

# LIVE THE GOLF LIFE



APPLICATION FORM

To,

**M/s Greenbay Infrastructure Pvt. Ltd.**

J-10/5, DLF Phase-II,  
Mehrauli - Gurgaon Road,  
Gurgaon - 122002, Haryana, India

**Subject: Application for Provisional Registration of a Residential apartment in "Golf Homes" being developed on Plot No. T.S.-06, Sector-22D, Yamuna Expressway Industrial Development Area, Distt. - Gautam Budh Nagar, Uttar Pradesh, ("The Project").**

Dear Sir(s),

I/We am/ are enclosing herewith Cheque/ Draft/ Pay Order No.....Dated.....for Rs. ....  
(Rupees.....  
.....only) drawn on.....(Bank & Branch)  
in favour of "M/s Greenbay Infrastructure Pvt. Ltd." for provisional Registration/ Allotment of a residential apartment in Golf Homes.

My/ Our particulars as mentioned below may be recorded for reference and communications:

**First Applicant**

Mr./ Mrs./ Ms.....  
Son/Daughter/ Wife of .....  
Age .....Profession/Business .....  
No. of years in Service/Business.....  
Address .....  
.....  
City.....State.....  
Residential Status : Resident/ Non-Resident Indian/ Foreign National of Indian Origin  
Nationality .....Phone/Mobile .....  
Fax/E-Mail.....PAN No.....  
(Photocopy enclosed)\*



**Second Applicant**

Mr./ Mrs./ Ms.....  
Son/Daughter/ Wife of .....  
Age .....Profession/Business .....  
No. of years in Service/Business.....  
Address .....  
.....  
City.....State.....  
Residential Status : Resident/ Non-Resident Indian/ Foreign National of Indian Origin  
Nationality .....Phone/Mobile .....  
Fax/E-Mail.....PAN No.....  
(Photocopy enclosed)\*



-----  
FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

-----  
JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

-----  
( AGENT )

1. **DETAILS OF APARTMENT APPLIED FOR**

Approximate saleable area of Apartment:

569 sq. ft.  698 sq. ft.  1031 sq. ft.   
1343 sq. ft.  1503 sq. ft.  1664 sq. ft.

Others Specify.....

Tentative Apartment No..... Tower No..... Floor.....

(Please note that the offer of Tower and Apartment No. is tentative and subject to change in location).

2. **PAYMENT PLAN**

DOWN PAYMENT  CONSTRUCTION LINKED PAYMENT

3. **SALES CONSIDERATION**

	Rate per sq. ft.	Total Amount
i). Basic Sale Price (BSP)	Rs .....	Rs .....
ii). Preferential Location Charges (PLC)	Rs .....	Rs .....
iii). External Development Charges (EDC)	Rs .....	Rs .....
iv). Lease Rent	Rs .....	Rs .....
v). Interest Free Maintenance Deposit (IFMD)	Rs .....	Rs .....
vi). Club Membership	Rs .....	Rs .....
vii). Electrical Installation Charges @ 20000 per KW	Rs .....	Rs .....
viii). Power Backup Charges @ 20000 Per KW	Rs .....	Rs .....
ix). Covered Car Parking	Rs .....	Rs .....
<b>Total</b>	<b>Rs. ....</b>	<b>Rs. ....</b>

**Terms and Conditions**

1. (a) Payment to be made by Cheque(s)/ Demand Draft(s)/ Pay Order(s) in favour of "M/s Greenbay Infrastructure Pvt. Ltd." Payable at Gurgaon, Haryana and shall be acceptable subject to realization;
- (b) Allotment to Non Resident Indian and Foreign National of Indian Origin shall be subject to Indian laws; In case, the Cheques(s) comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the registration/ allotment, if any, shall automatically stand cancelled without any further notice.
2. (a) The Applicant / intending Allottee agrees to pay further instalments of Sale Price and all other dues as stipulated in the payment plan to be annexed in the allotment letter and the Buyers Agreement that the Applicant/ intending Allottee shall sign subsequently including all taxes/ duties/ statutory charges, service tax and charges for Power Utility Charges/ EDC etc. or any enhancement thereof and PLC (if applicable) and the same shall be payable by the Applicant/ intending Allottee on demand by the M/s Greenbay Infrastructure Pvt. Ltd. (hereinafter referred to as "Company"). The Applicant/ intending Allottee shall be liable to make payment of interest at the rate of 18% per annum on the outstanding amounts of Consideration and other dues from the due date(s) upto their payment or cancellation of the Provisional Allotment. The payment made by the Applicant/ intending Allottee shall first be adjusted against the interest and/ or any penalty, if any, due from the Applicant/ intending Allottee to the Company under the terms herein and the balance available, if any, shall be appropriated against the instalment(s) due from the Applicant/ intending Allottee under the Standard Terms & Conditions and the Provisional Allotment Letter / Buyer Agreement.
- (b) Notwithstanding anything in this agreement, The Company shall have right to cancel the Provisional Allotment, in case, the Applicant/ intending Allottee fails to make the payment within 3 months of the due date as per the Payment Plan. In case of Cancellation by the Company, the Company shall be entitled to retain the Earnest Money (a

-----  
FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

-----  
JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

-----  
( AGENT )

sum equivalent to 10% of the total consideration in respect of the Apartment shall be deemed to the “Earnest Money”) from the amounts paid by the Applicant to the Company. Pursuant to such cancellation/withdrawal of Provisional Allotment, the Applicant shall have no right, claims or demands whatsoever against the Apartment and the Company. In such event of cancellation by the Company, the Company shall return to the Applicant amount paid thus far by the Applicant towards the consideration, after the deduction and retention of the Earnest Money and all costs, expenses, taxes and service charge as may be specified by the Company within a period of 90 days from the date of such cancellation without any interest being due (from Company to the Applicant) thereon.

- c. The Applicant/ Intending Allottee fully understands that the Company i.e., M/s Greenbay Infrastructure Pvt. Ltd. Has been granted leasehold rights over the Project by YEIDA vide Lease Deed, Dated- March 27, 2012 registered on March 28, 2012 and accordingly the Company shall be executing Sub-Lease Deed in accordance with the Lease Deed The Applicant agrees that there will not be any further investigations or objections by him or her in this respect.
- d. The Applicant/ intending Allottee agrees and understands that the location, dimension and area (Super Area) of the Apartment may vary and is subject to final approval of the layout/ building plan from the concerned authority. Further in the event that there is any increase/decrease in the Super Area of the Apartment or an Apartment becomes preferentially located, revised price and/or preferential location charges shall be payable/adjusted in respect of the Apartment at the original price at which the Apartment has been applied for by the Applicant and booked for allotment by Company.
- e. All assignment/transfers of the Provisional Allotment by the Applicant to any person shall require prior written consent of the Company, which the Company may give on such terms and conditions including inter alia those relating to payment of prevailing administrative charges for permitting such substitution. The Applicant / intending Allottee agrees and clearly understands that no transfer/ assignment of the Apartment shall be permitted before the payment of 30% (Thirty percent) of BSP under the applicable Payment Plan.
- f. The Applicant/ intending Allottee has clearly understood that this application does not constitute any offer of allotment or any Agreement to Sell and it does not become entitled to the provisional and/ or final allotment of a Flat notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this application.
- g. It is only after the Applicant/ intending Allottee has signed and executed the Buyers Agreement and/or such other corresponding documents on the Company’s standard format, and/ or any other format as may be prescribed by the Yamuna Expressway Industrial Development Authority / Government as and when required agreeing to abide by all terms and conditions laid down therein, that the allotment shall become final and abiding upon the Company. If, however the Applicant/ intending Allottee fails to execute and return the Buyers Agreement within Thirty (30) days from the date of dispatch by the Company, then the Company shall have the right to cancel the allotment and the Booking Amount may be forfeited. The Applicant/ intending Allottee clearly understand that the Allotment of the Apartment by the Company pursuant to this application shall be purely provisional till the Buyer Agreement and/ or such other document(s) on the format prescribed by the Company is executed by the Company in favour of the Applicant/ intending Allottee. Further, the Allotment of an Apartment in “Golf Homes” is subject to the terms and conditions, restrictions and limitations as contained in the YEIDA by laws/ regulations along with the terms and conditions laid in the Lease Deed/ Sub- Lease Deed executed by YEIDA and the provisions contained in U.P. Industrial Area Development Act, 1976.

-----  
FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

-----  
JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

-----  
( AGENT )

- h. It is clearly understood by the Applicant that the sale price of the said Apartment has been fixed keeping in view the cost of building material and the Labour etc. prevailing at present. As such the Applicant agrees to pay such charges as may be determined and demanded by the Company from time to time due to the escalation, if any, in the cost of steel, cement, other building material and Labour wages based on the increase in the Whole Sale price index published by the Economic Advisor to the Govt. of India, Ministry of Commerce and Industry.
- i. Subject to Force majeure and subject further to all the Applicants for the Project making timely payment, Company shall endeavor to complete the construction of the Apartment within 42 (Forty two) months with 6 (six months) grace period from the date of the allotment/start of development work whichever is later. If the completion of the said Apartment is delayed by reason as aforesaid or for any other reason beyond the control of the Company, the Company shall be entitled to a reasonable extension of time for delivery of possession of the Said Apartment.
- j. Prior to taking possession of the Said Apartment, the Applicant shall enter into a separate maintenance agreement (the "Maintenance Agreement") with the Company or such maintenance agency as may be designated in this regard (the "Designated Maintenance Agency") in the form and substance and within such period as prescribed by the Company for maintenance of common areas and Common Facilities. The Applicant further undertakes to abide by the terms and conditions of the Maintenance Agreement.
- k. In the event of any dispute, claim and /or difference not being amicable resolved such dispute shall be referred to sole arbitration of a person nominated for the purpose by the Chairman of the Company. The Arbitration proceedings shall be conducted in accordance with the provisions of the Arbitration & Conciliation Act, 1996, as amended from time to time. The Applicant/ intending Allottee hereby gives his consent to the appointment of the sole arbitrator as specified herein above. The venue of the arbitration shall be Gurgaon (Hr.), India. It is hereby clarified that during the arbitration proceedings, the Company and the Applicant/ intending Allottee shall continue to perform their respective rights under the Provisional Allotment.
- l. The Applicant shall use the said Unit only for the purposes sanctioned by YEIDA and for no other purposes. Further, Applicant shall pay as and when required under applicable law or demanded by the Company, the stamp duty, registration charges and all other legal, incidental expenses for execution and registration of Indenture/document of Conveyance. Electricity Meter connection charges will be payable by the Applicant as determined by the Company and the same will be extra/additional to Electricity Installation Charges.
- m. Applicant Agrees that prices as per payment plan, Master Plan, Payment Plan and Specifications are subject to changes/ revision at any time without notice at the sole discretion of the Company.

**DECLARATION**

I/We, the undersigned applicant (Sole/First and Joint Applicant/s), do hereby declare that the above-mentioned particulars/ information given by me/us are true and correct and any misrepresentation or false information may lead to cancellation of allotment. I have read and understood the terms and conditions contained herein above and shall abide by the same.

Signature(s):

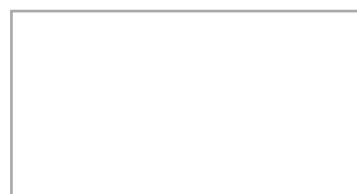
-----  
**FIRST (SOLE APPLICANT/INTENDING ALLOTTEE )**

**Date :**

**Name of Agent:**

**Signature:**

-----  
**JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)**



**Agent(s) Stamp**

## Payment Plan and Other Charges

Approximate saleable area of Apartment:

569 sq. ft.          698 sq. ft.          1031 sq. ft.          1343 sq. ft.          1503 sq. ft.          1664 sq. ft.

**(A) Construction Linked Payment Plan (CLP):**

Booking Amount	As Shown in the Price List based of the Apartment
Within 45 days of booking	20% of BSP less Booking Amount
Within 90 days of booking	10% of BSP
On Start of Excavation	10% of BSP
On Start of Basement Slab	5% of BSP
On Start of 1st Floor Slab	5% of BSP + Lease Rent
On Start of 4th Floor slab	5% of BSP + EDC
On Start of 7th Floor Slab	5% of BSP + All PLC's
On Start of 10th Floor Slab	5% of BSP + Car Parking
On Start of 13th Floor Slab	5% of BSP + Club Membership
On Start of 15th Floor Slab	5% of BSP
On Start of 18th Floor Slab	5% of BSP
On Start of Top Floor Slab	5% of BSP
On Brickwork	5% of BSP + Elec. Installation Charges
On Flooring & Tiles	5% of BSP + Power Back Up Charges
On Offer of Possession	5% of BSP + IFMD+Advance Maintenance Charges +any other Charges

**(B) Down Payment Plan (DPP) (10% Discount on 85% of the BSP Only)**

Booking Amount	As Shown in the Price List based of the Apartment
Within 45 days of booking	95% of BSP less Booking Amount + Lease Rent + EDC +All PLC's + Car parking
On offer of possession	5 % of BSP+ IFMD+ Advance maintenance Charges + Club Membership + Elec. Installation Charges + Power Back Up Charges+ any other charges

**Other Charges**

A .	Payment Head	Rs. (per sq. ft.)
	Covered Car Parking	2,00,000/- Per Slot
	External Development Charges (EDC)	80/-
	One Time Lease Rent	50/-
	Exclusive Club Membership Charges	1,00,000/-
	Interest Free Maintenance Deposit (IFMD)	50/-
	Power Backup Charges (per KW)	20,000/-
	Electrical Installation Charges (per KW)	20,000/-
B.	PLCs ( Per Sq. ft)	
	Ground Floor	150/- PSF
	1st-2nd Floors	125/- PSF
	3rd-4th Floors	100/- PSF
	5th-6th Floors	75/- PSF
	7th-8th Floors	50/- PSF
	9th-10th Floors	25/- PSF
	Corner Apartment	25/- PSF
	Main Road/ Park Facing	25/- PSF
	Golf Facing / Expressway	50/- PSF

Abbreviations: BSP (Basic Sale Price), PLC (Preferential Location Charges), IFMD (Interest Free Maintenance Deposit), EDC (External Development Charges).

Note : 1. Please note that after start of development work all installments payable prior to and/ or after the commencement of development work up to the date of booking shall become due and payable irrespective of the order in which they are mentioned. 2. Installments under S.No. 4-15 based on the physical progress of work at site. 3. Cheques/ Demand Draft should be drawn in favour of "M/s Greenbay Infrastructure Pvt. Ltd." 4. Service Tax as applicable will be charged along with the installment.

-----  
FIRST (SOLE APPLICANT/INTENDING ALLOTTEE)

-----  
JOINT APPLICANT(S) / INTENDING ALLOTTEE(S)

-----  
(AGENT)



**ORRIS INFRASTRUCTURE PVT. LTD.**

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION

CORPORATE OFFICE: ORRIS HQ, M.G. ROAD, GURGAON - 122002, HARYANA

SITE OFFICE: Plot No. TS - 06, Sector - 22D, Yamuna Expressway.

MARKETING OFFICE (NOIDA): Plot No. 5, EFGH, Ground Floor, Tapasya Corporate Heights, Sector-126, NOIDA - 201301

☎ 1800-212-2222 @mail@orris.in ✉ OIPL to 53030

Connect with us:

