APPLICATION FORM

GULSHAN Botnia NOIDA EXPRESSWAY

To

Gulshan Homes & Infrastructure Private Limited Application No. .....

121, Hargobind Enclave,

Delhi-110092.

Sir/Madam

I/We request you that I/we may be registered for provisional allotment of a Residential Flat of description specified below, in the Group Housing Scheme in the name and style of **'Gulshan Botnia'** being developed and promoted by your Company **Gulshan Homes & Infrastructure Private Limited** (hereinafter referred to as 'the Company') at Plot No. **GH-03C, Sector-144,** Noida, Uttar Pradesh.

I/We also agree to sign and execute, as and when desired by the Company, the Allotment Letter on the company's standard format, contents, whereof have been read and understood by me/us in my/our vernacular language and I/we agree to abide by the terms and conditions contained therein.

I/We understand that plot/land on which proposed group housing is being developed and promoted has been leased out to the company by New Okhla Industrial Development Authority on 90 years lease on the terms and conditions mentioned in the Lease Deed.

I/We shall comply with the various Terms & Conditions of the said lease deed executed **among Unitech Ltd., "New Okhla Industrial Development Authority"** (hereinafter referred to as **'NOIDA'**), and the "Company", pertaining to the rights and obligations of the Allottee(s)/Sub-Lessees.

I/We remit herewith a sum of Rs..... (Rupees..... ..... only) by Bank Draft /Cheque No..... dated..... drawn on..... being the booking amount /earnest money for the allotment of the flat.

I/We further agree to pay the installments of unit cost of the flat and allied charges as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us, failing which the allotment shall be cancelled and the booking amount shall be forfeited by the Company. My/Our particulars is/are given below:-

Gulshan Homes and infrastructure Pvt. Ltd.

COMPANY

APPLICANT(S)

1. PARTICULARS OF APPLICANT(s)

(To be filled in case of individual(s))

First Applicant

Mr./Mrs./Ms……

Son/Wife/Daughter of Mr./Mrs……

Date of Birth…… Marital Status ……

Residential Status: Indian [ ] Non – Resident Indian [ ]

Foreign National of Indian Origin [ ] Nationality……

Residential Address……

……

Profession …… E-Mail ……

Designation, Company Name and Address ……

……

Tel. Residence …… Office ……

Mobile …… Fax No……

PAN No./Ward No. …… Passport No……

Household Income per annum ……

Second/Joint Applicant

Mr./Mrs./Ms……

Son/Wife/Daughter of Mr./Mrs……

Date of Birth…… Marital Status ……

Residential Status: Indian [ ] Non – Resident Indian [ ]

Foreign National of Indian Origin [ ] Nationality……

Residential Address……

……

Profession …… E-Mail. ……

Designation, Company Name and Address ……

……

Tel. Residence …… Office ……

Mobile …… Fax No……

PAN No./Ward No. ……. Passport No……

Household Income per annum……

Third/Joint Applicant

Mr./Mrs./Ms……

Son/Wife/Daughter of Mr./Mrs……

Date of Birth…… Marital Status ……

Residential Status: Indian [ ] Non – Resident Indian [ ]

Foreign National of Indian Origin [ ] Nationality……

Residential Address……

……

Profession …… E-Mail. ……

Designation, Company Name and Address ……

……

Tel. Residence …… Office ……

Mobile …… Fax No……

PAN No./Ward No. …… Passport No……

Household Income per annum……

(To be filled in case of a Proprietorship Firm/Partnership Firm/Company)

M/s……

Registered office……

Resolution/Board Resolution/ Authorization Letter dated ……

Details of Proprietor/Partner/Authorized Person

Mr./Mrs./Ms……

Son/Wife/Daughter of Mr./Mrs……

Date of Birth…… Marital Status ……

Residential Status: Indian [ ] Non – Resident Indian [ ]

Foreign National of Indian Origin [ ] Nationality……

Residential Address……

……

Profession ……...…….....….....…. E-Mail. …….....

Designation, Company Name and Address ……..…….……

……..……..……..…….....

Tel. Residence ……..…… Office …….....

Mobile ……..…… Fax No……..……....……..……...

PAN No./Ward No. ……..... Passport No……..……..…….....……..

NOMINEE DETAILS

Name of Nominee : ……..…….....……...

Relationship : ……..……..……..

Address : …….....……..……...

Contact Number : ……..……..……...

2. Description of Flat:

(i) Tower No…….. (ii) Flat No…….....

(iii) Floor…….. (iv) Super Area (Sq. ft.)…….....

(v) Covered Area (Sq. ft.)……..……..……..... (vi) Phase……...…..

(vii) Other Details of Flat……. ……. ……. …….....

3. Details of Pricing:

A. Unit Cost of the Flat Rs…….....

B. *Service Tax Rs…….

C. **TOTAL SALE PRICE (A+B)** Rs.……..……

(Rupees in words…….....…….)

The Unit cost of the flat so booked shall remain fixed and shall not be subject to any escalation.

*** Service Tax amount is calculated as per existing provision applicable at the time of booking. However it may change due to change in service tax provisions, procedure or method of charging and it would be charged accordingly.**

Gulshan Homes and infrastructure Pvt. Ltd.

COMPANY

APPLICANT(S)

4. Details of Facilities

a. Car Parking:

(i) Basement (Nos. …) (SB) ☐ (B2B) ☐

(ii) Stilt (Nos. ….) (SS) ☐ (B2B) ☐

b. Power Backup (…….KVA); (KVA in Words ……)

5. Payment plan opted: [A] Construction Linked Plan ☐ [B] Special Payment Plan ☐ .....

6. Bank Loan required: Yes ☐ No ☐

Stage of Bank Funding : >20%..... >30%..... >40%..... 50% and above……....

I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particulars/information given above till the booked property is registered in my/our name(s). I/We declare that in case of non-allotment of the flat, my/our claim shall be limited only to the refund of the deposited amount without any interest.

SL. No.	Name of Applicant(s)	Signatures of Applicant(s)
(i)		
(ii)		
(iii)		

Place_____ **Date**_____

Note: -

(i) All cheques/drafts are to be made only in favour of **"Gulshan Homes & Infrastructure Private Limited"** payable at Delhi.

(ii) Outstation cheques/drafts shall not be accepted by the Company.

(iii) Persons signing the application on behalf of the other person/firm/company shall file authorization/power of attorney /board resolution duly attested by a first class Magistrate/Notary public.

Gulshan Homes and infrastructure Pvt. Ltd.

COMPANY

APPLICANT(S)

FOR OFFICE USE ONLY

Total no. of applicant(s) …….....

Type(s) of account of applicant(s) (NRI/Foreign National/National) .....…….....

Remarks:

1. …….....
2. …….....

Check list of Documents:

1. Copy of PAN Card
2. Copy of Proof of residence.- Passport Copy/Voter ID Copy/Electricity Bill Copy/Rent Agreement Copy
3. Photographs of Applicant(s) (3 each)
4. Copy of Passport for NRI/ Foreign Nationals.
5. Photocopy of Company's Identity Card (for Corporate bookings only).
6. Memorandum & Articles of Association of Company along with Board Resolution in case of Company Booking.

MODE OF BOOKING

Dealer ☐ Direct ☐ Reference ☐ .....

DETAILS OF ASSOCIATE

1. Name of Company …….....
2. Address of Company …….....
3. Name of the Contact Person …….....
4. Phone Number(s) …….....

Booked by…….....…… Checked by…….....…....….... Approved by……..……...

Terms and Conditions for booking of Flat in "Gulshan Botnia" at Plot no. GH-03C, Sector-144, Noida, Uttar Pradesh.

1. BOOKING

1.1 Mere submission of application for booking of flat does not automatically confer allotment.

1.2 The allotment shall be communicated in writing which shall remain provisional till the execution of Allotment Letter, between the Applicant(s) and the Company.

1.3 The Applicant(s) shall specifically indicate the preference of the flat booked and said preference shall not be allowed to be changed. However, Company may at its sole discretion entertain a request for change of category, if the flat(s) are available in the desired category.

1.4 If the change of category is allowed by the Company, the same shall not be final unless difference amount along with the interest as payable, has been duly paid by the Applicant(s).

1.5 The booking amount / earnest money for booking of the flat shall be as per the payment plan mentioned in Allotment Letter/Price List and balance payment would be made as per payment plan opted by Allottee(s).

1.6 Outstation Cheque(s) shall not be accepted.

2. REGISTRATION CHARGES

All the costs related to stamp duty and other incidental charges as applicable for execution of Sub-Lease deed shall be paid separately by the Allottee(s) to the Company before possession; and as and when demanded by the Company.

3. PAYMENT

3.1 Payment Plan as opted by Applicant(s) shall not be allowed to be changed.

3.2 Timely payment of the Sale price of the flat as per schedule is the essence of the Agreement.

3.3 Where payments are delayed, the Company, at its absolute discretion may cancel the flat or may accept the delayed payments, on being shown sufficient cause by the Allottee(s) for such delay. The Allottee(s) shall be liable to pay interest @ 18% per annum on delayed payments.

3.4 All payments shall be made by way of cheque/D.D./Pay order in the name of "Gulshan Homes & Infrastructure Private Limited", payable at Delhi.

3.5 Only those cheques which are issued from the A/c of the Applicant(s) shall be accepted.

3.6 Delayed payments made by the allottee(s) will be first adjusted towards the interest due; and thereafter the balance payment will be adjusted towards the principal amount due against the flat.

3.7 In case of cancellation of flat for any reason whatsoever, the Company shall be free to re-allot the flat to any other prospective buyer without any intimation/notice. **The amount so far deposited by Applicant/s shall be refunded without any interest thereon after deducting 10% of the total cost of the flat including other charges which are liable to be forfeited.**

3.8 However, in case of return/dishonor of first booking cheque, the application shall stand rejected out rightly without any written intimation/notice to the Applicant(s) and no such right shall accrue to such Applicant(s) by virtue of this Application.

4. SALE PRICE

4.1 The Unit Cost of the Flat may vary at the discretion of the company at any time before acceptance of the application.

4.2 The Unit Cost of the Flat on confirmation of allotment shall remain fixed.

4.3 The Total Sale Price of the Flat shall not include the following:

a) Cost of electrification, charges for providing connections by PVVNL/ Authority/ Agency including any security amount demanded by the PVVNL/ Authority/ Agency shall be on Allottee's account.

b) Dual meter connection charges @ Rs.25000/- + Service tax as applicable shall be charged extra.

c) Charges for providing water and sewage connections by concerned authorities.

d) Any change in service tax or any other taxes as levied or may be levied by central govt. or state govt. from time to time shall be charged extra.

e) Any other charges as referred in the Allotment Letter.

f) External Development Charges by concerned authorities.

g) Any other kind of development charges as may be imposed by the concerned authorities or charges for providing amenities by the local bodies.

h) Stamp duty, processing fee and all other incidental charges payable to NOIDA at the time of transfer/execution of Sub-Lease Deed shall be borne by the Allottee(s). Any taxes, impositions of levies or duty as applicable, imposed by the local authorities for the execution of the sub-lease of the said flat shall also be borne by the Allottee(s).

i) Total price does not include Interest Free Maintenance Security(IFMS). The same shall be charged @ Rs. 25/- per sq.ft. of the super area which shall be deposited by the Allottee(s) with the company or its nominated agency before possession.

5. SUPER AREA

5.1 It is defined as the total built up area of the flat booked and shall also include walls, windows, balconies, projections etc., proportionate share of areas like staircase, common areas, lifts, walls and areas used/ earmarked for installation of essential facilities like electrical sub stations, transformers, water tanks and other facilities.

5.2 The total built-up area of the flat may, during the course of construction, change marginally. If there is any such change, the super area of the flat may change proportionately and unit price of the flat may be increased or decreased depending upon the variation in the area/size of the flat.

6. POSSESSION

6.1 The Company assures that possession of the flats shall be handed over to the applicant(s) as per terms mentioned in Allotment Letter.

6.2 The Company however, if compelled by reasons beyond control such as earthquakes, civil riots, or other circumstances of supervening impossibilities may extend the period of possession beyond the period, as specified above.

6.3 The Company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor will the applicant be entitled to claim any compensation, in respect of such delay.

6.4 It is further made clear by the Company, and is fully understood by the Applicant(s) that, in case the Company has given any concession in the rate 'or' in payment schedule 'or' any waiver of interest accumulated on delayed payments of installments, then the Applicant(s) shall not be entitled to claim any compensation, penalty, damages of whatsoever nature on account of delay in completion of construction 'or' Offer of Possession of the Flat.

7. EXECUTION OF AGREEMENT

On acceptance of application along with booking amount / earnest money, the applicant(s) shall be issued an allotment letter by the Company in the prescribed format and the applicant(s) shall remain bound by the Terms and Conditions of the Allotment letter. Please note that, unless the Allotment letter is executed, between the applicant(s) and the Company, the booking shall remain provisional.

8. CHANGE OF ADDRESS

Applicant(s)/Allottee(s) shall promptly intimate the company about any change in their address. All the communication sent to the Allottee(s) shall be deemed accepted in case of failure to intimate the company about the change of address.

For **Gulshan Homes & Infrastructure Private Limited**

Authorized Signatory

APPLICANT(S)

1 _____

2 _____

3 _____