

NIRALA Greenshire

GH-03, Sector-2, GREATER NOIDA

Application for Allotment of Residential Apartment at NIRALA GREENSHIRE, GH-03, Sector-2, Greater Noida

NIRALA PROJECTS PVT. LTD
H-121, SECTOR-63, NOIDA

PROJECT NAME : **NIRALA GREENSHIRE**
PLOT NO.: GH-03, Sec-2, Greater Noida

Dear Sirs,

I/We request that I/we may be provisionally allotted a residential Apartment in the Nirala Greenshire, GH-03, Sector-2, G.Noida, under your
☐ Down Payment Plan ☐ Flexi Payment Plan ☐ Construction link Payment Plan.

I/We remit herewith a sum of Rs.....(Rupees.....
.....only) by Cash/Bank Draft/Cheque No.....dated.....drawn on.....as booking amount.

In the event of M/s **Nirala Projects Pvt. Ltd.** (Herein after called the Company/Builder/ Developer) agreeing to provisionally allot an apartment on sub lease, I/We agree to pay further installment of sub lease consideration and all other dues as stipulated in this application and the Allotment Letter and the Payment Plan as explained to me/us by the company and understood by me/us.

I/We have clearly understood that this application does not constitute an Agreement to Sell and I/We do not become entitled to the provisional and/or final allotment of an apartment notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/We sign and execute the Allotment Letter on the company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the company.

I/We agree to abide by the terms and conditions of this application including those relating to payment of sub lease consideration and other charges, forfeiture of money as laid down herein execution of the Allotment Letter.

My / Our particulars are given below for your reference and record:

1. SOLE OR FIRST APPLICANT

Mr./Mrs./Ms.....
S/W/D of.....
Nationality.....DOB.....Age.....
Profession/Service.....
Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Income Tax Permanent Account No.....
Ward/Circle/Special range and place where assessed to income tax:.....
Mailing Address.....
.....
Permanent Address.....
.....
Telephone Nos.....Mobile No.....Fax No.....
Designation, Office Name & Address.....
.....
Telephone Nos.....E-mail ID.....

please affix your
photograph
here

2. SECOND APPLICANT

Mr./Mrs./Ms.....
S/W/D of.....
Nationality.....DOB.....Age.....
Profession/Service.....
Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Income Tax Permanent Account No.....
Ward/Circle/Special range and place where assessed to income tax:.....
Mailing Address.....
Permanent Address.....
.....
Telephone Nos.....Mobile No.....Fax No.....
Designation, Office Name & Address.....
.....
Telephone Nos.....E-mail ID.....

please affix your
photograph
here

3. DETAILS OF APARTMENT

Unit No.....Block No.....
Floor No.....Tower No.....
Leasable/Saleable Area.....

4. PAYMENT PLAN:

CDP

CLP

Flexi

5. COST OF APARTMENT:

S.No.	Particulars	Area	Amount (Rs.)
(i)	Basic Cost	@ sq.ft.	
(ii)	Miscellaneous	A B	
(iii)	Car Parking	Open <input type="text"/> Nos. Covered <input type="text"/> Nos.	
(iv)	Power Backup <input type="text"/> KVA		

Total :

Note: Payments to be made by of A/c Payee Cheque/Demand Draft in favour of "Nirala Projects Private Limited".

- (i) I/We are ready to pay IFMS & Electric Meter charges as demanded by the builder, as per decided by builder.
(ii) I/We are ready to pay service tax as per actual as per demanded by the builder.

6. Any other Remarks:.....

7. DECLARATION

I/We the applicant(s) do hereby declare that my/our application of registration for allotment of the apartment by the Company is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed there from

DATE.....

yours faithfully

PLACE.....

Signature of applicant(s)

FOR OFFICE USE ONLY

RECEIVING OFFICER:

Name.....Signature.....Date.....

1. ACCEPTED/REJECTED

2. APARTMENT DETAILS

(a) Unit No.....Block No.....Floor No.....Tower No.....

Saleable / Leaseable areasq.ft. @.....per/sq.ft. along with following additional charges to

be paid as per CDP CLP Flexi

3. PAYMENT DETAILS

(a) Basic @.....Rs. /sq.ft.....

(b) Other Charges.....

(c) Parking Charge.....

(d) Total amount payable for apartment together with the other Charges and parking charges Rs.....

4. Payment received vide Cheque / DD / Pay order No.....Dated.....

Drawn On.....for Rs.....(Rupees.....)

5. Provisional Booking Receipt No.....Dated.....

6. BOOKING: ☐ DIRECT ☐ THROUGH SALES ORGANISER

7. Sales Organiser's Name & Address, Stamp, with signature:.....

8. Remarks:.....

9. Check List for Receiving Officer:

- (a) Booking Amount as cheque/drafts
(b) Customer's signature on all pages of the application form at marked 'X'
(c) PAN No. & copy of PAN Card/Undertaking Form No. 60
(d) For companies: Memorandum & Articles of Association and Certified copy of Board Resolution
(e) For Foreign Nationals of Indian origin: Passport photocopy/funds from NRE/FCNR A/c
(f) For NRI: Copy of Passport & Payment through NRE/NRO A/c

TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FOR THE ALLOTMENT OF APARTMENT IN NIRALA GREENSHIRE, GH-03, Sec-2, G.NOIDA

Whereas lease hold land of the aforesaid Project has been allotted to the Company i.e. M/s Nirala Projects Pvt. Ltd. (Company/Builder) measuring 54,470 sq. meters by the Greater Noida Industrial Development Authority (GNIDA) a body corporate under the U.P. Industrial Development Area Act, 1976 on lease hold basis under the Scheme Code BRS-02/2010(I) for development of Group Housing at Plot No. GH-03, Sec-2, G.Noida vide its Allotment Letter No. PROP/BRS-04/2011/396 Dated 01.March.2011.

Whereas as per Group Housing Norms, the land will be used for commercial, institutional and residential Open spaces /Park/Play grounds/Roads/Public Parkings purposes and the whole plot will be developed in phases.

Whereas the right of the intending allottee(s) will be restricted up to allotment of apartment in Group Housing Plot mentioned hereinabove on the following terms & conditions relating only to the above said Group Housing Plot and Complex to be constructed thereon:

Whereas all terms & conditions of the lease deeds of the above Group Housing executed in favour of the company shall also be applicable to the intending allottee(s).

1. That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impart able and undivided share in the land area underneath the plot. The intending Allottee(a) shall not be permitted to construct any thing on the terrace. However, the Builder shall have the right to explore the terrace in case of any change in the F. A. R., carry out construction of further apartment in the eventuality of such change in the F. A. R. However, if as a result thereof, there is any change in the boundaries or areas of the said Apartment, the same shall be valid and binding on the intending Allottee(s).
2. That the intending Allottee(s) has/have seen all the documents of titles & other relevant papers/douments etc. Pertaining to the aforesaid Project and is/are fully satisfied himself about the title & right of the said Builder in respect of the aforesaid Project. The Builder has right to develop and construct the apartment on the said Project and also has right to allot different apartments in the said Complex.
3. That after the execution of allotment letter the intending Allottee(s) shall be treated / referred as intending Allottee(s).
4. That saving and excepting the particular Apartment allotted, the intending Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of unsold apartments, open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks,basements, parking spaces {excepting what has been allotted by an agreement to Intending Allottee(s)} or tot-lots,space for public amenities, shopping centres or any other space not allotted to him/her/them,which shall all remain the property of the Builder for all times unless the Builder decides to dispose them off subject to right of the intending Allottee(s), as mentioned hereinafter and the Builder can lease out the vacant apartments or the complete block of the apartments as a whole or in part to one or more persons(s)/company(ies)/institution(s)whosoever for short term of long term.
5. The building plans of proposed Group Housing Plot will be submitted/sanctioned to /by the Greater Noida Industrial Development Authority (GNIDA).The Complex will have apartment of different sizes and dimensions in various blocks therein and will also have spaces for daily needs commercial and meeting room etc.
6. That the covered area shown in the brochure,map or any other document has been calculated on brick wall basis.
7. That the intending Allottee(s) is/are aware of and has/have knowledge that the building plans are tentative and agreed that the Builder may make such changes,modifications, alterations and additions there in as may be deemed necessary or may be required to be done by the Builder,the Government /GNIDA, any other Local Authority or Body having jurisdiction.
8. That the lease consideration is for the total area of the said apartment, as mentioned hereinabove, property known as "Leasable Area" comprises the covered areas, areas under walls, full area of galleries and other projections whatsoever, together with proportionate interest in the common area and facilities such as areas under staircase, lifts, entrances and the exits of the building, water supply arrangements and installation such as power, light, sewerage etc. and including all right attached to the said Apartment. However, it is admitted, acknowledged and so recorded between the parties that all other right excepting what have been mentioned above including easement right and to carry out further construction in case of any change in the F.A.R. density, open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, parking spaces {excepting what has been allotted by an agreement to Intending Allottee(s)} or tot-lots, space for public amenities, shopping centres or any other space will be the sole ownership of the Builder who will have the authority to charge membership for such facilities and dispose off the other assets, whatever stated above.
9. That the intending Allottee(s) has/have also agreed to abide by all the rules, regulations, terms and conditions, bye-laws of the GNIDA as well as of the Government orders/Notifications/GNIDA Policy issued from time to time.
10. That the intending Allottee(s) shall after possession comply with all the mandatory requirements and compliances as the Ministry of Environmental Impact Assessment (EIA) norms, U.P. Pollution Control Board/Water Commission/any other rules and regulations laid down by State of U.P. or any other competent authority.
11. That the intending Allottee(s) has seen and accepted the plans, designs, specifications which are tentative, modifications in the layout plan/building plans, designs as the Builder may deem fit or as directed by any competent authority(ies). Any alteration/modification resulting in $\pm 3\%$ in the Leasable/Saleable area of the Apartment, there will be no extra change/claim by the Builder/intending Allottee(s). However, any major alteration/modification resulting in more than $\pm 3\%$ change in Leasable/Seleable area of the Apartment, any time prior to and upon the possession of the Apartment, the Builder shall intimate to the intending Allottee(s), in writing, the changes thereof an the resultant change, if any, in the price of the Apartment to be paid by him/her/them and the intending Allottee(s) agrees to inform the Builder in writing his/her/their consent or objection to the Builder within 30 days from the date of such notice failing which the intending Allottee(s) shall be deemed to have given his/her/their full consent to all the alterations/modifications. If the intending Allottee(s) give his/her/their non-consent/objection then the allotment shall be deemed to be cancelled and the Builder shall refund the entire money received from the intending Allottee(s) without making /paying any deduction there from and interest thereon. The intending Allottee(s) agrees that any refundable/payable amount (without any interest) at the rate per sq. feet as mentioned in the Application/Allotment Letter.
12. That if for any reason the booking of the Apartment is cancelled by the intending Allottee(s) or the Builder (with proper reasons), then 10% of the Basic price of Apartment will be forfeited and balance amount, if any, will be refunded without any interest.
13. That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
14. That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in payment by charging interest@18% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).
15. That the drawings displayed in the Site Office/Registered Office of the Builder of Nirala Greenshire showing the Building/Apartment are provisional and tentative and are subject to change at the instance of the sanctioning authorities or the Builder and the change can be made during the course of construction without any objection or claim from the intending Allottee(s).
16. That the installments in respect of payment of apartment will be due at the intervals, as per prescribed payment plans laid down by the Company/Builder. In case payment is not received within stipulated period specified in the payment plan or in the even of breach of any of the terms and conditions of allotment by the intending Allottee(s), the allotment will be cancelled and 10% of the basic price of the apartment will be forfeited and balance amount, if any will be refunded without any interest.
17. That the intending Allottee(s) consents that the Builder can make any type of change in layout/elevation/design besides alteration in open spaces, green area or parking spaces etc as and when required or deemed fit by the Builder.
18. Since it is a large project having number of buildings, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flat as soon as it is made available for possession.
19. That the construction of the Complex is likely to be completed as early as possible subject however, to force major circumstances, regular and timely payments by the intending Allottee(s), availability of building material, any dispute with the contractor, change of laws by Governmental/local authorities etc., no claim by way of damage, compensation shall lie against the Builder in case of delay in handing over of the possession on account of the aforesaid reasons or any other reasons beyond the control of the Builder.
20. That the developer shall complete the development / construction of the Flat within 30 months from the date of execution of this Agreement/Project being Bankable, whichever is later and with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable to delay of Developer, the Developer would pay a sum at the rate of Rs. 5/- per sq. ft. saleable/Leasable are per month for the period of delay to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.
21. That a written intimation for completion of project will be sent to the intending Allottee(s) and a "Fit-out Period" of one quarter will commence from the date of offer for possession. The said "Fit-out period" is in order to facilitate the intending Allottee(s) to communicate the exact date by which he/she/they will be taking the physical possession of his/her/their own Apartment after complying with the requisite formalities viz. obtaining NOC from the Accounts Department of the Company, registration of sub Lease Deed etc. The installation of sanitary-ware, wash-basin, kitchen sink, hardware accessories, final touch of paint etc. will be done during said "Fit-out-period" only, which will take 20 to 25 days for an individual Apartment and the intending Allottee(s) may get these final installations done in his/her/their own presence, if desired so.
22. That any request for any change in construction of any type in the apartment from the intending Allottee(s) will not be entertained.
23. That in case the intending Allottee(s) fail to take possession of apartment within "Fit-out period" he/she/they will pay penalty as per clause mentioned hereinafter.
24. That in case the intending Allottee(s) fails to take possession of Apartment within given "Fit-out Period",Rs. 5/- per sq. ft. will be charged for the delay of First month and Rs. 10/- per sq. ft. will be charged for delay during second month from the date of expiry of said "Fit-out Period".
25. That in case the intending Allottee(s) fails to take possession of Apartment even after delay of two months from the date of expiry of "Fit-out Period", his/her/their booking of Apartment shall be treated as cancelled, without any further notice, and amount received shall be refunded without any interest after forfeiting amount equivalent to 10% of cost of Apartment as per Company's terms and conditons.
26. That the rate for Electricity and Power back up consumption charges and Fixed Charges (payable in case of minimum/non-usage of electricity and power back-up) payable as pre-paid system by the intending Allottee(s) to the Builder, will be decided by the Builder.
27. That all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity Charges or any other taxes or charges shall be payable by the intending Allottee(s) from the date hereof

- or date of possession or deemed dated of possession declared by the Builder, whichever is earlier.
28. That the intending Allottee(s) will pay Interest Free Maintenance Security Deposit (IFMS) as decided by the builder, as demanded by the builder of which will take care of the security deposit for city level maintenance development security.
 29. That the intending Allottee(s) has/have to pay monthly Maintenance Charges as decided by the time of offer of possession to the Maintenance Body the project as nominated by the Builder.
 30. The after taking possession of Apartment the intending Allottee(s) shall have no claim against the Builder as regards quality of work, material, pending installation, area of Apartment or any other ground whatsoever.
 31. That any type of encroachment/construction in the entire Complex including roads, lobbies, roof etc. will not be allowed to the Apartment owner/association of the Apartment owners.
 32. That the intending Allottee(s) shall abide by all laws, rules and regulations of the GNIDA/Local Bodies/ State Govt. of U.P. and of the proposed Body Corporate, Association of the Buyers (as and when formed till then as prescribed by the Builder) and shall be responsible for all deviations, violations or breach of any of the conditions of law/bye laws or rules and regulations after the completion of the complex. The Apartment shall be used for the purpose for which it is allotted.
 33. That if for any reason, whether within or outside the control of the Builder, the whole or part of the Scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interest.
 34. It is hereby agreed, understood and declared by and between the parties that a Sub Lease Deed shall be executed and registered in favour of the intending Allottee(s) after the Apartment has been finally constructed at the site, after receipt of total sale consideration and other charges agreed herein by Builder. The other connected expenses i.e. cost of stamp Duty for registration of the Sub lease deed/Registry, registration charges/fee, miscellaneous expenses and Advocate legal fee/charges shall be borne and paid by the intending Allottee(s). The Intending Allottee(s) will be responsible and liable for paying under stamp duty, deficiency in stamps and valuation of the Apartment for the stamps duty.
 35. That the intending Allottee(s) consents that he/she/they will have to allow sweepers/maintenances staff to enter in his/her/their apartment/duct etc. or cleaning/maintaining/repairing of the pipes/leakage/seepage in his/her/their Apartment or any other Apartment.
 36. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to casue nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.
 37. That the Apartment shall be used for activites as the permissible under the Law.
 38. That the intending Allottee(s) consents that for repairing any damages in the toilets/bathroom/any other portion of the other Apartment caused due to his negligence or wilful act. The intending Allottee(s) will be responsible for any damage to any equipment in the complex e.g. lift, fire fighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their malfunctioning or wilful act.
 39. That the contents of each Apartment along with the connected structural part of the building shall be insured by the intending Allottee(s) at his/her/their own cost against the fire, earthquake etc. The Builder after handing over the possession of a particular Apartment shall in no way be responsible for safety, stability etc. of the structure. The intending Allottee(s) will pay all charges towards insurance either by him individually or through society collectively if so formed for the maintenance of building.
 40. That the maintenance Charges, Power Back-up charges, fixed charges fro electricity and power back-up, city level maintenance charges will be deducted through prepaid electric meter system.
 41. That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is refundable to the intending Allottee(s) Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenace to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.
 - (a). All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.
 - (b). Security gates with intercom, lift rooms at terrace without terrace right.

Note: Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, parking spaces {excepting what has been allotted by an agreement to intending Allottee(s)} or tot-lots, space for public amenities, shopping centres or any other space will remain the property of the Builder.
 42. That Builder shall get single point electric connection for the complex from the Paschimanchal Vidyut Vitran Nigam Limited or any other concerned Authority and will be distributed through separate meters to the intending Allottee(s) through prepaid system. The intending Allottee(s) will get the electric connection for the capacity, as decided by the builder at the time of offer of possession.
 43. That the Carbon Credit Benefit arisen, if any, in the Township can be redeemed by the Builder.
 44. That the Builder covenants with the intending Allottee(s) that they shall peacefully hold and enjoy the said apartment without any interruption by the Builder or by any person claiming under the Builder. The intending Allottee(s) shall have right to sell or rent the apartment after taking possession of the apartment.
 45. That the intending Allottee(s) can also avail additional power back-up facility (over and above 1 kva allowed free) and notify his/her/their requirement at the time of booking in application form. He/She/They will pay @Rs. 20,000/- per KVA for power back up installation charges. The intending Allottee(s) may kindly ensure to have given consent in writing at the time of application as no request for power back up shall be entertained later on. The per unit charge for the power back up (i.e. running cost of the DG set) shall, however, be decided at the time of offer for possession.
 46. That the Car parking is available inside the Complex on payment basis and it shall be allotted to the intending Allottee(s) as per type opted by him/her/them in the application form, at the time of possession against charges. The Cars/Scooters/two wheelers/cycles will be parked within the same parking space allotted to the intending Allottee(s). A separate Agreement for the allotment of the car parking will be executed between Builder and the intending Allottee(s) at the time of possession. One car parking subject to availability is mandatory. No car/vehicle parking is allowed inside the Complex except those, who have reserved the car parking space.
 47. That the intending Allottee(s) shall get his/her/their complete address registered with the Builder at the time of booking and it shall be his responsibility to inform the Builder by registered A/D letter/courier about subsequent change, if any, in his /her/their address, failing which all demand letters/notices and letters posted at the first registered address will deemed to have been received by him/her/them at the time when those should primarily reach and the intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
 48. It is hereby agreed, understood and declared by and between the parties that the Builder may take construction finance/demand loan for the construction of the above Complex from the Banks/Financial Institutions after mortgaging the land/apartment in the said Project/Complex. However, the Sub Lease Deed in respect of Apartment in favour of intending Allottee(s) will be executed & registered free from all encumbrances at the time of registration of the same.
 49. That until a sub lease deed is executed & registered, the Builder shall continue to be the owner of the Apartment and also the construction there on and this allotment shall not give to the intending Allottee(s) any rights or title or interest therein even though all payments have been received by the Builder. The Builder shall have the first lien and charge on the Apartment for all its dues that may/become due and payable by the intending Allottee(s) to the Builder. It is further clarified that the Builder is not constructing any Apartment as the contractor of the Intending Allottee(s), but on the other hand the Builder is constructing the Complex as its own and the sale will be effected after the actual construction/finishing of the Apartment by the execution of sub lease deed.
 50. That the intending Allottee(s) agrees, and undertakes that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to the Builder constructing or continuing with the construction of the remaining structures in the Project or other building adjoining the Apartment sold to the intending Allottee(s).
 51. Further, if there is any Service Tax, Trade Tax and any additional levies, Rates, Taxes, Charges, Compensation to the farmers, Cess and Fees etc. as assessed and attributable to the Builder as a consequence of order from the Government/GNIDA/Statutory or other local authority(s), shall pay the same. Also, the intending Allottee(s) will be liable to pay his/her/their proportionate share.
 52. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER', the intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Noida, (U.P.) India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/Modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.
 53. That in case of NRI/Foreign National intending Allottee(s) the ovservance of the provision of the Foreign Exchange Managment Act 1999 and any other law as may be prevailing shall be responsibility of the intending Alottee(s).
 54. That the Company will hand over the vacant physical possession of the booked flat to the intending allottee with such specification, which is mentioned in the Allotment Letter. Specification of sample flat shown shall not be considered for the same.
 55. That in case, the intending allottee makes any payment to any other person/company, except Nirala Projects Pvt. Ltd., against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.

I/we have fully read and understood the terms and conditions mentioned herein above and agree to abide by the same.

Signature of the Applicant(s)

PAYMENT PLAN

FLEXI PAYMENT PLAN

At the time of Booking	10%
Within 30 days from the date of Booking	5
Within 30 days of Project Being Bankable	30%
On casting of Basement Roof	10%
On casting of 3 rd Floor Roof	10%
On casting of 6 th Floor Roof	10%
On casting of 9 th Floor Roof	10%
On casting of 12 th Floor Roof	5%
On casting of 15 th Floor Roof	5%
On Possession	5%

CONSTRUCTION LINKED PLAN

At the time of Booking	10%
Within 30 days from the date of Booking	5
Within 30 days of Project Baimg Bankable	10%
On casting of Basement Roof	10%
On casting of 3 rd Floor Roof	10%
On casting of 6 th Floor Roof	10%
On casting of 9 th Floor Roof	10%
On casting of 12 th Floor Roof	10%
On casting of 15 th Floor Roof	10%
On casting of 18 th Floor Roof	10%
On Possession	5%

DATE OF COMPLETION : 36 MONTHS FROM THE DATE OF ALLOTMENT/ BANKABLE, WHICHEVER IS LATER(± 6 MONTHS GRACE PERIOD)

Note :

1. Price list & payment Plan can be changed without prior notice at the sole discretion of the Company
2. There will be no escalation for the Booked Apartment.
3. All specification numbers, areas are tentative and may be varying by ± 3%
4. Service Tax shall be additional as per actual.
5. All payment should be made in favour of "NIRALA PROJECTS PVT. LTD." through a/c Payee cheque/pay order/demand draft only payable at Delhi/Noida

SPECIFICATION

FLOORING

- ✦ Vitrified tiles 2'x2' in Drawing Room, Kitchen and all Bedrooms
- ✦ Ceramic tiles in Servant Room, Bathrooms and Balconies

WALL & CEILING FINISH

- ✦ Finished walls & ceiling with OBD in pleasing shades

KITCHEN

- ✦ Granite working top & stainless steel sink with drain board
- ✦ 2'-0" dado above the working top by cermaic tiles

TOILETS

- ✦ Cermic tiles on walls up to door level
- ✦ White sanitary ware of Hindware, imported or equivalent
- ✦ CP fittings of Jaquar / imported or equivalent

DOORS & WINDOWS

- ✦ Outer doors & windows aluminium powder coated
- ✦ Internal door-frames of Marandi or equivalent wood
- ✦ Internal door-flush door of designer look
- ✦ Main entry door frame of Marandi or equivalent wood with Flush door of Designer Look
- ✦ Good quality hardware fittings.

ELECTRICAL

- ✦ Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points on the ceilings.

TV & TELEPHONE

- ✦ One landline connection with intercom facilities
- ✦ Provision for DTH/IPTV connection

POWER BACKUP

- ✦ 100% DG power back-up for all common areas
- ✦ DG power back-up available to individual flat on paid basis

SECURITY SYSTEM

- ✦ Secured gated community with intercom

LIFT LOBBY

- ✦ High speed passenger elevators
- ✦ Lift lobby floor-combination of one or more of marble/granite /vitrified tiles

STAIRCASE

- ✦ Floor-Terrazzo/mozzaic tile/ marble stone
- ✦ Walls-dry distemper

NOTES

- ✦ The colour and design of the tiles and motifs can be changed without any prior notice.
- ✦ Variation in the colour and size of vitrified tiles/granite may occur.
- ✦ Variation in colour in mica may occur.
- ✦ Area in all categories of appartments may vary up to $\pm 3\%$ without any change in cost.
- ✦ However, in case the variation is beyond $\pm 3\%$, pro-rata charges are applicable.
- ✦ Layouts & specification are subject to change without prior notice.