



EXPRESS
Zenith

Sector-77, Noida
2/3 Bedroom Luxury Apartments and Penthouses

Application for Allotment of Residential Apartment
at Express Zenith, Sector-77, Noida

To,
M/s. EXPRESS BUILDERS & PROMOTERS (P) LTD
810, Surya Kiran Building,
19, Kasturba Gandhi Marg,
New Delhi - 110 001

Date _____

Dear Sir/s,

I/We request that I/We may be provisionally allotted a Residential Apartment in the Project '**Express Zenith**', Plot No. 2/A, Sector-77, Nojda. under the Flexi payment plan Construction linked payment plan Down Payment Plan (tick one).

I/We hereby remit a sum of Rs _____ (Rupees _____ only) vide Cheque/DD No(s) _____ dated _____ drawn on _____ in favour of "Express Builders and Promoters Private Limited " as the booking amount/earnest money.

In the event of M/s EXPRESS BUILDERS & PROMOTERS (P) LTD (hereinafter called the Company) agreeing to provisionally allot an Apartment, I/we agree to pay further installment of sale price 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/Allotment 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 acknowledgment 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 sale price and other charges, forfeiture of money as laid down herein and the execution of the Allotment Letter

I/We agree that the allotment of Unit is at the sole discretion of the company and in case the Unit is not allotted to me/us for any reason whatsoever, I/we shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein shall be refundable to me/us without any interest within 30(thirty) days from the date of notice regarding rejection of this application.

I/We agree that the allotment shall become final and binding upon the company only after the acceptance of the signed Buyers' Agreement by the company. If I/We fail to execute the flat buyers' agreement and deliver to the company, then my/our application shall be treated as cancelled and all the sums / monies paid / deposited by me / us with the company shall stand forfeited without any notice/reminders.

I/We have gone through the above terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

X _____

Signature of Sole/First Applicant

X _____

Signature of Second Applicant (if any)

PERSONAL DETAILS FORM

Sole / First Applicant		Photograph
Son of / Daughter of / Wife of		
Residential Mailing Address	Office Address and Designation	
Telephone	Mobile	Fax
Email		Date of Birth
Residential Status :- Resident / NRI / PIO	I.T PAN No.	Profession
Nationality		
Second Applicant		Photograph
Son of / Daughter of / Wife of		
Residential Mailing Address	Office Address and Designation	
Telephone	Mobile	Fax
Email		Date of Birth
Residential Status :- Resident / NRI / PIO	I.T PAN No.	Profession
Nationality		

DETAILS OF UNIT REQUIRED FOR PROVISIONAL REGISTRATION

Type (2BHK/3BHK) _____ Tentative Unit No. _____ Floor _____

Tower/Building No. _____ Super Area of Unit _____ Square Feet

Parking Nos. _____ Parking Type _____

UNIT PRICE

- ◆ Basic Price @ Rs. _____ per Square Feet
- ◆ Preferential Location Charge (PLC) @ Rs. _____ per Square Feet
- ◆ _____ Nos. (Open / Covered) _____ Amount _____
- ◆ External Electrification Charges (ECC) @ Rs. _____ per Square Feet
- ◆ Fire Fighting Connectivity Charges (FCC) @ Rs. _____ per Square Feet
- ◆ Interest Free Maintenance Security (IFMS) @ Rs. _____ per Square Feet
- ◆ Club Membership (Lumpsum) Rs. _____
- ◆ Lease Rent @ Rs. _____ per Square Feet
- ◆ Others, if any @ Rs. _____ per Square Feet

PLAN 'B' (Construction Link Plan)

Stages	% of Payment
Upon Booking	10%
Within 30 days of booking	10%
Upon Excavation	10%
Upon Basement Roof casting	10% + PLC + Parking, if any
Upon Ground Floor Roof casting	5%
Upon Second Floor Roof casting	5%
Upon Fourth Floor Roof casting	5%
Upon Sixth Floor Roof casting	5%
Upon Eighth Floor Roof casting	5%
Upon Tenth Floor Roof casting	5%
Upon Twelfth Floor Roof casting	5%
Upon Fourteenth Floor Roof casting	5%
Upon Sixteenth Floor Roof casting	5%
Upon completion of Brick Work	5%
Upon completion of external plaster	5%
At the time of offer of Possession	5% + IFMS + Other Charges

X _____
Signature of Sole/First Applicant

X _____
Signature of Second Applicant (if any)

TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FOR THE ALLOTMENT OF APARTMENT IN THE PROJECT "EXPRESS ZENITH" AT PLOT NO. GH-02/A, SECTOR 77, NOIDA

Whereas lease hold land of the aforesaid Project has been allotted to the Company i.e. M/s Express Builders and Promoters Private Limited (Company/Builder) measuring 21700 sq. meters by the New Okhla Industrial Development Authority (NOIDA) a body corporate under the U. P. Industrial Development Area Act, 1976 on lease hold basis

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 and conditions relating only to the above said Group Housing Plot and Complex to be constructed thereon:

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

1. The building plans of proposed Group Housing Plot will be submitted/sanctioned to/by the NOIDA. The Complex will have apartment of different sizes and dimensions in various blocks therein.
2. 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, parks, basements, parking spaces.
3. That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impartable and undivided share in the land area underneath the plot. The intending Allottee(s) 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).
4. That the covered area shown in the brochure, map or any other document has been calculated on brick wall to brick wall basis.
5. 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 therein as may be deemed necessary or may be required to be done by the Builder, the Government/NOIDA, any other Local Authority or Body having jurisdiction.
6. That the lease consideration is for the total area of the said apartment, as mentioned herein above, 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 areas and facilities such as area under staircase, lifts, entrances and the exits of the building, water supply arrangements and installation such as power, light, sewerage etc. and including all rights attached to the said Apartment. However, it is admitted, acknowledged and so recorded between the parties that all other rights excepting what have been mentioned above including easement rights 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 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.
7. That after the execution of allotment letter, the intending Allottee(s) shall be treated/referred as Allottee(s).
8. 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 event of breach of any of the terms and conditions of allotment by the 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.
9. 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.
10. 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.

PAYMENT PLAN OPTED : FLEXI PAYMENT/CONSTRUCTION LINKED/DOWN PAYMENT

Note:

1. Payments are to be made by Demand Draft(s) / Pay Order(s) / Banker's Cheque(s) only drawn in favour of "EXPRESS BUILDERS & PROMOTERS (P) LTD.," payable at New Delhi.
2. Allotment to Non-Resident and Nationals of Indian Origin shall be subject to laws of Republic of India.
3. For Non-Residents / Foreign Nationals of Indian Origin, all remittances, acquisition / transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.
4. Down Payment / Flexi Payment is valid up to _____(after this date the cost of the apartment/ shop will be as per construction linked Payment Plan) and the Basic Price shall be Rs. _____ per sq.ft. instead of Rs. _____ per sq.ft.

DECLARATION

I/We, the Applicant(s), do hereby declare that my/our application for allotment of a Unit to the Seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and nothing has been concealed therefrom. In case of any false or misleading information provided by the Applicant(s), the Seller shall be entitled to forfeit the amount deposited by the Applicant(s).I/We hereby further undertake to not request for the transfer of the unit till such time I/We have paid the complete booking amount as demanded by the company. It is also further cleared to me that this is not an application for allotment letter.

Yours faithfully,

Date

x _____
Signature of Sole/First Applicant

Place

x _____
Signature of Second Applicant (if any)

PAYMENT PLAN

PLAN 'A' (Flexi Payment Plan)

Stages	% of Payment
Upon Booking	10%
Within 30 days of booking	20%
Within 60 days of booking	10%
Upon Excavation	10% + Parking (if any)
Upon Basement Roof casting	5% + PLC's
Upon Ground Floor Roof casting	5%
Upon First Floor Roof casting	5%
Upon Second Floor Roof casting	5%
Upon Third Floor Roof casting	5%
Upon Fifth Floor Roof casting	5%
Upon Seventh Floor Roof casting	5%
Upon Ninth Floor Roof casting	5%
Upon Eleventh Floor Roof casting	5%
At the time of offer of Possession	5% + IFMS + Other Charges