



Homes for Serving/Retired Government Employees

**PROSPECTUS**  
ZRICKS.COM

# ABOUT SUPERTECH



## 27 YEARS OF TRUST, PASSION AND COMMITMENT

### KEY HIGHLIGHTS

Ongoing developments: North Eye, Sector 74, Noida | ORB, Sector 74, Noida | Supernova, Sector 94, Noida | E-Square, Sector 96, Noida | The Romano, Sector 118, Noida | Aadri, Sector 79, Gurgaon | Araville, Sector 79, Gurgaon | Hues, Sector 68, Gurgaon & many more

### LANDMARKS DELIVERED

Capetown, Sector 74, Noida | Eco Village I – Greater Noida (W) | Eco Village II – Greater Noida (W) | 34 Pavilion, Sector 34, Noida | Ecociti, Sector 137, Noida Expressway | Supertech Emerald Court, Sector 93-A, Noida Expressway & many more

### ACHEIVEMENTS

Projects across more than 50 locations | More than 60,000 satisfied customers | Projects worth INR 500 billion in progress | More than 80,000 units and 120 million sq. ft. of Real Estate under development | More than 30,000 units delivered across 40 million sq.ft. | 27 years of delivering world class projects in Residential, Retail, Hospitality, IT park, Education and Corporate spaces | Offer of possession given for more than 10,000 units during the financial year 2014-15 | Delivery target of 16,000 units for the financial year 2015-16

## MESSAGE FROM CHAIRMAN



The name Supertech Limited, needs no introduction to the real estate fraternity today. For the past 27 years, we have been redefining home buying for our customers by moving ahead with a positive mindset and innovative solutions. To bring in more smiles, Supertech has endorsed our honourable Prime Minister's vision of 'Housing For All by 2022'. We had launched affordable home concept like 'Roti Kapda aur Makaan' earlier also, which catered housing needs of masses in Noida Extension at very attractive prices. This new endeavour is a special one and very close to our heart - affordable homes to the people who have spent their lives serving the interests of the nation. I feel proud to launch this initiative

aimed to provide an unbelievable residential solution to the government employees as an acknowledgement towards their contribution to the country.

Mr. R.K. Arora  
Chairman, Supertech Group

South of Gurgaon is the changing face of real estate in the Millennium City - a new affordable realty destination in Gurgaon. With this new initiative, home buyers will be able to get the best quality and lavish homes in prime location of Gurgaon with an unbelievable price tag.





# ABOUT OFFICER'S ENCLAVE

Supertech presents Officer's Enclave, a picture perfect home located inside its glorious project, Hill Town. Officer's Enclave is an affordable living concept specially designed to redefine living for retired or serving government officials. It is an abode with excellent amenities in the ethereal vicinity of Gurgaon which shares entertainment centre, excellent healthcare facilities and reputed educational institutes.

## BANKING PARTNERS

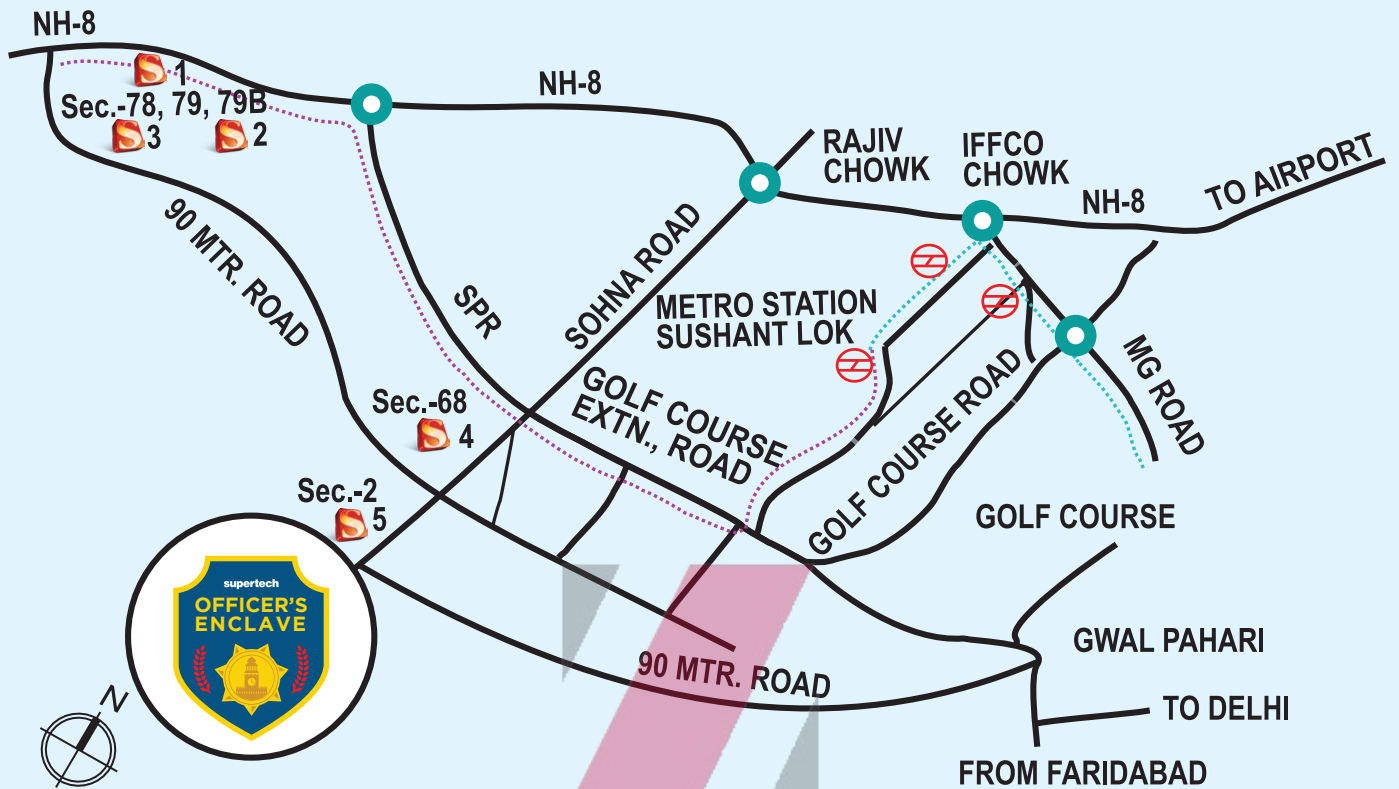


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# LOCATION MAP

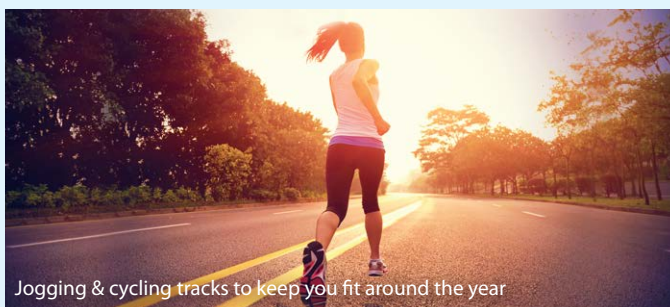
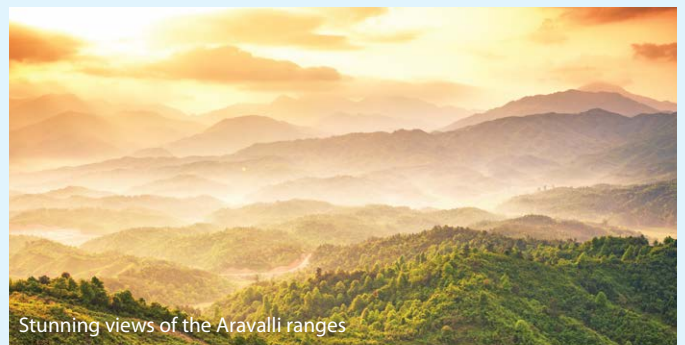


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1. Aadri 2. Basera 3. Araville 4. Hues 5. Officer's Enclave

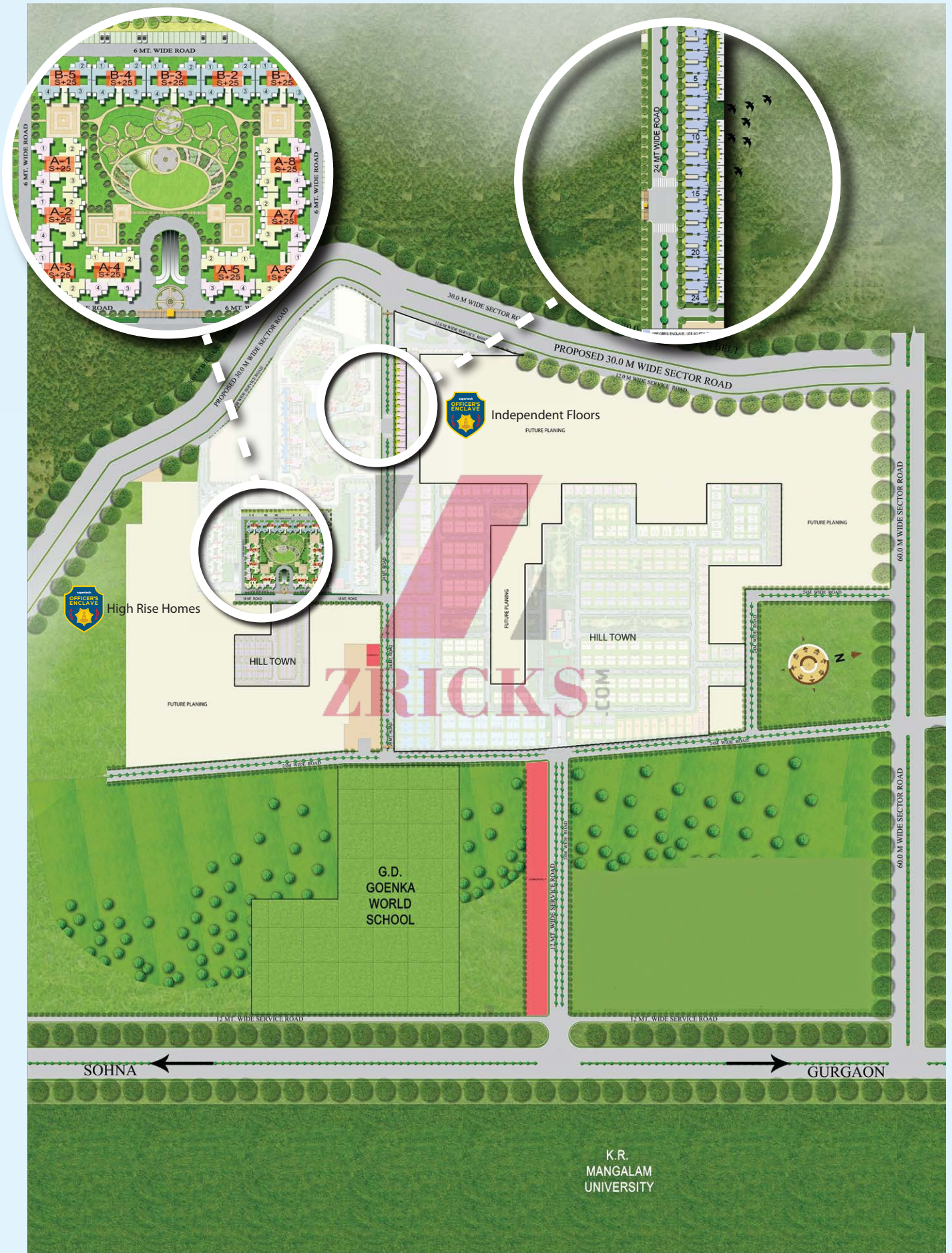
- 20 mins from major commercial hubs in Sector 48 & 49, Gurgaon
- 25 mins from Cyber Park
- 40 mins from International Airport
- Close proximity to reputed educational & medical institutions like K.R. Mangalam University, G.D. Goenka School & Medanta Medicity

# PART OF A 140 ACRE TOWNSHIP



Club house with ultra modern facilities like Community Hall | Games Room | Gymnasium | Swimming Pool and more.

# SITE PLAN



# ZOOMED-IN VERSION

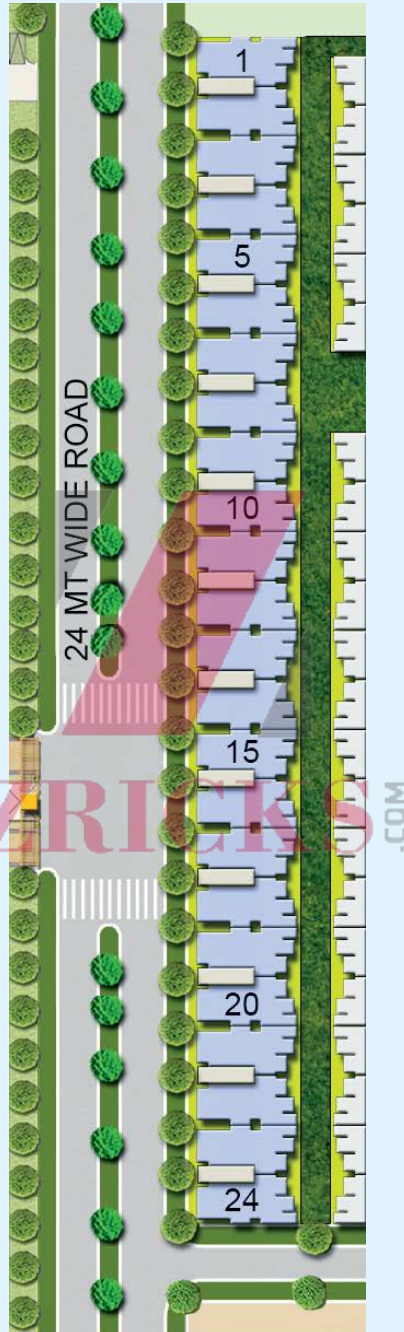
## High Rise Homes



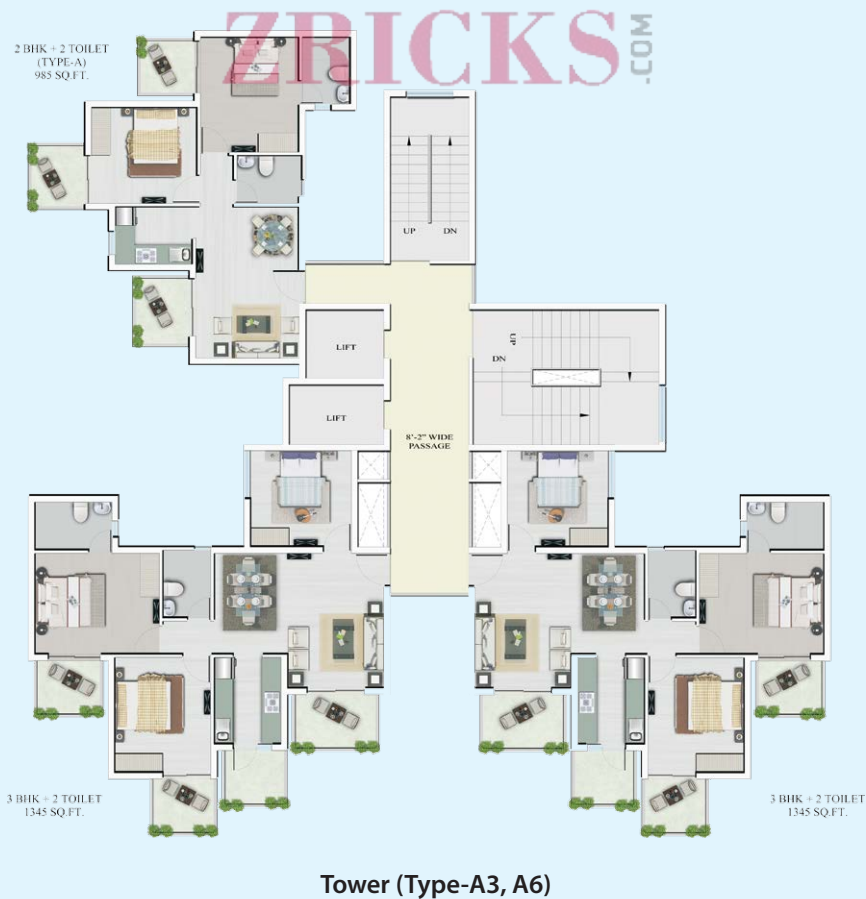
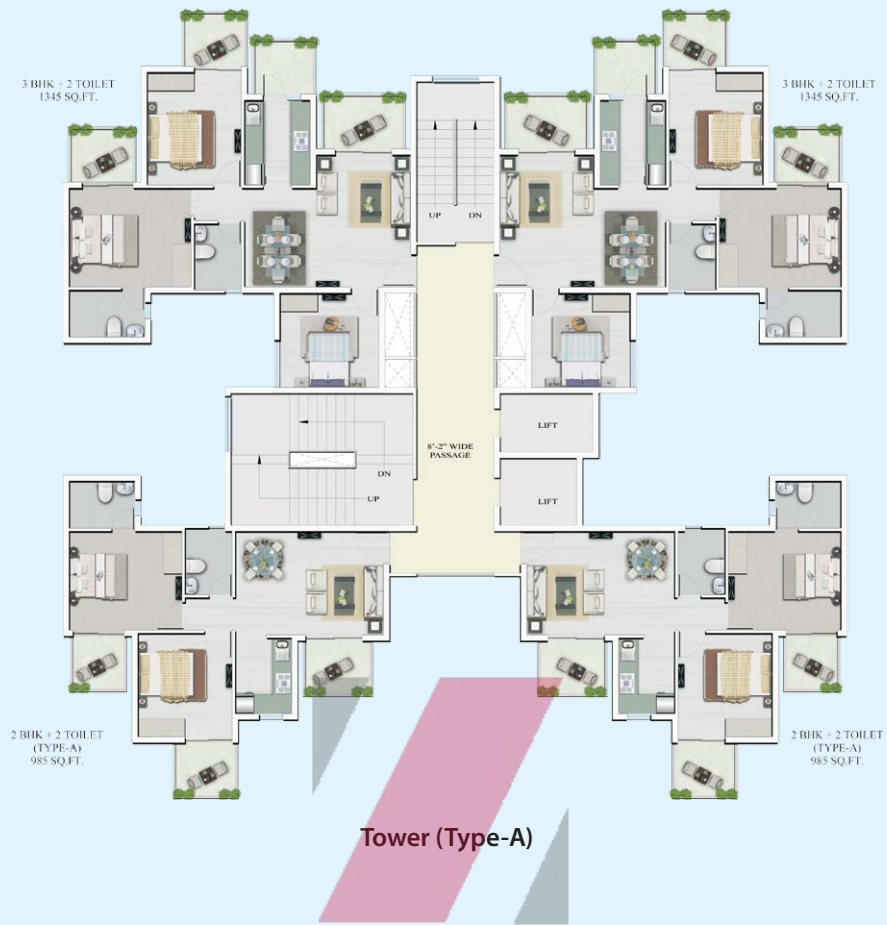


# ZOOMED-IN VERSION

Independent Floors



# CLUSTER PLANS FOR HIGH RISE



# CLUSTER PLANS FOR HIGH RISE



Tower (Type-B)

# UNIT PLANS FOR HIGH RISE



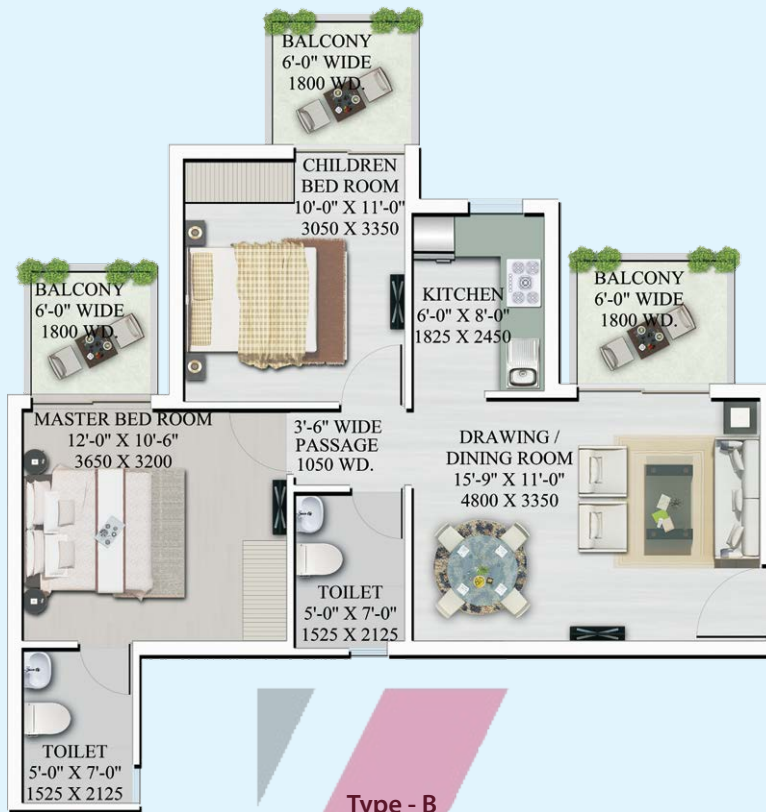
Type - A

2 Bedroom + 2 Washroom

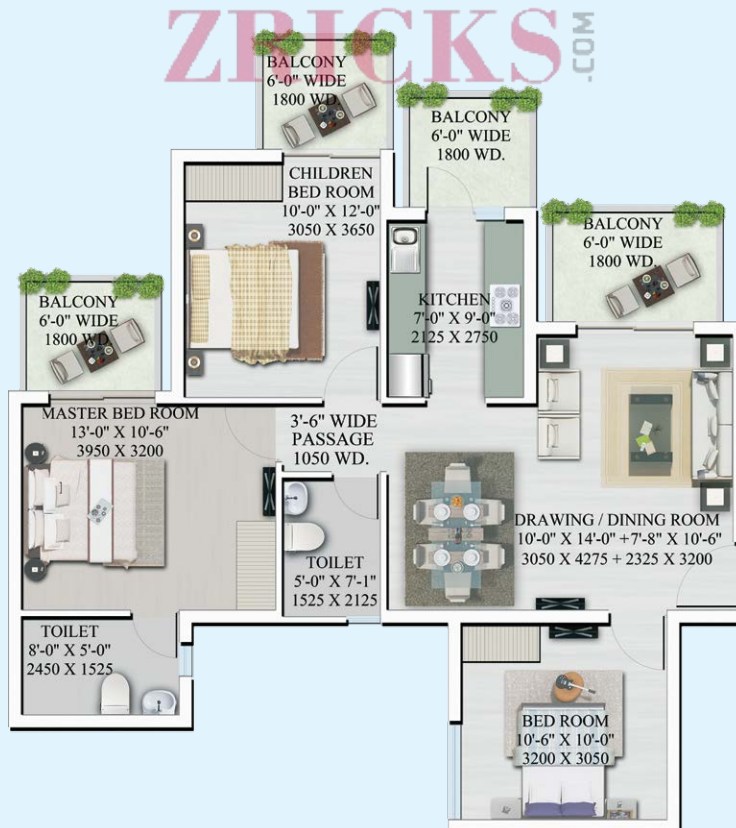
Super Area = 985 sq. ft./91.50 sq. mt.

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# UNIT PLANS FOR HIGH RISE

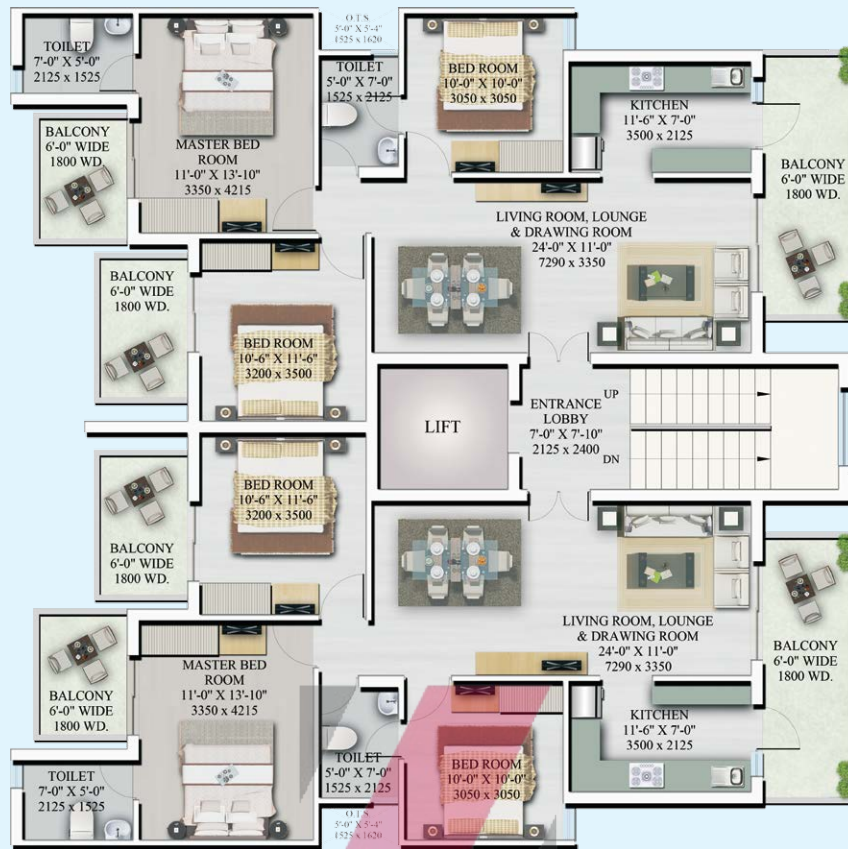


**Type - B**  
**2 Bedroom + 2 Washroom**  
**Super Area = 985 sq. ft./91.50 sq. mt.**



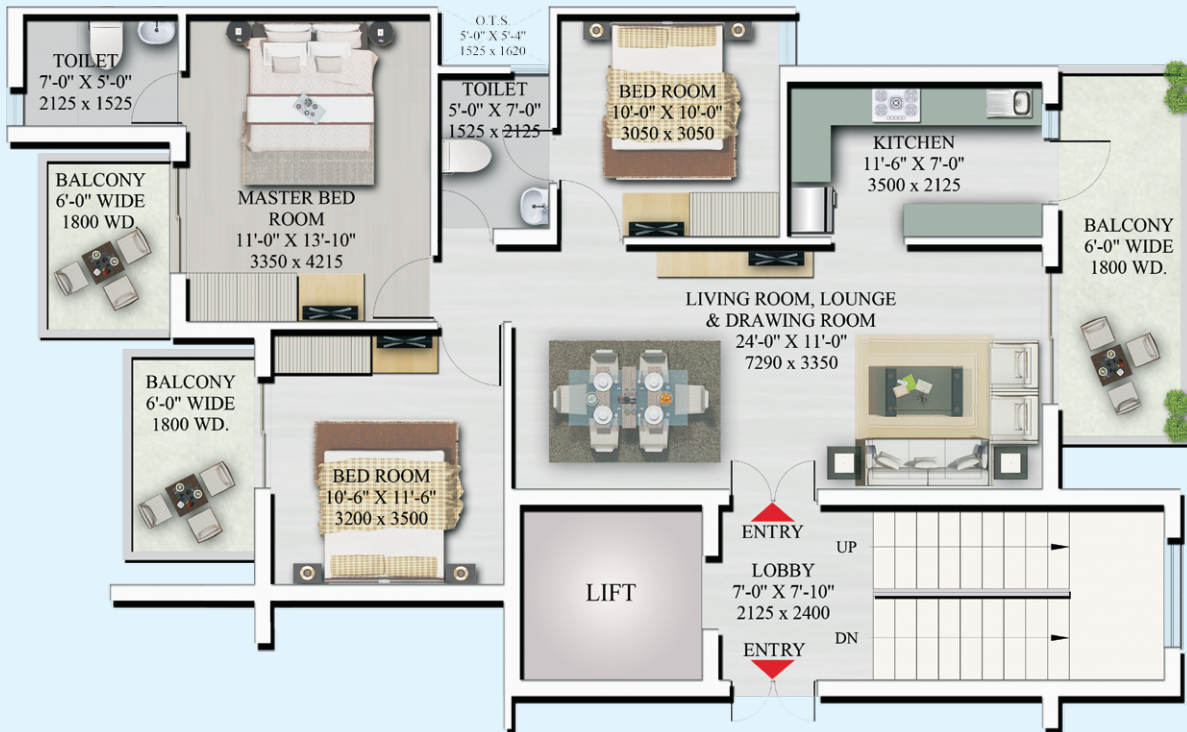
**3 Bedroom + 2 Washroom**  
**Super Area = 1345 sq. ft./124.95 sq. mt.**

# CLUSTER PLAN FOR INDEPENDENT FLOORS



**3 BHK + 2 Toilet**  
**Super Area = 1375 sq. ft./127.74 sq. mt.**

# UNIT PLAN FOR INDEPENDENT FLOORS



**3 BHK + 2 Toilet**  
**Super Area = 1375 sq. ft./127.74 sq. mt.**

# SPECIFICATIONS

LOCATION	FLOOR	EXTERNAL DOOR AND WINDOW	ELECTRICAL FITTINGS	WALLS	FITTINGS	INTERNAL DOOR	HARDWARE	ELECTRICAL	WATER SUPPLY	CEILINGS
LIVING ROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame	All doors and windows with metal fittings along with mortice lock on the main door	Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as television and T.V. outlets with modular switches and protective M.C.B.'s	Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen	Oil Bound Distemper
DINING	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
BEDROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
MASTER BEDROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
DRESSING ROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
SERVANT ROOM	Ceramic Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
KITCHEN	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Ceramic Tiles of 2' height from the platform	Stainless Steel Sink with C.P. Fittings	Open				Oil Bound Distemper
TOILET	Ceramic Tiles	-	Sheet and Switches	Ceramic Tiles of 7' height	Washbasin WC & C.P. Fittings	Flush Shutter				False Ceiling
BALCONIES	Ceramic Tiles	-	Sheet and Switches	Oil Bound Distemper	-	-				Permanent Paint Finish
LIFTS FOR HIGH RISE & INDEPENDENT FLOORS	P.V.C. Flooring	-	Sheet and Switches	-	-	-				-
LOBBIES/CORRIDOR	Kota Stone / Vitrified Tiles	-	-	Oil Bound Distemper	-	-				-
EXTERIOR FINISH	-	-	-	Texture Paint	-	Flush Shutter with Wooden Frame				-

# ACTUAL SITE IMAGES





# FAQs

## Q. Who is eligible for this scheme?

A. All Government employees; Central and State Government, Public Sector Companies and officials of any Ministry, Department, Commission, DRDO, Police, PSUs, Public Sector Banks, Government run educational institutions, Autonomous bodies etc. Both serving and retired employees are eligible under the scheme. Further, relatives having blood relations with these can become joint applicant.

## Q. Explain the reason for such an attractive price?

A. Supertech Group has already fulfilled housing dreams of thousands of families till date. Further, more than 16000 units are expected to be delivered within next financial year. Company had earlier launched concepts like 'Roti Kapda aur Makaan' in Noida Extension, which catered housing needs of masses, that too at very attractive prices. Out of 10,000 flats under those projects, 3,000 units have already been delivered and rest are close to possession.

In line with Company's philosophy, this project is also being designed in such a way that it matches lifestyle and living standards of Officers community in the Government machinery, that too at a very affordable price. It will be a small gesture of respect and recognition to true servants of the nation.

## Q. What is the allotment process?

A. Allotment will be done on first come first serve basis.

## Q. Expected date of possession?

A. Expected date of possession for High Rise is 36 +/- 6 months from the date of Builder-Buyer agreement.

Expected date of possession for Independent Floors is 24 +/- 6 months from the date of Builder-Buyer agreement.

## Q. The necessary documents like NOC, License and permission are in place?

A. Building Plans approved for Group housing vide Memo No. ZP-1057-A/AD(RA)/2015 1470. Dated 23-01-2015 falling within the residential plotted colony measuring 100.36875 acres (Licence no.124 of 2014 dated 23-08-2014 in Sector-2 Sohna, being developed by Supertech Limited.

## Q. What is the transfer policy of the units?

A. Transfer will be allowed only after at least 50% payment of the unit. First transfer will be free.

## Q. What is the reason for service charge being paid towards Investors Clinic by the client?

A. The service charges are in lieu of various services being rendered by Investors Clinic throughout the process.

## Q. What are the major development near the project ?

A. The project is surrounded by major educational institutions like G.D. Goenka School and K.R. Mangalam University. Further, commercial/infrastructural developments in close proximity include 1600 acres of IMT, huge IT and ITes project by Ascendas, MMTC Gold Refinery (World's 2nd largest), Delhi-Mumbai Industrial Corridor (DMIC), Kundli Manesar Palwal Expressway. The area being famous for natural water spring 'Damdama Lake', major hospitality chains like Westin Sohna resort, Vivanta by Taj and Country Inn are already set up there.

## Q. Penalty Clause

A. Penalty clause in case of delay is Rs.5/sqft. Subvention payment plan is also available to cover any doubt of delivery delay.

## Q. Is the project based on any podium?

A. Yes, High Rise units will have podium based development. Low Rise units will be based on stilt and stilt space will be utilized for parking.

## Q. What is Subvention Plan

A. In this plan customer will have to pay only 10% at the time of booking and 10% at the time of offer of possession, rest 80% will be funded by the bank and pre EMI till intimation of possession will be borne by developer.

## Q. What are the number of car parking available, Is it mandatory?

A. One covered car parking is available with each unit. Yes, it is mandatory with each unit.



# PRICE LIST/PAYMENT PLAN FOR HIGH RISE

Floor	Subvention BSP	CLP BSP
Ground	4350	4050
1st	4325	4025
2nd	4300	4000
3rd	4275	3975
4th	4250	3950
5th	4225	3925
6th	4200	3900
7th	4175	3875
8th	4150	3850
9th	4125	3825
10th	4100	3800
11th	4075	3775
12th	4050	3750
13th	4025	3725
14th	4000	3700
15th	3975	3675
16th	3950	3650
17th	3920	3620
18th	3890	3590
19th	3860	3560
20th	3830	3530
21st	3800	3500
22nd	3770	3470
23rd	3740	3440
24th	3710	3410

Other Charges	
Covered Parking (1 Mandatory)	3,00,000
Club Membership	Free of Cost
Power Back-up Charges (1 KW included)	Free of Cost
Electricity Installation Charges (1 KW included)	Free of Cost
Location/Facing PLCs	Free of Cost

**Notes:**

- (1) IFMS – ₹50/- sq.ft. payable at the time of offer of possession.
- (2) Subvention is till the offer of possession.

Construction Linked Plan	
On Booking	Booking amount as prescribed 2 BHK - ₹3.5 lacs 3 BHK - ₹4.5 lacs
Within 60 days	Complete 20% of BSP less Booking Amount
On Casting of Basement	10% of BSP
On Casting of Ground Floor	10% of BSP
On Casting of 3rd Floor	7.5% of BSP
On Casting of 6th Floor	7.5% of BSP
On Casting of 9th Floor	7.5% of BSP
On Casting of 12th Floor	7.5% of BSP
On Casting of 15th Floor	7.5% of BSP
On Casting of 18th Floor	7.5% of BSP
On Casting of Top Floor	7.5% of BSP
On Intimation of Possession	7.5% of BSP + All other charges

Subvention (10:80:10) Plan	
On Booking	10% of Total Cost
On Bank Disbursement	80% of Total Cost
On Offer of Possession	10% of Total Cost

**Notes:**

- (1) Service Tax, TDS, any other taxes, cess, duties, registration charges etc as applicable would be payable by the customer as per demand.
- (2) Development Charges (EDC+IDC) will be charged on pro-rated per unit as applicable to this Township/Group Housing Colony. The same shall be computed by developer and will be payable as per actual at the time of offer of possession.
- (3) Prices & Payment plans are subject to revision at sole discretion of Company.
- (4) Cheques/Bank Drafts to be issued in favour of 'Supertech Limited A/C Officer's Enclave' payable at New Delhi.
- (5) Service Charges of ₹17,175 (₹15,000 plus applicable Service Tax @ 14.5%) to be paid to Investors Clinic by DD or Cheque in the name of "Investors Clinic Infratech Private Limited"

# PRICE LIST/PAYMENT PLAN FOR INDEPENDENT FLOORS

	1st floor (above stilt)	2nd floor	3rd floor	4th floor
BSP - Construction Linked Plan	3,850	3,700	3,550	3,390
BSP - Subvention 10:80:10 Plan	4,150	4,000	3,850	3,690

Other Charges	
Car Parking	₹3,00,000
Electricity Installation (1 KW included)	Free of Cost
Power Backup (1 KW included)	Free of Cost
Club Membership	Free of Cost

Location PLC - Corner, 18 Meter road & above facing and Green facing	
1 PLC	4% of BSP
2 PLCs	5% of BSP
3 PLCs	6% of BSP

**Notes:**

- (1) IFMS – ₹50/- sq.ft. payable at the time of offer of possession.
- (2) Subvention is till the offer of possession.

Construction Linked Plan	
On Booking	Booking amount as prescribed 3 BHK - ₹4.5 lacs
On Excavation or 60 days whichever is later	Complete 20% of BSP less Booking Amount
On Completion of Foundation or 90 days whichever is later	10% of BSP
On Casting of Ground Floor Slab	10% of BSP
On Casting of First Floor Slab	10% of BSP
On Casting of Second Floor Slab	10% of BSP
On Casting of Superstructure	20% of BSP
On Completion of brickwork & plaster	10% of BSP
On Offer of Possession	"10% of BSP + All other charges"

Subvention (10:80:10) Plan	
On Booking	10% of Total Cost
On Bank Disbursement	80% of Total Cost
On Offer of Possession	10% of Total Cost

**Notes:**

- (1) Service Tax, TDS, any other taxes, cess, duties, registration charges etc. as applicable would be payable by the customer as per demand.
- (2) Prices & payment plans are subject to revision at sole discretion of Company.
- (3) Development Charges (EDC+IDC) will be charged on pro-rated per unit as applicable to this Township/Group Housing Colony. The same shall be computed by developer and will be payable as per actual at the time of offer of possession.
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# APPLICATION FORM

## SOLE / FIRST APPLICANT

Mr./Mrs./Ms. : \_\_\_\_\_

S/o/D/o/W/o : \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_

Residential Status: Resident [ ] Non-Resident [ ] Foreign National of Indian Origin [ ]

If Others (Plz. Specify): \_\_\_\_\_ Passport No./PIO Card No.: \_\_\_\_\_

Occupation: \_\_\_\_\_ Department (if any): \_\_\_\_\_

Annual Income: \_\_\_\_\_ IT PAN / GIR No. \_\_\_\_\_

E-mail: \_\_\_\_\_ Mobile: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Present / Communication Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

Office Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

PASTE YOUR RECENT  
PASSPORT SIZE  
PICTURE HERE

## JOINT / CO-APPLICANT

Mr./Mrs./Ms. : \_\_\_\_\_

S/o/D/o/W/o : \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_

Residential Status: Resident [ ] Non-Resident [ ] Foreign National of Indian Origin [ ]

If Others (Plz. Specify): \_\_\_\_\_ Passport No./PIO Card No.: \_\_\_\_\_

Occupation: \_\_\_\_\_ Department (if any): \_\_\_\_\_

Profession: \_\_\_\_\_ Annual Income: \_\_\_\_\_ IT PAN / GIR No. \_\_\_\_\_

Annual Income: \_\_\_\_\_ IT PAN / GIR No. \_\_\_\_\_

E-mail: \_\_\_\_\_ Mobile: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Present / Communication Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

Office Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Pin: \_\_\_\_\_

PASTE YOUR RECENT  
PASSPORT SIZE  
PICTURE HERE

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sole / First Applicant Signature

Joint / Co-Applicant Signature



# APPLICATION FORM

## FOR OFFICE USE ONLY

1) **Applicants Details:** Sole/First Applicant - Mr./Mrs./M.: \_\_\_\_\_

Joint/Co-Applicant - Mr./Mrs./Ms.: \_\_\_\_\_

2) **Detail of Unit Applied For : Project Name:** \_\_\_\_\_

Unit No.: \_\_\_\_\_ Floor \_\_\_\_\_ In Block/ Tower \_\_\_\_\_ of Super Area \_\_\_\_\_ (In Sq.Ft.)

3) **Payment Plan :** CLP [ ] NEP [ ] ANY OTHER [ ] (Specify) \_\_\_\_\_

### 4) Amount Payable:

Basic Sale Price : ₹ \_\_\_\_\_ Per Sq.Ft. x \_\_\_\_\_ (Super Area) = ₹ \_\_\_\_\_

Covered Car Parking Charges = ₹ \_\_\_\_\_

Location PLC (Preferential Location Charge for Corner/Green/18mtr+Road) = ₹ \_\_\_\_\_

Power Back Up Charges (1KVA) = ₹ \_\_\_\_\_

External and Internal Development Charges = As per Actual at time of possession

Electricity Installation Charges (1KVA) = ₹ \_\_\_\_\_

Club Membership Charges = ₹ \_\_\_\_\_

Service tax (as applicable) = ₹ \_\_\_\_\_

Any Other \_\_\_\_\_ = ₹ \_\_\_\_\_

**Total Sale Price** = ₹ \_\_\_\_\_

### 5) Charges Payable at the Time of Possession

Extra Covered Car Parking (No's. \_\_\_\_ ) = ₹ \_\_\_\_\_

IFMS ₹ \_\_\_\_\_ Per Sq.Ft. x \_\_\_\_\_ (Super Area) = ₹ \_\_\_\_\_

Dual Meter Charges:

Extra Power Back-Up : \_\_\_\_\_ KVA@Rs. \_\_\_\_\_ Per KVA = ₹ \_\_\_\_\_

Any Other \_\_\_\_\_ = ₹ \_\_\_\_\_

Total = ₹ \_\_\_\_\_

\*taxes as applicable

### PAYMENT OF APPLICATION AMOUNT

I/We remit herewith a sum of ₹ \_\_\_\_\_ Rupees \_\_\_\_\_ by Cash / Bank Draft / Cheque

No. \_\_\_\_\_ dated \_\_\_\_\_ Drawn on \_\_\_\_\_ bank payable at New Delhi / Noida as part of earnest money.

I/We hereby agree to pay further installment of sale price as stipulated / called for by the company.

Remarks: \_\_\_\_\_

SOLE/FIRST APPLICANT

JOINT/ CO-APPLICANT

MARKETING EXECUTIVE

AUTHORISED SIGNATORY

### DECLARATION

I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE: \_\_\_\_\_

PLACE: \_\_\_\_\_

Yours Faithfully

Signature of Sole/First Applicant

Signature of Joint/Co-Applicant

### DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

1. Employment ID; 2. Copy of PAN card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note:

1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein.

2. The booking amount is non-refundable in case the applicant wants to cancel after allotment.

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## TERMS AND CONDITIONS

1. NATURE OF BOOKING.
  - 1.1 This is an application for provisional booking for a Residential Unit /Plot/Commercial Space mentioned overleaf in the project being developed by Supertech Limited or its Special Purpose Company or its subsidiary.
  - 1.2 This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required documents such as Sale Deed / Sub Lease Deed are executed.
  - 1.3 This provisional booking shall be confirmed only when the Applicant(s) shall pay 10% of the Total Cost of the Residential Unit/Plot/Commercial Space along with applicable service tax. If the Applicant(s) fails to pay this stipulated amount within time, the application for provisional booking shall be rejected by the Company. The rejection of application form shall attract cancellation charges as per Clause 7 herein below.
2. REGISTRATION & OTHER CHARGES.
  - 2.1 Registration charges, Stamp Duty and other incidental expenses there to, as applicable at the time of registration, shall be extra and is to be borne by the Applicant(s).
  - 2.2 Other Statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the Applicant(s).
3. MODE OF PAYMENTS.
  - 3.1 All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of M/s Supertech Limited A/C Officer's Enclave or its Special Purpose Company or its subsidiary as the case may be.
  - 3.2 All payments should be deposited only at the office of the Company. Company shall not be responsible/accountable for any payment made to agent/ broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.
4. EXECUTION OF ALLOTMENT LETTER.
  - 4.1 The Allotment Letter/ Builder-Buyer Agreement shall be executed by the Company after realization of 10% of the Total cost of Residential Unit/Plot/Commercial Space or as decided by the Company along with applicable service/other tax(es). However issuance of Allotment Letter shall not confer any claim/right to the Applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).
  - 4.2 After payment of the requisite amount as per clause no. 4.1, the Applicant(s) shall get its Allotment Letter executed from the Company, failing which this provisional booking shall be cancelled and Clause 7 shall become applicable.
5. DELAYED PAYMENTS.
  - 5.1 In case of delayed payment of installments/ any other dues by the Applicant(s), the Company may condone the delay on its discretion and in that case the interest at rate of 2% per month or for any part of a month shall be charged on such amount for the entire period of delay.
  - 5.2 The delay condonation period shall be maximum for a period of 2 months. If the Applicant(s) does not clear its due payment along with delay interest for a maximum period of 2 (Two) months then the Company shall be fully entitled to cancel the Booking/Allotment and deduct the cancellation charges as per clause no. 7.
6. HOUSING LOANS.
  - 6.1 The Applicant(s) at his /her discretion and cost may avail housing loan from bank / financial institution. The Company shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/ any other dues to Company shall not be linked to the loan availed /to be availed by the Applicant(s).
7. CANCELLATION CHARGES.
  - 7.1 In case of cancellation/rejection either of Provisional Booking or Allotment of the Residential Unit/Plot/Commercial Space because of any reason whatsoever, the cancellation charges amounting to 15% of the total cost of the Residential Unit/Plot/Commercial Space or ₹25,000/- whichever is higher shall be deducted from the deposited amount of the Applicant(s).
  - 7.2 Booking amount not to be refunded in case of any cancellation.
8. ADDITIONS & ALTERATIONS.
  - 8.1 Cost of any additions and alterations in fittings & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra.
9. POSSESSION.
  - 9.1 The Company shall deliver the possession of the completed Residential Unit/Plot/Commercial Space to the Applicant(s) on payment of all dues to the Company.
  - 9.2 In case of delay in possession beyond the agreed date and its grace period, the Company shall pay delay penalty to the Applicant(s) as per the Company policy. The payment of delay penalty shall be subject to timely payment of all installments and other dues by the Applicant(s).
10. CHANGES IN THE DRAWINGS /DESIGNS.
  - 10.1 The building plan, layout plan, area of unit, unit no. etc are tentative and can be changed.
  - 10.2 The Company has every right to change the design ,specification/s of a Residential Unit/Plot/Commercial Space/ Project i.e height, location, area, site plan etc. at its sole discretion due to any requirement of the authority /Company/ Court order.
11. OTHER TERMS & CONDITIONS.
  - 11.1 Other terms & conditions as mentioned in Allotment Letter shall apply.
  - 11.2 In case Residential Unit/Plot/ Commercial Space is completed before the scheduled date of completion the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein.
  - 11.3 Timely payment of the installments and other dues is the essence of this provisional booking/allotment. If the Applicant(s) fails to pay due installments and other payments as per the payment schedule, the Company shall reject/cancel the application for provisional booking/allotment of the Residential Unit/ Plot/ Commercial Space. After cancellation, the deposited amount shall be refunded after deducting the cancellation charges as per clause no. 7 herein above.
  - 11.4 Addition/Deletion/Substitution of the names of Allottee(s) in provisional booking shall be permitted only after prior consent of the Company and payment of administrative charges to the Company.
  - 11.5 The prices/cost of Residential Unit /Plot/ Commercial Space may change due to escalation in construction costs.
  - 11.6 The Company shall not be responsible for any assurance, promise etc. made by any dealer, channel partner, estate agent or any unauthorized person etc. on behalf of the Company.
  - 11.7 In case of bookings made through dealer, channel partner, estate agent, the Company shall not be liable for any discrepancies/variations with regard to unit number, price, PLC, other charges, specifications etc. between the Applicant(s) and the Company. The Applicant(s) is supposed to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Company on his/her own.
  - 11.8 In case of cancellation of provisional booking made through any dealer/estate agent, other than our authorized dealer/channel partners, the Applicant(s) shall also be liable to pay dealers' commission, if any, paid to the such dealer/estate agents by the Company at the time of booking of such Residential Unit /Plot/ Commercial Space by the Applicant(s).

I/ we hereby declare that I/ we have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally.

CUSTOMER NAME

CUSTOMER SIGNATURE



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Service Provider



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