

APPLICATION FORM

To
M/s Gulshan Homes and Infrastructure. Pvt. Ltd
4, Dayanand Vihar
Main Vikas Marg Extn.
Delhi-110092.

Application No.

Sir/Madam

I/We request 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 'IKEBANA' being developed and promoted by your company M/s Gulshan Homes and infrastructure Pvt. Ltd. (hereinafter referred to as 'the Company') at Plot No GH 03/A, Sector 143, Noida, (UP).

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 thereof.

I/We understand that plot/land on which proposed group housing is being developed and promoted has been leased out to the company by Noida 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 between New Okhla Industrial Development Authority (hereinafter referred to as 'NOIDA') and the company, in so far as those pertain to 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 or basic cost 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 will be cancelled and the booking amount shall be forfeited by the Company. My/Our particulars are given below: -

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

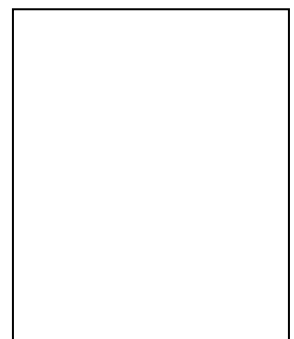
Designation, Company Name and Address

.....

Tel. ResidenceOffice Mobile

Fax No..... PAN No./Ward No.Passport No.....

Household Income per annum.....



COMPANY

APPLICANT(S)

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.....

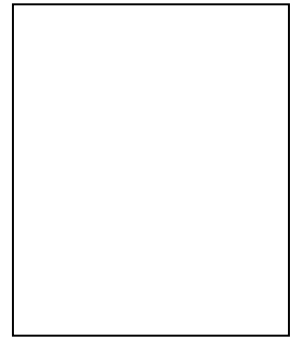
Residential Address.....

Profession E-Mail.
 Designation, Company Name and Address

Tel. ResidenceOffice 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/ **Authorisation Letter** dated

Details of Proprietor/Partner/Authorised Person

Mr./Mrs./Ms.....
 Son/Wife/Daughter of Mr./Mrs.....
 Date of Birth..... Marital Status

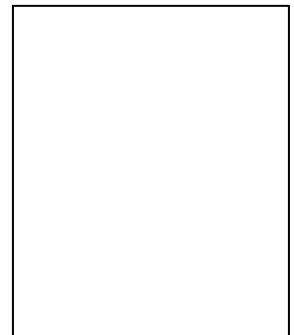
Residential Status: Indian [] Non – Resident Indian []
 Foreign National of Indian Origin [] Nationality.....

Residential Address.....

Profession E-Mail.
 Tel. ResidenceOffice Mobile

Fax No..... PAN No./Ward No.Passport No.....

Household Income per annum.....



2. Description of Flat:

(i) Tower No..... (ii) Flat No.....
 (iii) Floor..... (iv) Super Area (Sq. ft.).....
 (v) Phase.....
 [vi] Other Details of Flat.....

3. Details of Pricing:

- A. Unit Cost of the Flat Rs.....
- B. P.L.C. Rs.....
- C. Car Parking Charges:
- (a) Open (Nos.) Rs.....
- (b) Upper Basement (Nos.) Rs.....
- (c) Lower Basement (Nos.) Rs.....
- D. Lease Rent @ 90/- per.sq.ft Rs.....
- E. Power Backup (1 KW) Rs.....
- F. *Service Tax Rs.....

TOTAL SALES PRICE (A+B+C+D+E+F) Rs.....

(Rupees in words.....)

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

* Applicable w.e.f. 01.07.2010 vide Finance Act-2010 through Govt. Notification No. 24/2010 dated 22.06.2010 under Section 65(105)(zzzh) & Section 65(105)(zzzzu). Detailed computation at prevailing rates of the same is provided in the Annexure-I.

4. Total Price does not include (IFMS) Interest Free maintenance Security @ Rs. 25/- per sq.ft. of the super area which shall

be deposited by the Applicant(s) with the Company or its nominated agency before possession.

5. Stamp duty, Registration fee and allied charges, as applicable, shall be additionally payable before possession as and when demanded by the company.

6. Payment plan opted: [A] Construction Link Plan [B] Flexi Plan

7. Mode of booking: Direct Dealer Reference

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.

(i) _____

(ii) _____

(Signature of Applicant)

(Signature of Applicant)

Place _____

Date _____

COMPANY

APPLICANT(S)

Note: -

- (i) All cheques/drafts are to be made only in favour of "Gulshan Homes and Infrastructure Pvt. Ltd." payable at Delhi/ Noida.
- (ii) 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.

FOR OFFICE USE ONLY

Total no. of applicant(s)

Types of account of applicant (NRI/Foreign Nationals/National)

Remarks:

- 1.
- 2.
- 3.

Check list:

- 1. Copy of PAN No.
- 2. Copy of proof of residence.
- 3. Photograph of Applicant(s) (3 each)
- 4. Photograph of Passport for NRI/ Foreign Nationals.
- 5. Photocopy of Company's Identity Card (for Corporate bookings only)

DETAILS OF ASSOCIATE

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

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

Terms and Conditions for booking of Flat in IKEBANA at Noida-U.P.

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 Allotment Letter is duly executed between the Applicant and the Company.
- 1.3 The Applicant 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.

COMPANY

APPLICANT(S)

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.

1.5 The booking amount / earnest money payable along with the application for booking shall be 10% of the Basic Cost of the Flat.

1.6 The outstation cheque for the booking amount shall not be accepted.

2. REGISTRATION CHARGES

All the costs relating to stamp duty and other incidental charges as applicable for registration of Sub-Lease Deed/ Conveyance Deed shall be paid separately by the Allottee(s) to the company before possession 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 No late installment shall be accepted beyond a period of One month from due date. Interest chargeable on late payment is 18% per annum.

3.4 All payments shall be made by way of cheque/D.D./Pay order in the name of the company.

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 Applicant will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the premium due.

3.7 If the Allottee(s) fails to make payment of two consecutive installments, his allotment shall stand cancelled automatically and the company shall be free to re-allot the flat to any other prospective buyer without notice in this regards.

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) Taxes, impositions of levies or duty as applicable, imposed by the local authorities for the sale/sub-lease of the said flat.

b) Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided tentatively. Any increase shall be on Allottee's account on pro-rata basis.

c) Individual Electric Meter Connection charges shall be extra as applicable.

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

e) 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.

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

g) Cost of External Development charges or escalation in these charges.

- h) Any other kind of Development charges as may be imposed by the concerned authorities or charges for providing amenities by the local bodies.
- i) Processing fee and all other incidental charges as payable to the Noida Authority at the time of transfer/execution of Sub-Lease Deed shall be borne by the Allottee(s).

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 change the Basic Sale Price of the flat may be increased or decreased depending upon the variation in the area/size of the flat.

6. POSSESSION

- 4.1 The company assures that possession of the flats shall be handed over to the applicant(s) within 36 months with a grace period of maximum six months from the date of start of construction of the respective phase(s) subject to reasons to force majeure.
- 4.2 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 specified above.
- 4.3 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 for delay.

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 shall remain bound by the terms and conditions of the Allotment letter. Unless the Allotment letter is executed the booking shall remain provisional.

8. CHANGE OF ADDRESS

Applicant/Allottee(s) shall promptly intimate the company about his change of address.

For - COMPANY

APPLICANT(S)

1 _____
2 _____

Gulshan Homes and Infrastructure Pvt. Ltd.

Regd. Office: 4, Dayanand Vihar, Main Vikas Marg, Delhi-110092, Telefax; 011-2375246, Email: info@gulshanikebana.com

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