The Cars/Scooters/Two Wheelers/Cycles will be parked within the same parking spaces allotted to the allottee(s). No Car/Vehicle will be allowed inside the complex except those having reserved car parking space. The Company shall always have the sole and absolute right to allot, sale, transfer and convey the un-allotted parking spaces in future to any third party in the manner Company deems fit and proper. No one else save and except the Company shall have any right, title or interest over un-allotted parking spaces.
19. THAT if there is any Service Tax, Trade Tax and additional levies, rates, taxes, charges, compensation/ enhancement to previous land owners, cesses and fees etc. as assessed and the attributable to the Company as consequences of Court Order/Government/Greater Noida Authority/Statutory or order passed by any other local authority (ies), the intending Allottee(s) shall be liable to pay his/her/their proportionate share for the same.
20. THAT it shall be the responsibility of intending Allottee(s) to inform the Company by Registered A/D letter or Courier about subsequent change(s) in the address. In the absence of any intimation by the intending Allottee(s) to the Company regarding change in address, the address given in the booking application form shall be treated as valid and subsisting address of the intending Allottee(s) and the same shall be used by the Company for all correspondence, demand letters/notices and letters posted at that said address (if change in address is not intimated) shall be deemed to have been served at the valid and subsisting address of the intending Allottee(s).

21. THAT in the event of any dispute whatsoever arising between the parties in any way connected or touching upon the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the Company. The Allottee(s) hereby confirms that she/he/they shall have no objection to this arrangement and the decision of the sole arbitrator shall be final and binding on all the parties. The venue of the arbitration proceedings shall be held in New Delhi and the language of arbitration shall be English. The Arbitration Proceeding shall be in accordance with the Arbitration & Conciliation Act, 1996, or any statutory amendment(s)/modification(s) thereof. The Courts at Delhi shall have the exclusive jurisdiction in all matters, arising out of or touching upon and/or concerning this allotment.
22. In case of NRI/PIO, the observance and compliance of the provisions of the Foreign Exchange Management Act, 1999, RBI Guidelines and any other law, as applicable, shall be responsibility of the intending Allottee(s).
23. THAT the intending Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Apartment Buyers Agreement and sign all requisite applications forms, affidavits, undertakings etc. as required for the said purpose.
24. 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.

(Signature of First / Sole Applicant)

_____ Date: _____

(Signature of Co-Applicants)

1. _____ 2. _____

VI. Home Loan Details:

Applied for Home Loan: No Yes If Yes, Name of HFC : _____

VII. Sales Associate Details:

Name of Sale Associate : _____ Sale Associate Code: _____

Address : _____ Contact No: _____

Signature of Sale Associate : _____ Dated : _____

For Office Use

Project Code: KHP/_____/

Application No: KHP/ GN-DG /20_____/

Receiving Person Name/Designation : _____

Application Status: Accepted Rejected

1. Flat No. _____ Tower _____ Floor _____ Super Built-up Area _____ sqft

2. Basic Price (per sqft) Rs. _____ IFMS (per sqft) Rs. _____ Lease Rent (per sqft) Rs. _____

3. Gross Rate (per sqft) Rs. _____

4. Car Parking Amount Rs. _____ No. of Parking(s): _____

5. Total Amount Payable Rs. _____

6. Payment Plan: CLP Flexi DP

7. Mode of Booking: Direct Through Sales Associate

Documents Pending (if any):

1. _____
2. _____
3. _____
4. _____
5. _____

Remarks : _____

Date:

Authorised By

(Name & Signature)