Date of Booking: **Mode of Booking: Direct/Broker's Name-**

Dear Sir,

I/ We request that I/We may be registered for provisional allotment of a plot (hereinafter referred to as the "**Plot**") in the residential colony known as **"Empire Estate"** being developed by **LOGIX INFRA BUILD PRIVATE LIMITED ("Developer")** on a plot bearing No. TS-01, Sector - 22D, Yamuna Expressway, Greater Noida and admeasuring 200 acres (hereinafter referred to as the **"Project/Empire Estate"**).

I/We agree to sign and execute, as and when required by the Developer, the **ALLOTMENT LETTER** containing the detailed terms and conditions of allotment of the Plot and other related documents as required by the Developer.

I/We have read and understood the accompanying Terms & Conditions for Provisional Allotment of a Plot in Empire Estate and acknowledge that the said Terms & Conditions form a part of this Application and agree and undertake to abide by the same.
I/We remit herewith a sum of

Rs……..…….……../(Rupees…….……...…….……)

Detail here under:-

S.No.	Cheque/Draft No.	Cheque/Draft Date	Bank Name	Amount (Rs.)
1.				
2.				
3.				

in favor of **Logix Infra Build Pvt. Ltd.** as registration amount for the provisional allotment of the Plot.

I/We clearly understand that the Allotment of a Plot by the Developer pursuant to this Application shall be purely provisional till a Purchase Agreement on the format prescribed by the Developer is executed by the Developer in our favor. Further, the Allotment of a Plot in the Empire Estate is subject to the terms and conditions, restrictions, and limitations as contained in the YEIDA by laws/regulations.

I/We have perused the Price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me.

1. **SOLE/FIRST APPLICANT**

Mr./Ms./M/s.……

S/W/D/ of ……..……

Date of Birth/Incorporation…..……

Photograph of First Applicant

Guardian's Name (In case of minor)……..

Nationality ……Occupation……..

Resident Status: Resident ( ) Non Resident ( )

Foreign National of Indian Origin ( ) Other (Please Specify)……...……

Mailing Address: ……..……..……...……

……..…….

E-mail …….…….

Tele No……Fax No……..Mobile No……..……..……

Permanent Address: ……

……

Tele No……Fax No……..Mobile No……..

Permanent Account No…….

Ward/Circle/Range……Place where assessed……..……

2. **SECOND/JOINT APPLICANT:**

Mr./Ms./M/s…….……

S/W/D/ of ……

Date of Birth/Incorporation…..……..

Guardian's Name (In case of minor)…….....

Nationality ……..……

Occupation…….

Photograph of Second Applicant

Resident Status: Resident ( ) Non Resident ( )

Foreign National of Indian Origin ( ) Other (Please Specify)……

Mailing Address: ……...……...……

……...……...……..

E-mail …….……...……..

Mobile No……Tele No…….……Fax No…...…….

Permanent Address:……...……

......

Tele No……Fax No……..Mobile No……..

Permanent Account No…….……...…….…

Ward/Circle/Special Range……Place where assessed…….....

3. **THIRD/JOINT APPLICANT:**

Mr./Ms./M/s……

S/W/D/ of ……

Date of Birth/Incorporation…….

Guardian's Name (In case of minor)…….....

Nationality ……

Occupation……

Photograph of Second Applicant

Resident Status: Resident ( ) Non Resident ( )

Foreign National of Indian Origin ( ) Other (Please Specify)……

Mailing Address: ……...……...……

……...……...……..

E-mail ……...……..

Mobile No……Tele No…….……Fax No…...…….

Permanent Address:……...……

.....

Tele No…….Fax No……..Mobile No……..

Permanent Account No…….……...…….…

Ward/Circle/Special Range…….Place where assessed…….....

4. Details of the Plot applied for:

(A)Total Area :…….sq.yd./Sq.mtr (B)Plot No.:…….(C)Block No.:……

5. **Payment Plan Opted :**

Plan A – Development Linked Payment Plan ( )

Plan B – Flexi Payment Plan ( )

Plan C – Down Payment Plan ( )

6. Basic Sale Price,Charges and detailed payment plan :

Basic Sale Price per Sq. Yard. :			Rs…….……
Less : Payment Plan Discount (	%)		Rs…….……
Balance:			Rs…….……
Less : Discount By Company	(	%)	Rs…….……
Less : Discount by Dealer	(	%)	Rs…….……
Less : Other Discount (if Any)	(	%)	Rs…….……
Net Basic Sale Price per Sq. Yard.			**Rs……..……**

PAYMENT PLANS

Plan A : (Development Linked Payment Plan)

S.No.	Particulars	Installment
1	AT the time of booking	10% of BSP
2	Within 45 Days of Booking	10% of BSP
3	Within 120 Days of Booking or allotment letter whichever is earlier	10% of BSP
4	On Earth Filling	10% of BSP + 100% PLC
5	On Leveling	10% of BSP + Lease Rent
6	On Demarcation	10% of BSP + IDC
7	On Laying of electrical & water supply services	10% of BSP + Electrification Charges
8	On Laying of Services (drainage & Sewerage)	10% of BSP + Club Membership
9	On Completion of Road Work	10% of BSP
10	On offer of Possession	10% of BSP + IFMD

Plan B : (Flexi Payment Plan)

S.No.	Particulars	Installment
1	AT the time of booking	10% of BSP
2	Within 45 Days of Booking or allotment letter whichever is earlier	30% of BSP
3	On Earth Filling	10% of BSP +100% PLC + Lease Rent
4	On Leveling	10% of BSP + Electrification Charges
5	On Demarcation	10% of BSP + IDC
6	On Laying of electrical & water supply services	10% of BSP + Club Membership
7	On Completion of Road Work	10% of BSP
8	On offer of Possession	10% of BSP + IFMD

Plan C : (Down Payment Plan)

S.No.	Particulars	Installment
1	AT the time of booking	10% of BSP
2	Within 45 Days of Booking	85% of BSP + PLC + Lease Rent + IDC + Electrification Charges
3	On offer of Possession	5% of BSP + Club Membership + IFMD

DETAILS OF CHARGES

Price List	**Rs / Sq Yd**	**Amount****
Basic Sales Price (BSP)		
Discount		
Effective BSP		
Lease Rent		
Internal Development Charges (IDC)		
Electric Subsation Charges		
IFMD		
Club Membership		
PLC* Chart		
One PLC		
Two PLC's		
Three PLC's		
*PLC's	Park	
	Corner	
	15/18/24mt wide Road	

** Service Tax , if applicable , would be charged extra.

I/We the above applicant(s) do hereby declare that the Terms & Conditions for Provisional Allotment have been read/understood by me/us and I/We shall be abiding by the same.

(i)…… (ii)……

Sole/First Applicant Second Applicant

Date……. Date…….

Note:-

1. Cheque/Demand Draft towards consideration of the Plot to be made in favor of "**LOGIX INFRA BUILD PRIVATE LIMITED**" payable at New Delhi/NOIDA.
2. In case, the Cheque comprising booking amount is dishonored due to any reason whatsoever the Application shall be deemed to be null and void and the allotment, if any, shall stand automatically cancelled/ revoked/withdrawn without any notice to the Applicant.
3. Applications shall be considered as incomplete if not accompanied by photographs, PAN or Form 60 of the applicant (s) & copy of Address proof.
4. Additional amounts towards Stamp Duty, Registration Charges and legal/miscellaneous expenses etc. are payable by the Allottee at the time of offer of possession.
5. The other terms and conditions shall be as per the Terms & Conditions for Provisional Allotment and the Allotment Letter of the Developer.
6. The prices are subject to revision/withdrawal at any time without notice at the sole discretion of the Developer.
7. Government Taxes as applicable from time to time shall be payable by the Allottee in addition to the sale price as stated above.
8. Administrative charges for the first transfer would be free of charge and would be allowed only after receipt of 30% payment of Basic Sale Price (BSP) (subject to change, as per the Developer company policy). However addition / deletion of blood relation member would not be treated as transfer.
9. Allotment Letter will be issued on 30% payment of Basic Sale Price.
10. If cancellation is requested by the Allottee 10% deduction of total sales consideration will be done.
11. If cancellation of Plot allotment is done by the Developer due to non payment by Allottee 10% deduction of total sales consideration as earnest money will be done.

7. **Check List**

1. Booking Amount : Local Cheque / Draft
2. PAN : Copy of PAN Card / Form 60 enclosed.
3. Address Proof : Copy of Passport/Voter Id/Driving License/Electricity Bill/Telephone Bill
4. Memorandum of Association & Articles of Association (For Bookings in the name of Companies)
5. Copy of Passport and Account details : (For NRI's and PIO's to make payment through NRE/NRO/Foreign Currency Accounts only)
6. Photographs and signatures of intending allottee(s).

BRIEF TERMS & CONDITIONS FOR PROVISIONAL ALLOTMENT OF A PLOT IN "EMPIRE ESTATE" AT TS-1, SECTOR 22 D, YAMUNA EXPRESSWAY, INDIA

"THE EMPIRE ESTATE"

1. The "EMPIRE ESTATE" is a residential colony project being developed on a plot of land numbered as TS-1, Sector 22 D, Yamuna Expressway, India admeasuring 200 acres (approx.) (hereinafter referred to as the **'Project')**. The Project land has been allotted by YEIDA to M/s Logix Infra Build Pvt. Ltd. (the "**Company**"). Accordingly the lease deed dated _____ for demise of the said Project land has been executed by YEIDA in favour of the Company on the terms and conditions contained in the said Lease Deed for development of a residential colony project.

2. The Allotment of a Plot, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed to be executed by YEIDA in favour of the Company and the intending Allottee having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.

3. THAT the intending Allottee(s) has applied for provisional allotment of a Plot in the Project being developed on the Project land known as EMPIRE ESTATE. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Project and Plot and the terms and conditions mentioned in the YEIDA Lease.

4. Allotment Letter will be issued on payment of 30% of the Basic Sale Price.

5. The prices are subject to revision/withdrawal at any time without notice at the sole discretion of the Developer.

6. THAT the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the YEIDA Lease. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date for such payment, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Plot or any part of the Project Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.

7. THAT the layout plan of the entire Project as drawn by the Company is tentative and is subject to change, if deemed necessary by the Company or as may be required by the regulatory authorities of YEIDA. The Company may effect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area and location of the Plot allotted to the Allottee(s). If there is any change in the area or location of the Plot or a Plot becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Plot has been booked for allotment.

8. THAT the intending Allottee(s) shall pay to the Company the entire consideration of the Plot, as per the Payment Plan opted by the intending Allottee(s).

9. The Buyer agrees and acknowledges that the Company is under no obligation to send demands/reminders for payments of the balance sale consideration. The Company shall send all letters/notices and communications to the sole/first applicant at the address given in the application form at the time of booking. It is clarified that the Company shall not be liable to send separate communication, letter/notices to the second applicant or to applicant other than the first applicant. Further it shall be the sole responsibility of the Buyer to inform the Company of all subsequent changes in his/her/its address, through the means of a registered letter, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by the Buyer upon the expiry of three days after the posting of such letter. The Buyer is required to make all payments as specified in the demand notices for payment, within the period mentioned in the demand note.

10. THAT the Allottee(s) has understood that the rights of ownership of land(s), facilities and amenities other than those within the Plot and the common areas shall vest solely with the Company which shall have the sole right and authority to deal in any manner with such land(s), facilities and/or amenities.

11. THAT the intending Allottee shall pay the maintenance charges for upkeep and maintenance of various common services and facilities as determined by the Company or its nominated agency.

12. THAT the Company apart from basic price of the Plot shall fix Preferential Location Charges (PLC) for certain Plots and if the intending Allottee(s) opts for the booking of any such Plot, he/she shall also pay such charges.

13. THAT Earnest Money shall be deemed to be 10% of the total consideration of the Plot as mentioned in the allotment letter.

14. THAT subject to the restrictions and limitations in the YEIDA Lease Deed, the intending Allottee(s) may at its option raise finances or a loan for purchase of the Plot. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s). In the event, the Allottee(s)' loan not

being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee shall be liable for consequences including cancellation of the allotment.

15. THAT all taxes and statutory levies presently payable in relation to Project land and comprised in "Empire Estate", have been included in the price of the Plot. However, in the event of any further increase and/or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Additional amounts towards Stamp Duty, Registration Charges and legal/miscellaneous expenses etc. are payable by the Allottee at the time of offer of possession.

16. Any tax/ duty (including service tax and stamp duty) presently applicable or levied in future on the sale of the Plot from the Company to the Buyer shall be borne exclusively by the Buyer.

17. THAT if for any reason the Company is not in a position to allot the Plot applied for, the Company shall be responsible only to consider allotment of an alternative Plot or refund the amount deposited by the Allottee(s) along with simple interest @ 10% p.a. It is clearly agreed and understood by the Intending Allottee that the Company shall not be liable for any other damages/compensation on this account. Further, for avoidance of doubt, it is clarified that the allotment of a Plot pursuant to the application made by the Intending Allottee, being purely provisional in nature, cancellation of Allotment for any reasons whatsoever shall not entitle the Allottee to or give rise to a cause of action for any injunctory relief or a relief of specific performance.

18. Administrative charges for the first transfer would be free of charge and second transfer would be allowed only after receipt of 30% payment of Basic Sale Price (BSP)(subject to change, as per the Developer company policy). However addition / deletion of blood relation member would not be treated as transfer.

19. THAT upon completion of Plot and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by the YEIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).

20. THAT the allotment of Plot is at the discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Plot and/or the car parking spaces(s), the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Plot shall be final and binding.

21. THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

21. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment.

I/We, the Applicants, do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i) ..... (ii) .....

Sole /First applicant Second applicant

Place:.....

Dated: .....

For Office Use Only

1. Application: Accepted /Rejected

2. Mode of Booking : Direct / Broker

…….. ……

Authorized Signatory for the Company Dated