



WINDERMERE
FLOORS

AT WINDERMERE ESTATE



APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF UNIT



WINDERMERE
E S T A T E



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**APPLICATION FOR THE PROVISIONAL ALLOTMENT OF UNIT IN THE UPCOMING PROJECT
OF EMAAR MGF LAND LIMITED, "WINDERMERE ESTATE" AT LUMHEH, UMLING, SHILLONG**

Application No. _____

Date _____

Emaar MGF Land Limited

1st Floor, ECE House,
28, Kasturba Gandhi Marg,
New Delhi -110 001, India

Subject: Application for registration & booking of Villa Floor in the upcoming project of Emaar MGF Land Limited, "**Windermere Estate**", Lumheh, Umpling, Shillong

Dear Sir(s),

- (i) I/We, the Applicant, whose particulars are mentioned below in this Application, understand that M/s Emaar MGF Land Limited (hereinafter referred to as "**Company**"), has conceived, planned and is in the process of constructing and developing a Gated Community Development Scheme known as "**Windmere Estate**" on a piece and parcel of land admeasuring 83.91 Acres (approximately) situated at Lumheh, Umpling, Shillong (hereinafter referred to as "**Land**"). The said Land is absolutely owned and possessed by Smt. Constanca Pyngrope, d/o Late Ignatia Pyngrope (hereinafter referred to as the "**Owner**") with whom the Company has entered into Development Agreement dated May 15, 2007.
- (ii) The Company within the said Gated Community Development Scheme "Windmere Estate" is inviting Application for the provisional allotment and booking of independent built up villa floors under the name and style "Windmere Villa Floors at Windmere Estate", on certain identified plots comprised in the said Land. The Applicant understands that this Application relates to one such plot admeasuring _____ bearing No. _____ (hereinafter referred to as 'Plot') in block/sector no. _____ upon which the building ("**Building**") will be constructed.
- (iii) The Building on the said Plot shall have independent residential villa floor space (hereinafter referred to as the "**Villa Floor/Unit**"). The Applicant has been intimated that though the Project has various components including villas and plots, this Application shall be confined and limited in its scope to the Unit in the Building proposed to be constructed on the aforesaid Plot in accordance with the building plan(s) to be approved by the competent authority.
- (iv) The Applicant, after having read, understood and agreed with the terms and conditions ("**Terms & Conditions**"), annexed hereto as **Annexure-I**, pertaining to the registration & booking of the said Unit, do hereby apply for registration & booking of the said Unit, having a tentative Super Area of ____ sq. mtr. (____ sq.ft.) (approximately) under the following payment plans:-
- (a) Full Down Payment Plan* (b) Installment Payment Plan*
- *(Opt any one Payment Plan and tick the same)
- (v) The Applicant further undertakes and confirms that it shall pay to the Company the consideration mentioned in the schedule of payment ("**Payment Plan**") annexed hereto as **Annexure II**.
- (vi) The Applicant hereby remit a sum of Rs. _____ (Rupees _____ only) vide Cheque/No(s) _____ dated _____ drawn on _____ in favour of "**Emaar MGF Land Ltd.- A/c Windermere Estate**" as the registration/booking amount for the said Unit in the Project.

- (vii) The Applicant agree and understand that this Application is irrevocable. The Applicant understands that this Application does not constitute any offer or definitive allotment or any agreement to sell and the Applicant do not become entitled to the provisional and/or final allotment of a Unit, notwithstanding the fact, that the Company may have issued a receipt(s) in acknowledgement of the money tendered with this Application.
- (viii) The Applicant understands that this Application Form merely expresses the intent of the Company to allot the Unit to the Applicant and in no way shall be construed as a final allotment. The Applicant agrees that this Application shall become definitive only after the execution of the Buyer's Agreement.
- (ix) In the event of the Company accepting this Application to provisionally allot a Unit, the Applicant agrees to pay all further installments and all monies/dues as stipulated in the Payment Plan along with this Application.
- (x) The Applicant agrees to execute all the documents in the standard format provided by the Company as and when necessary for the allotment of the Unit in the upcoming Project "**Windermere Estate**" and undertake to strictly adhere to all the terms and conditions stipulated by the Company from time to time.
- (xi) The Applicant agrees that the Application and subsequent allotment of Unit on behalf of the Owner is at the sole discretion of the Company and in case the Unit is not allotted to the Applicant for any reason whatsoever, the Applicant shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein, shall be refundable to the Applicant without any interest within 30 (thirty) days from the date of notice regarding rejection of this Application.
- (xii) The Applicant undertakes to sign and return the Buyer's Agreement, together with all the annexures, draft tripartite maintenance agreement together with the amounts due and payable as set forth in the Payment Plan within a period of 30 (Thirty) days of the receipt of the Buyer's Agreement. If the Applicant fails to execute the Buyer's Agreement and deliver to the Company within the aforesaid stipulated time period, then the Application of the Applicant shall be treated as cancelled, without any further notice, at the option of the Company.
- (xiii) The Applicant have read and understood the terms and conditions mentioned hereinabove and enclosed along with this Application including those relating to the payment of Basic Sale Price, Total Consideration and other charges, rates, taxes, cesses, levies, etc. and forfeiture of Earnest Money as laid down herein.

Further, the Applicant unequivocally undertakes to abide by the said terms and conditions.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

PERSONAL DETAILS FORM

Sole/First Applicant			PHOTOGRAPH
Son of/Daughter of/Wife of			
Mailing Address			
Telephone	Mobile	Fax	
Email		Age	
Residential Status Resident/NRI/PIO	Income Tax Permanent Account No./Tax Exemption Certificate		
Nationality			

Second Applicant			PHOTOGRAPH
Son of/Daughter of/Wife of			
Mailing Address			
Telephone	Mobile	Fax	
Email		Age	
Residential Status Resident/NRI/PIO	Income Tax Permanent Account No./Tax Exemption Certificate		
Nationality			

Third Applicant			PHOTOGRAPH
Son of/Daughter of/Wife of			
Mailing Address			
Telephone	Mobile	Fax	
Email		Age	
Residential Status Resident/NRI/PIO	Income Tax Permanent Account No./Tax Exemption Certificate		
Nationality			

DETAILS OF UNIT REQUIRED AND PROVISIONAL REGISTRATION

Type _____

Tentative Unit No. _____ Floor _____ Tower/Building No. _____

Super Area of Unit _____ Square Metre _____ Square Feet

Parking Space(s) Nos. _____ Rs. _____

Optional Upgrade: Rs. _____ Yes No

UNIT PRICE

- Basic Price @ Rs. _____
- Preferential Location Charge (PLC) @ Rs. _____
- External Development Charges (EDC) @ Rs. _____
- Infrastructure Development Charges (IDC) @ Rs. _____
- Parking Space(s) Nos. _____ @ Rs. _____
aggregating to Rs. _____ (Rupees _____ only).
- Optional Upgrade: Rs. _____ Yes No

PAYMENT PLAN OPTED: DOWN PAYMENT/ INSTALMENT

Note: 1. Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - A/c Windermere Estate" payable at Shillong.

2. Allotment to Non-Resident and Nationals of Indian Origin shall be subject to laws of Republic of India.

3. For Non-Residents/Foreign Nationals of Indian Origin, all remittances, acquisition/transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.

DECLARATION

I/We, the Applicant(s), do hereby declare that my/our application for allotment of a Unit to the Company is irrevocable and that the above particulars/information/details given by me/us are true and correct and nothing has been concealed therefrom. In case of any false or misleading information provided by the Applicant(s), the Company shall be entitled to forfeit the amount deposited by the Applicant(s).

Yours faithfully

Signature of Sole/First Applicant [x]

Date _____

Place _____

Signature of Second Applicant (if any) [x]

Signature of Third Applicant (if any) [x]

FOR OFFICE USE ONLY

Application: Accepted/Rejected

Provisional Registration of Unit

Tentative Unit No. _____ Floor _____ Tower/Building No. _____

Super Area of Unit _____ Square Metre _____ Square Feet

Parking Space(s) Nos. _____

- Basic Price @ Rs. _____
- Preferential Location Charge (PLC) @ Rs. _____
- External Development Charges (EDC) @ Rs. _____
- Infrastructure Development Charges (IDC) @ Rs. _____
- Parking Space(s) Nos. _____ Rs. _____
aggregating to Rs. _____ (Rupees _____ only)
- Optional Upgrade: Rs. _____ Yes No
- Payment Plan _____
- Club Membership (mandatory) Rs. _____
- Mode of Booking - Direct/Business Development Associate (BDA) - If BDA, details _____
- Special Instructions/Remarks _____

Signature (Receiving Officer)

Signature (Inventory)

Business Development Associate's Seal

ANNEXURE - I

TERMS & CONDITIONS FORMING PART OF THE APPLICATION FOR REGISTRATION & BOOKING OF RESIDENTIAL VILLAS FLOORS FOR PROVISIONAL ALLOTMENT, IN THE GATED COMMUNITY DEVELOPMENT SCHEME OF EMAAR MGF LAND LIMITED "WINDERMERE ESTATE" AT LUMHEH, UMPLING, SHILLONG

I. Definitions and Interpretation:

In this Application, the following words and expressions, when written in capital letters, shall have the meanings assigned herein. When not written in capital letters, such words and expressions shall be attributed to their ordinary meaning and/or as specified in the Buyer's Agreement.

"Agreement" shall mean the Buyer's Agreement which will be executed as per the standard format of the Company.

"Applicant(s)" shall mean the applicant, applying for allotment of the said Unit whose particulars are set out in this Application and who have appended their signatures on each page, as acknowledgement of having agreed to the terms and conditions of this Application and the Agreement.

"Application" shall mean this application for provisional allotment of Unit in the Project along with the terms and conditions contained herein in Annexure- I & II.

"Basic Sale Price" means consideration payable for the said Unit at the rate of ____ per sq. ft. (____ in sq. mtrs.) which includes charges for one open car parking space. The Basic Sale Price is exclusive of the preferential location charges as applicable, if the said Unit is preferentially located. The Basic Sale Price further does not include Taxes, charges, security amount/deposits etc., and other amounts payable as per the terms of the Agreement including but not limited to:

- i) IFMS for the Plot which shall be deposited by the Applicant(s), at such rate as may be decided by the Company at a later stage.
- ii) Stamp duty, registration and incidental charges as well as expenses for execution of the Agreement and sale deed etc. which shall be borne and paid by the Applicant alone.
- iii) A sum equivalent to the proportionate share of Taxes for the Plot which shall be paid by the Applicant to the Company.
- iv) IDC/ EDC, as applicable. In case of any revision by the government agencies, the same (and arrears, if any) will be applicable on a pro-rata basis and shall be payable by the Applicant.
- v) The Maintenance Charges, property tax, municipal tax fees or levies of any kinds by whatever name called on the proportionate basis for the said Plot shall be payable by the Applicant.
- vi) The cost of mainline electricity connection charges, and diesel generator power back up inside the Unit, as applicable shall be payable by the Applicant.
- vii) The Club Membership Registration Charges ("**CMRC**") of Rs. 60,000/- (Rupees sixty thousand only) for availing the membership of the Club and any other charges that may be payable by the Applicant(s) as per a separate agreement.
- viii) Any other charges or expenses as may be more particularly specified in the Buyer's Agreement

"Earnest Money" shall mean 10% of the Total Consideration to be paid by the Applicant as per the Payment Plan.

"EDC" means the external development charges levied by the Government of Meghalaya, which shall be charged additionally as applicable and the same shall be paid by the Applicant(s) at the time of offer of possession or as and when demanded by the Company.

"Gated Community Development Scheme" means the colony being developed by the Company at Lumheh, Umpling, Shillong and where the said Unit and other villas are located.

"IDC" means the infrastructure development charges as are imposed by the Government of Meghalaya, on the date of this Application or as may be imposed at anytime in future.

"Maintenance Agency" means the Company or association of Applicant or such other agency/ body/ entity, to whom the Company may handover, the maintenance and who shall be responsible for providing the maintenance services within the Gated Community Development Scheme.

"Maintenance Charges" shall have the meaning ascribed to it in the draft tripartite maintenance agreement, which shall be annexed to the Buyer's Agreement.

"Payment Plan" means the price list as set out in **Annexure-II** to this Application providing details & price of the said Unit.

"Scheme/Project" means Gated Community Development colony under the name of "Windermere Estate", being developed by the Company at Lumheh, Umpling, Shillong.

"Taxes" shall mean any taxes payable by the Company by way of value added tax, state sales tax, central sales tax, works contract tax, service tax, educational cess or any other taxes, charges, levies by whatever name called, in connection with the development of the Gated Community Development Scheme, now or in future.

"Total Consideration" shall collectively mean the Basic Sale Price and all other charges and expenses mentioned herein or as may be specified in the Buyer's Agreement.

"Unit" means the specific Villa Floor applied for by the Applicant, details of which have been set out in this Application.

II. Terms:

- (1) The terms and conditions given below are only indicative to enable the Applicant acquaint himself/ herself with the terms and conditions as will be comprehensively set out in the Buyer's Agreement. For all intents and purposes and for the purpose of the Terms and Conditions set out in this Application, singular includes plural and masculine includes feminine gender.
- (2) The Applicant acknowledges that he/she has seen the relevant documents/papers pertaining to the Land and is fully satisfied about the right and interest of the Company to develop the Project in the Land and has understood all limitations and obligations in respect thereof. The Applicant agrees that there will not be any further investigations or objections by him/her with respect to title/interest of the Owner and/or the right of the Company for the development of the Project in the Land.
- (3) The Applicant shall pay the price of the Unit and other charges calculated by the Company on the basis of super area, which shall include pro-rata share of the common areas in the proposed Project and proportionate share of the other common facilities. The calculation of the Super Area of the Unit and the details of the Common Areas shall be more clearly defined in the Buyer's Agreement. In addition, though not forming a part of the computation of super area for which price is charged, the Applicant shall be entitled to ownership of undivided proportionate share of the land beneath the Building in which the Unit

is located. The Applicant confirms and represents that neither the Owner nor the Company has indicated/promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever that that Applicant shall have any right or title of any kind whatsoever, in any Land (other than the Plot), common areas, recreational and sporting facilities (if any) and common amenities, save and except as mentioned hereinabove.

- (4) The Company has made clear to the Applicant that it may carry out extensive developmental/construction activities in future in the entire area falling outside the Plot in which the Unit is located and that the Applicant has confirmed that he/she shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by him/her due to such developmental / construction activities or incidental/related activities.
- (5) It is made clear by the Company and understood by the Applicant that he/she shall have no rights including right of ownership in the Land (other than the Plot), facilities and amenities, save and except, as specified herein. All rights and interest to develop the Land shall vest solely with the Company and the Company shall have the sole and absolute authority to deal in any manner with such Land, facilities and amenities. The Company relying on this specific undertaking of the Applicant in this Application may finally agree to allot the Unit and this undertaking shall survive throughout the occupancy of the Unit by the Applicant, his/her legal representatives, successors, administrators, executors, assigns etc.
- (6) The Applicant understands that some Unit(s) in the Project attract preferential location charges, ("PLC") for preferably located plots in the Project which are opposite to greens, corner plots etc. In the event that the Applicant is allotted any such preferentially located Unit, the Applicant shall be liable to pay the PLC to the Company in addition to the Basic Sale Price, immediately upon demand from the Company. The Applicant further agrees that for the Unit No _____ allotted to the Applicant, PLC at the rate of Rs. _____/- per sq. mts. is chargeable by the Company, which the Applicant hereby agrees to pay upon demand by the Company. However, if due to change in the layout plan or request by the Applicant, there is change in location of the Unit, to any other preferential location, where the PLC is higher than the rate as mentioned hereinabove, then in such a case, the Applicant shall be liable to pay the PLC as per the revised PLC decided by the Company. However, if due to the change in the layout plan, the Unit ceases to be preferentially located, then in such an event the Company shall be liable to refund only the amount of PLC paid by the Applicant without any interest and/or compensation and/or damages and/or costs of any nature whatsoever and such refund shall be adjusted in the following installment to be paid by the Applicant.
- (7) In accordance with the development plan of the Project, the Company proposes to develop a club for recreational and sporting facilities (the iClub) for the Applicant and other occupants of the Project. The Applicant understands that the Club may be developed either simultaneous with or after development of the Unit. The Applicant agrees to pay all charges including but not limited to the Club Membership Registration Charges ("CMRC") of Rs. 60,000/- (Rupees sixty thousand only) for availing the membership of the Club, which shall be in addition to the Basic Sale Price and payable as and when required for this purpose by the Company.
- (8) The Unit applied for, along with the Project, shall be subject to the Apartment Ownership Act, applicable in the state of Meghalaya, if any, or any statutory enactments or modifications thereof. In this regard, it is made clear by the Company and fully understood by the Applicant that the declaration to be filed in compliance of the Apartment Ownership Act shall be in strict consonance with other clauses contained herein.
- (9) The Applicant has/have understood and agreed that the computation of the Basic Sale Price of the Unit does not include any recovery or payments towards Land, running and operation of common amenities and facilities like convenience store or any other conveniences, community buildings/sites, other recreational and sporting activities, if any, as well as recovery of payment towards PLC, EDC, IDC and maintenance charges of any kind by the Company from the Applicant in any manner.
- (10) The Company may at its sole discretion develop other /recreational facilities for recreational purposes in the said Project. The right of usage of such / recreational facilities, shall be limited to the Applicant (and the occupants of the Unit claiming under them) and their dependants within the Project and is subject to the fulfillment of the terms and conditions as may be stipulated by the Company. The Applicant authorizes the Company to formulate, at the Company's sole discretion, appropriate management structure and policies, rules and regulations for the said other/recreational facilities and upon intimation of the formalities to be complied, the Applicant undertakes to fulfill/comply with the same.
- (11) The Applicant shall bear and pay directly, or if paid by the Company, then reimburse to the Company, on demand, Government rates, Taxes, cesses, charges, wealth tax, taxes of all and any kind by whatever name called, whether levied or leviable now or in future, on the Project (in proportion to the Super Area of the Unit), as the case may be, as assessable/applicable from the date of application of the Applicant(s). If such charges are increased (including with retrospective effect) after the conveyance/sale deed has been executed, then these charges shall be treated as unpaid sale price of the Unit and the Company shall have lien on the Unit of the Applicant(s) for the recovery of such charges.
- (12) The prices given in the Schedule of Payment are Exclusive of the External Development Charges (EDC) and Infrastructure Development Charges (IDC), pro-rated per Unit and other charges as stated above, as applicable to this Project. In case of any upward revision thereof by the Government agencies/ authorities in future, the same shall also be recovered from the Applicant(s) on pro-rata basis. The proportionate amount of EDC, IDC and all statutory and non-statutory charges levied by Appropriate Authority of the State Government or any other governmental authority, shall be payable by the Applicant(s) over and above the sale price payable by the Applicant for the Unit. The Applicant acknowledges that in case EDC/IDC are levied/ demanded by the government or any other authority from the Company with retrospective effect or after execution of the conveyance deed, the Applicant shall be liable to pay the same on demand. The demand raised by the Company on the Applicant shall be treated as unpaid consideration of the said Unit and the Company shall have first charge and lien on the said Unit to the extent of such unpaid amount till such amount is paid by the Applicant.
- (13) The Basic Sale Price mentioned in this Application is inclusive of the cost of providing electric wiring and fire fighting equipment (as prescribed in the existing fire fighting code / regulations) in the common areas only and power backup not exceeding ____KVA per Unit and ____KVA per Building/ Unit. It is made clear that the cost of the Unit does not include the cost of electric fittings, fixtures, geysers, electric and water meter etc., which shall be got installed by the Applicant at his/her own cost. If, however, due to any subsequent, legislation / Government order or directive or guidelines or if deemed necessary by the Company or any of its nominees, any additional fire safety measures are undertaken, then the Applicant undertakes to pay the additional expenditure incurred thereon on a pro rata basis along with other allottee(s) as determined by the Company in its absolute sole discretion.
- (14) It is made clear to the Applicant(s) that the Basic Sale Price of the Unit is inclusive of one reserved open car parking space allotted to him/her for his/her exclusive use. An additional parking space, if required by the Applicant(s), would be charged at the rate of Rs. 2,00,000/- (Rupees two lakhs only) for each parking space and will be offered subject to availability. The Applicant understands and acknowledges that all such car parking spaces allotted to the Applicant in the Project shall not form a part of common areas for the purpose of the declaration to be submitted by the Company under the Act or any statutory enactments or modifications thereof. As the reserved parking spaces are an integral amenity of the Unit and the Unit along with one (1) open car parking space shall form one single indivisible unit, the Applicant undertakes not to sell/transfer/deal with the allotted parking spaces independent of the Unit
- (15) The Applicant understands that the Company shall treat 10% (Ten percent) of the Total Consideration to be paid by the Applicant as per the Payment Plan as Earnest Money to ensure fulfillment, by the Applicant of the Terms and Conditions as contained herein and as may be contained in the Buyer's Agreement.
- (16) In the event, the Applicant choose to cancel this Application and/or Buyer's Agreement or is in breach of any Terms & Conditions including but not limited to, send the duly signed copy of Buyer's Agreement within 30 days of receipt of the same, the Company will be released and discharged of all liabilities and obligations under this Application and/or Buyer's Agreement. Pursuant to any of the conditions aforesaid, the Applicant understands that the Company at any stage shall have the right to resell the Unit to any third party or deal with the same in any other manner as the Company may in its sole discretion deem fit. On happening of such event, the Company will refund to the Applicant the amount paid by the Applicant, without any interest after deducting the Earnest Money along-with dues and interest, if any, payable by the Applicant. The Applicant agrees that in case of such cancellation, refund shall be made only after realization of such refundable amount on further sale/resale of the Unit to any third party.
- (17) In the event that the Company intends to increase the proposed number of Unit in one or more Building(s) in the Project, after seeking the necessary approvals and permissions for the same from the competent authority, the Applicant agrees and acknowledges that he/she has no objection to the same.

- (18) The Applicant has seen and accepted the tentative building plans, designs, specifications, location of the Buildings/Unit plans all of which have been duly prepared by the architects and consultants of the Company but are liable to be changed, altered, modified, revised, added, deleted, substituted or recast as per the directions of competent authority(ies). The Applicant(s) has, in token of his/her acceptance of various plans of the Unit signed this application and the Applicant(s) shall not raise any dispute/claim against the Company in this regard. However, in certain special circumstances, even after sanction of the lay out plans and the building plans of the Units in the Project, the Company may, at its discretion, change, alter, modify, revise, add, delete, substitute or recast the same. The Applicant(s) hereby gives his consent to all such variations, additions, alterations, recasting and modifications, as may be carried out by the Company, in future, to the lay out plans and the building plans of the Units in the Project. However, in case of any major alteration/modification resulting in +10% (ten percent) change in the Super Area of the Unit, the Company shall intimate to the Applicant in writing such change, if any, along with the change in the Total Consideration of the Unit to be paid by him/her and the Applicant(s) shall inform the Company, in writing, his/her consent or objections to such changes within 30 (thirty) days from the date of such notice failing which the Applicant shall be deemed to have given his/her consent to all the alterations/modifications. If the Applicant writes to the Company within 30 (thirty) days of intimation by the Company indicating his non-consent/objections to such alterations/modification, then the allotment shall be deemed to be cancelled and the Company shall without any interest, after deducting the Earnest Money and other dues and charges refund the balance amount to the Applicant(s). The Applicant confirms and agrees to pay increase in Total Consideration in case super area of the Unit is increased. The Company shall refund (without any interest) or adjust any refund which becomes due and payable to the Applicant(s) on account of reduction in the super area. It is agreed that the rate at which the booking is done shall be the sole criteria of determining the payment/refund.
- (19) If as a result of any legislation, order or rule or regulation made or issued by the Government, or any other authority or if the competent authority refuses, delays, withholds, or denies the grant of necessary approvals for the Project or buildings comprised therein or if any matters relating to such approvals, permissions, notices, notifications by the competent authority(ies) becomes the subject matter of any suit/writ before a competent Court and the Company voluntarily decides to abandon, after the provisional/final allotment, is unable to deliver the Unit, the Applicant confirms that the Company may refund all amounts received by it from the Applicant without any interest or compensation whatsoever. The Applicant shall not raise any dispute or claim whatsoever in this regard.
- (20) The Company shall make all efforts to handover possession of the Unit within a period of forty eight months (48) months from the date of the execution of the Buyer's Agreement, subject to certain limitations as may be provided in the Buyer's Agreement and timely compliance of the provisions of the Buyer's Agreement by the Applicant. The Applicant agrees and understands that the Company shall be entitled to a grace period of twelve months, for applying and obtaining the occupation certificate in respect of the Unit and/or the Project.
- (21) Subject to the terms as stated in clause 20 herein above, in the event the Company fails to deliver the possession of the Unit to the Applicant within the stipulated time period and as per the terms and conditions of the Buyer's Agreement, then the Company shall pay, to the Applicant, compensation at the rate of Rs. 5/- (Rupees five only) per sq. ft. of the Super Area of the Unit per month for the period of default, subject to the Applicant having fulfilled his part of the obligations as per the terms of allotment/Buyer's Agreement.
- (22) In the event of the failure of the Applicant to take the possession of the Unit upon being intimated about the same by the Company and in the manner as specifically described in the Buyer's Agreement, the Company shall have the option to cancel the allotment and avail of the remedies as may be stipulated in the Buyer's Agreement or the Company may, without prejudice to its rights under any of the clauses of the Buyer's Agreement, and at its sole discretion, decide to condone the delay by the Applicant(s) in taking over the Unit in the manner as stated in that clause on the condition that the Applicant (Unit Allottee on the date of such condonation) shall pay to the Company holding charges at the rate of Rs. 50/- (Rupees fifty only) per sq. ft. of the Super Area of the Unit per month for the entire period of such delay and to withhold conveyance or handing over for occupation and use of the Unit till the holding charges with applicable overdue interest, if any, are fully paid. It is made clear and the Applicant understands that the holding charges as stipulated in this case shall be a distinct charge not related to and shall be in addition to maintenance charges or any other outgoing cess, taxes, levies etc., which shall be separately payable at the risk, responsibility and cost of the Applicant.
- (23) The Applicant undertakes that upon possession, he shall become the member of any association/society of the Unit allottee(s) in the Project, as may be formed by the Company on behalf of the occupants in the Project. The Applicant shall pay the fees, subscription charges thereof and shall complete such documentation and formalities, as may be required by the Company for this purpose, as and when such association is formed. In order to secure adequate provision of maintenance services, till such time, the association/society of the Unit allottee(s) is not formed, the Company shall appoint /nominate a Maintenance Agency to provide services as may be required to maintain upkeep, security etc. of the Project. Further, the Applicant hereby undertakes to deposit with the Company, as per the Payment Plan and to always keep deposited with the said association/society/ Maintenance Agency, as the case may be, Interest Free Maintenance Security ("IFMS") at the rate as may be intimated by the Company at a later stage. The Applicant undertakes to enter into a tripartite maintenance agreement with the said association/society/ Maintenance Agency.
- (24) The Applicant(s) shall pay, as and when demanded by the Company on behalf of the Owner, the stamp duty, registration charges and all other incidental and legal expenses for execution and registration of the conveyance/sale deed of the Unit in favor of the Applicant(s), which shall be executed and got registered upon receipt of the entire consideration as per the Payment Plan, other dues and the said charges and expenses as may be payable or demanded from the Applicant(s) in respect of the Unit and parking space(s) allotted to him/her/them. The Applicant(s) undertakes to get the sale deed executed within 60 (sixty) days from the date of the Company intimating in writing the receipt of the certificate for use and occupation of the Building from the Competent Authority failing which the Applicant(s) authorizes the Company to cancel the allotment and forfeit the Earnest Money, delayed payment interest etc. and refund the balance price paid by the Allottee(s) without any interest upon realization of money from resale/re-allotment to any third party on behalf of the Owner.
- (25) Time is the essence with respect to the Applicant's obligations to pay the sale price as provided in the Payment Plan along with other payments such as applicable stamp duty, registration fee and other charges that will be more specifically stipulated in the Buyer's Agreement, to be paid on or before due date or as and when demanded by the Company, as the case may be, and also to perform or observe all the other obligations of the Applicant under the Buyer's Agreement. However, the Company may, in its sole discretion, waive its right to terminate the allotment/agreement and enforce all the payments and seek specific performance of the Buyer's Agreement. In such a case, the possession of the Unit will be handed over to the Applicant only upon the payment, by the Applicant, of all outstanding dues, penalties etc., along with simple interest at the rate of 24% (Twenty Four percent) p.a. till the date of payment.
- (26) The Applicant hereby authorizes and permits the Company to raise finance/loan from any financial institution/bank by way of mortgage/charge/ securitization of his/her respective Unit or the receivables, if any, accruing or likely to accrue therefrom, subject to the Unit being made free of any encumbrances at the time of execution of the conveyance/sale deed in favour of the Applicant(s) or his nominee.
- (27) The Applicant shall pay, from time to time, and at all times, the amounts which the Applicant is liable to pay, as agreed, and to observe and perform all the covenants and conditions of the application for sale and to keep the Company and its agents and representatives, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant. The Applicant further undertakes to indemnify the Company and its agents and representatives and keep harmless and indemnified against any loss, damages, penalties, fines or any other charges levied on the Company, its agents and representatives due to any misrepresentation on the part of the Applicant due to any reason whatsoever.
- (28) It is made abundantly clear that in respect of all remittances related to acquisition/transfer of the Unit, it shall be the sole responsibility of non resident/ foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfill its obligations under the Buyer's Agreement. Any refund, transfer of security, if provided in terms of the Buyer's Agreement, shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations

of the Reserve Bank of India or any other applicable law. In the event of any failure on the Applicant's part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, he/she shall be solely liable for any action that may be taken by the competent authorities in this regard. The Company accepts no responsibility in this regard and the Applicant shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant, subsequent to the signing of this Application, it shall be the sole responsibility of the Applicant to intimate the same in writing to the company immediately and comply with all the necessary formalities, if any, under the applicable laws.

- (29) The Company shall not be responsible towards any third party making payment/remittances on behalf of the Applicant and such third party shall not have right in the Application/allotment of the said Unit applied for herein in any manner whatsoever. The Company shall issue receipts for payment in favor of the Applicant only.
- (30) The Applicant has specifically acknowledged with the Company that the allotment of the Unit shall be subject to the strict compliance of bye laws, rules etc. that may be framed by the Company for occupation and use of the Unit and such other conditions as per the applicable laws.
- (31) The Applicant shall not sell, transfer, assign or part with his/her/their/its right, title, or interest, in the said Unit or any portion thereof until 25% of the Total Consideration along with all the dues or charges payable to the Company are paid. The Applicant is/are, however entitled to get the name of his/her/their/its assignee(s) substituted in his/her/their/its place with the prior approval of the Company who may at its sole discretion permit the same on such terms and conditions and charges as it may deem fit. The Applicant shall pay to the Company transfer charges as applicable from time to time in respect of such substitutions or nominations.
- (32) The Applicant shall use and occupy the Unit for residential purposes in such manner and mode as may be provided in the Buyer's Agreement.
- (33) The provisional allotment of the Unit as well as the allotment thereafter of the Unit shall be subject to force majeure clause which, inter alia, includes delay on account of non-availability of the steel and/or cement and/or other building materials, water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion or by reasons of war, enemy action, earthquake or any act of God. If there is any delay in the delivery of possession of the Unit or the Company is unable to deliver possession of the Unit due to a force majeure event or due to any notice, order, rule or notification of the Central or State Government and/or any other public or competent authority or for any other reason beyond the control of the Company, shall be entitled to a reasonable extension of the time for delivery of possession of the Unit. The Applicant understands and acknowledges that if due to any force majeure conditions, the whole or part of the Project is abandoned or abnormally delayed, the Applicant shall not be entitled to prefer any claim whatsoever except that the Company shall on demand refund the Applicant's money.
- (34) In case of joint Applicant, all communication shall be sent to the Applicant, whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named Applicant.
- (35) The Applicant shall inform the Company in writing of any change in the mailing address mentioned in failing which all demands, notices etc. by the Company shall be mailed to the address given in the Application and shall be deemed to have been received by the Applicant.
- (36) The Terms and Conditions mentioned herein shall be in addition to the terms and conditions of the Buyer's Agreement. However, in case of any contradiction between the Terms and Conditions mentioned herein and terms and conditions specified in the Buyer's Agreement, the terms and conditions specified in the Buyer's Agreement, shall supersede the Terms and Conditions as set out herein.
- (37) All or any dispute arising out of or touching upon or in relation to the terms of this Application/provisional allotment letter or its termination, including the interpretation and validity thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion, failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996, or any statutory amendments, modifications or re-enactment thereof for the time being in force. A Sole Arbitrator, who shall be nominated by the Company, shall hold the arbitration proceedings at the registered office of the Company in New Delhi. The Applicant hereby confirms that he shall have no objection to such appointment even if the person so appointed, as the Arbitrator, is an employee or advocate of the Company or is otherwise connected with the Company and the Applicant confirms that notwithstanding such relationship/connection, the Applicant shall have no doubts as to the independence or impartiality of the said Arbitrator and shall not challenge the same. The Courts at New Delhi shall, to the specific exclusion of all other courts, alone have the exclusive jurisdiction in all matters arising out of or concerning this Application, regardless of the place of execution or subject matter of this Application.

I/We have fully read and understood the Terms and Conditions and agree to abide by the same. I/We understand that the Terms and Conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as shall be comprehensively set out in the Buyer's Agreement, which shall supersede the Terms and Conditions, to the extent of conflict or inconsistency, set out in this Application. I/We are fully aware that it is not incumbent upon the Company to send out notices/reminders in respect of my/our obligations set out in this Application and I/we shall be liable for any default committed by me/us in abiding by the Terms and Conditions. I/We have sought all clarifications that I/we required with respect to the terms, conditions and representations made by the Company and the Company has readily provided the same to me/us. I/We have now signed and paid all monies herein after being fully conscious of all my/our liabilities and obligations, including but not limited to the forfeiture of Earnest Money, as may be imposed upon me/us. I/We further undertake and assure the Company that in the event of cancellation of my/ our allotment, either by way of forfeiture or refund of all my monies or in any manner whatsoever, including but not limited to the Terms and Conditions set out in this Application, I/we shall be left with no right, title interest or lien on the Unit applied for and/or allotted to me/us in any manner whatsoever.

Date: _____ 1. _____

Place _____ 2. _____

3. _____

Signature of the Applicant(s)

ANNEXURE II

PAYMENT PLAN

PRICES

Sale Price	Basic Sale Price + PLC as applicable, including 1 Open Car Parking Club Membership extra @ Rs 60000
External Development Charges (EDC) & Infrastructure Development Charges (IDC)	As applicable
Car Parking	1 Open Car Park Space – Included in VILLA FLOOR
Down Payment Rebate	12% on Sale Price

INSTALLMENT - PAYMENT PLAN

Sr. No	Linked Stages	Payment Plan
1	On Application	Rs. 5 Lacs
2	On Allotment	10% of Sale Price less the booking amount paid
3	Within 45 days of booking	15% of the Sale Price
4	Within 4 Months of booking	15% of the Sale Price
5	Within 7 Months of booking	15% of the Sale Price
6	Within 10 Months of Booking	15% of the Sale Price
7	Within 14 Months of booking	5 % of the Sale Price
8	Within 16 Months of Booking	5 % of the Sale Price
9	Within 19 Months of Booking	5 % of the Sale Price
10	Within 22 Months of Booking	5 % of the Sale Price
11	Within 25 Months of Booking	5 % of the Sale Price
12	On Intimation of possession	5% of the Sale Price + Club Membership Charges (Rs. 60,000/-) + IFMS (Stamp Duty & Registration and Lawyers Fees + Govt. Levied Charges)
13	Additional Car Parking	Rs 2 lakhs, subject to availability

NOTES

- 1 External Development Charges (EDC) and Infrastructure Development Charges (IDC) will be charged as applicable. In case of any revision by the Govt. Agencies, the same (and arrears, if any) will be applicable on a pro-rata basis.
- 2 Stamp Duty, Registration Charges, Lawyers Fee and the Interest Free Maintenance Security (IFMS) is payable based on prevailing rates.
- 3 Mainline Electricity Connection Charges & D.G. Power Back-up inside the unit shall be charged extra as applicable
- 4 The Basic Sale Price includes charges for 1 Open Car Parking Space. Club Membership Charges extra @ Rs 60,000/-.
- 5 PLC for Greens facing, Park facing, proximity to main entry etc. as applicable.
- 6 Down Payment Rebate applicable on 95% payment within 45 days+ Balance payable on Intimation of possession (Balance = 5% of Sale price + IFMS, Stamp Duty & Registration and Lawyers Fees + Govt. Levied Charges/Any other charges)

Documents to be submitted along with the Application Form

Mandatory to affix passport size photograph in designated area's in the Application form towards all mentioned below categories:

Resident of India:

- Copy of PAN Card/Tax Exemption Certificate
- Photograph in all cases
- The Applicant must belong to the Scheduled Tribe Community of the State of Meghalaya
- Any other document/certificate as may be required by the Company

Partnership Firm:

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- In case of one of the Partner signing the document on behalf of other Partners an authority letter from other Partner authorizing the said person to act on behalf of the Firm

Private Limited Company

- Copy of the PAN Card of the Company
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company
- Board resolution authorizing the signatory of the Application Form to buy property, on behalf of the Company

Hindu Undivided Family

- Copy of PAN Card of HUF
- Authority letter from all the coparceners of HUF authorizing the Karta to act on behalf of the HUF

NRI/Foreign National of Indian Origin:

- Copy of the Individuals Passport
- In case of Demand Draft (DD) the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Allottee
- In case of cheque all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.



CREATING A NEW INDIA.



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