

To
 M/s AGC Realty (P) Ltd.
 403, Sachdeva Corporate Tower,
 17, DDA Community Center
 Karkardooma, Delhi-110092.

Application No.

Sir(s)

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 '**Homes121**' being developed and promoted by your company **M/s AGC Realty (P) Ltd.** (hereinafter referred to as 'the Company') at Plot No GH 001, Sector 121, 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. 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 _____	

2. Second 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 _____

3. Description of Flat:

(i) Tower No _____ (ii) Flat No. _____

(iii) Floor _____ (iv) Super Area sq. ft. _____

(v) Phase _____

[vi] Other Details of Flat _____

4. Details of Pricing:

i) Basic Sale Price (BSP): Rs. _____

ii) Preferential Location, if any (on extra charges) Rs. _____

iii) Car Parking Charges: Open Rs. _____

Covered in Basement Rs. _____

Total Car Parking Cost Rs. _____

Other Charges (one time non refundable)

i) Lease Rent Rs. _____

ii) External Electrification Charges Rs. _____

iii) Fire Fighting Charges Rs. _____

iv) Club Membership Charges (per flat) Rs. _____

v) Power Back-up Charges Rs. _____

5. Total Price does not included (IFMS) Interest Free Maintenance Security @ Rs.40/- per sq. ft. of the super area which shall be deposited by the Applicant(s) with the Company or its nominated agency before possession.

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

7. Payment plan opted: [A] Down Payment [B] Interest Free Stage-Wise Plan [C] Flexi Plan

8. Mode of booking: Direct Dealer Reference

COMPANY

APPLICANT

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) _____

(Name of Applicant)

(Signature of Applicant)

Place _____

Date _____

Note: -

- (i) All cheques/drafts are to be made only in favour of "**AGC Realty (P) 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) _____

Type of account of applicant _____

Remarks:

1 _____

2 _____

3 _____

Booked by _____

Checked by _____

Approved by _____

Terms and Conditions for Booking of Flat in HOMES 121 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.
- 1.4 If the change of category is allowed by the Company, the same shall not be final unless difference in amount along with the interest as payable, has been duly paid by the Applicant.
- 1.5 No application for booking of flat shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant shall pay the registration amount of 10% of the Basic Cost of the flat preferred in the booking application.

2. REGISTRATION

- 2.1 The registration amount payable along with the application for booking shall be 10% of the cost of the flat.
- 2.2 The application not accompanied by the registration amount or less registration amount shall be rejected summarily.
- 2.3 The outstation cheque for the booking amount shall not be accepted.

3. PAYMENT

- 3.1 Payment plan as opted by Applicant/Allottee 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 Allottee(s) shall be accepted.
- 3.6 Delayed payments made by the Allottee will first be adjusted towards the interest due and thereafter the balance will be adjusted towards the premium due.

4. BASIC SALE PRICE

- 4.1 The Basic Sale Price (BSP) may vary at the discretion of the company at any time before acceptance of the application.
- 4.2 The Basic Sale Price (BSP) on confirmation of allotment shall remain fixed.
- 4.3 The cost of External Development Charges, if any, imposed by the local authorities/bodies shall be borne prorata by each Allottee, which shall be in addition to the Basic Sale Price.
- 4.4 The Basic Sale Price, however, shall not include the following:
 - a) Taxes, impositions of levies or duty, service tax as applicable, imposed by the local authorities for the sale 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 Govt. taxation or levies shall be charged extra.
 - f) Any other charges as referred in the Allotment Letter.

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

- 6.1 The Company assures that possession of the flats shall be handed over to the applicant(s) withinmonths in phasefrom the date of issue of Allotment Letter, subject to reasons to force majeure.
- 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 specified above.
- 6.2 The company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor the applicant(s) will be entitled to claim any compensation for delay.

7. EXECUTION OF AGREEMENT

On acceptance of Applicant/Provisional Allotment, the Allottee shall enter into an Agreement with the company in the prescribed format and shall remain bound by the terms and conditions of the agreement. Unless the Agreement is executed the booking shall remain provisional.

8. CHANGE OF ADDRESS

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

For - COMPANY

APPLICANT(S)

1 _____

2 _____