



Application Form

GLOBAL Foyer
PALAM VIHAR, SECTOR-1, GURGAON

To
M/S NATURAL PRODUCT BIOTECH LIMITED
303, 3RD FLOOR, GLOBAL FOYER,
GOLF COURSE ROAD
SECTOR-43, GURGAON-122002

Latest
Photograph of
First Applicant
duly self
attested

Latest
Photograph of
Second
Applicant duly
self attested

Dear Sir/Madam,

I/We wish to register for allotment of a unit in the commercial complex coming up in Block H, Palam Vihar, Sector 1, Gurgaon, Haryana. I/We would be interested in shop /business suite property.

I/We enclose a cheque /pay order no _____ dated _____ for Rs. _____
(Rupees _____ Only) for shop /business suite) drawn on
_____ which may please be treated as registration amount.

The said registration amount of Rs. _____/- (Rupees _____ Only)
paid by me /us would be adjusted against the booking amount of property payable by me/us as and when the offer of
allotment for the unit is made to me/us.

It is understood that the company shall allot me/us the unit at a basic sale price of Rs. _____/per Sq. ft. excluding
EDW/IDW, PLC, service tax & other charges as applicable which shall be extra as per the price list & schedule of payment
which has been duly explained to me/us.

I/We opt for a tentative unit size: (please tick)

1. Commercial Space (_____ sq.ft. approx.) ()
2. Business suite (_____ sq.ft. approx.) ()

Any preference _____

It is clearly understood that the PLC (if any) and additional Schedule of payments & other terms and conditions of allotment
shall be as per the standard terms of the allotment letter /agreement which have been duly explained to me/us and agreed
upon.

1. FIRST /SOLE APPLICANT

Mr. /Ms. /M/s. _____
s/w/d of _____

Occupation : Service () Professional () Business () Student () Housewife () Any
Other _____

Residential Status : Resident () Non- Resident () * Foreign Nation of Indian Origin () Other (Please specify)

Martial Status : Married () Unmarried ()

PAN. _____ Company incorporation No. _____

Correspondence /Registered Address _____

_____ City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

2. SECOND/ JOINT APPLICANT

Mr. /Ms. /M/s. _____

s/w/d of _____

Occupation : Service () Professional () Business () Student () Housewife () Any

Other _____

Residential Status : Resident () Non- Resident () * Foreign Nation of Indian Origin () Other (Please specify)

Marital Status : Married () Unmarried ()

PAN. _____ Company incorporation No. _____

Correspondence /Registered Address _____

_____ City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

SPACE DETAILS

Unit No. _____ Floor _____ Tower _____ Commercial Unit /Shop No. _____

Super Area _____ Sq.ft . (approx) PLC (if applicable) _____ Attributes _____

Direct /Broker _____ Broker's Name & address _____

BOOKING AMOUNT DETAILS

Cheque /Draft/ Pay order no. _____ Dated _____ Rs. _____

(Rupees _____ only) drawn on _____

_____ (Bank & Branch)

Payment Plan _____ BSP _____

Signatures of :

Sole /First Applicant

Second Applicant

Yours Faithfully ,

()

FOR OFFICE USE ONLY

Application received byApplication accepted / rejected

Registration money received vide receipt No.datedfor Rs
(Rupees only)

(Authorized Signatory)

Date:-----

Place :-----

Note: Cheque in favour of **“Natural Product Biotech Limited”**

TERMS AND CONDITIONS FOR ALLOTMENT

1. The intending allottee (s) has/ have applied for allotment of a Commercial Space/ business suite with full knowledge and subject to all the laws/notification and rules applicable to this project in particular and area in general which have been explained by the company and understood by him/her/them.
2. The intending allottee(s) has/ have fully satisfied himself/herself/themselves about the interests and rights of the of the company in the said project and has/have understood all the limitations and obligation in respect thereof and there will be no more investigation or objection by the intending allottee(s) in this respect.
3. The intending allottee(s) has/have seen and accepted the layout plans which are kept at the company's office and agree(s) that the Company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion deem appropriate and fit or as may be done by any competent authority in the interest of the project and the intending allottee(s) hereby give(s) his/her/their consent to such variation/addition/deletion/alteration and modification.
4. The Company shall have the right to effect suitable and necessary alterations in the layout plan in the interest of the project, if and when necessary, which may involve II or any of the changes, namely changes in the area of shop/business suite, change in location of shop/ business suite, change in its number or change in its boundaries and the intending allottee(s) shall have no objection to such alterations.
5. The intending allottee(s) shall be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place or to pass on / transfer the allotment in some other name on payment of administrative charges as per the rates prescribed in respect thereof by the Company provided the intending allottee(s) has/have paid at least 20% of the total consideration and clear all the dues till that date on such conditions/ guidelines as applicable from time to time. However, no administrative charges/transfer charges shall be payable in case of succession.
6. The intending allottee(s) agree(s) that he/she/they shall make all the payments through demand drafts/cheques/ drawn upon new Delhi/Delhi Only.
7. The external development charges for the external services to be provided by the Authority will be charged extra and in case of any increase in these charges in future, the same shall be paid by intending allottee(s) as and when demanded by the Company.
8. The intending allottee(s) hereby agree(s) and undertake(s) that the amounts paid with the application for booking and in installments as the case may be, to the extent of 20% of basic sales price of the commercial space/business suite will collectively constitute the earnest money. This earnest money shall stand forfeit in case of non fulfillment of these terms and conditions and those of the allotment letter/agreement as also in the event of failure by the intending allottee(s) to sign the allotment letter/agreement within the time allowed by the Company.
9. The timely payment of installments is the essence of this agreement. IT shall be incumbent on the intending allottee(s) to comply with the terms of payments and other terms and conditions of sale, failing which the intending allottee(s) shall have to pay interest @ 18% p.a. on the delayed payments and the Company reserves its rights to forfeit the earnest money in event of irregular/delayed payments/ non fulfillment of terms of payment and allotment may be cancelled at the discretion of the Company.
10. The intending allottee(s) agree(s) to reimburse to the Company and pay on demand all taxes, levies, or assessments whether levied now or leviable in future, on land and/ or the building as the case may be, from the date of allotment.
11. The Company shall endeavor to give the possession of the unit to the intending allottee(s) within reasonable period subject to force majeure circumstances and on receipt of all payments as per payment plan from the date of booking including interest on the delayed payments in respect of the installments and other charges on receipt of complete payment of the basic sales price and other charges due and payable up to the date of the possession according to the payment plan applicable to him/her/them. The Company on completion of the development shall issue final call notice to the intending allottee(s), who shall within 30 days thereof remit all dues and take possession of the

commercial space/business suite. IN the event of his/her/their failure to take the possession for any reason whatsoever, he/she/they shall be deemed to have taken possession of the allotted commercial space/business suite and shall bear all the maintenance charges and other levies on account of the allotted commercial space/business suite.

12. The intending allottee(s) of the Commercial Space/business suite shall pay necessary charges including security deposit for maintaining and upkeeping the complex and providing the various services as determined by the company or its nominated agencies as and when demanded by the company/nominated agency. This agreement will be carried out until the services are handed over to local bodies. The intending allottee(s) agree(s), undertake(s) and consent(s) to the arrangement and will not question the same singly or jointly with other buyers.
13. The Sale/ Conveyance Deeds of the respective commercial space/business suite shall be executed by the Company directly or by their duly appointed attorney for the purpose who may be a nominee of the Company.
14. The sale/conveyance deed of Commercial Space/business suite shall be executed and got registered in favour of the intending allottee(s) within the reasonable time after the completion of building work at the site and after receipt from him/her/them full price and other connected charges in respect of Commercial Space/business suite. Cost of stamp duty and registration, documentation charges etc as applicable will be extra and shall be borne by intending allottee(s). The intending allottee(s) shall pay as when demanded by the company, stamp duty and registration charges and all other incidental charges and all other legal expenses for execution and registration of sale deed of the unit in favour of the intending allottee(s).
15. The intending allottee (s) shall get his/her/their complete address registered with the Company at the time of booking and it shall be his/her/their responsibility to inform the Company by Registered A/D letter about all subsequent charges, if any, in his/her/their address(es) falling which all deemed notices and letters posted at the first registered address will be deemed to have been received by him/her/them at the time when those should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications, the reference of property booked must be mentioned clearly.
16. The Company shall have the first lien and charges on the said commercial space/business suite for all its dues and other sums payable by the intending allottee(s) to the Company.
17. Unless a conveyance deed is executed and registered, this agreement shall not give to the allottee any right or title or interest on the commercial space/business suite for all intends and purposes whatsoever.
18. The allotment of the commercial space/business suite is entirely at the sole discretion of the Company.
19. The price of the commercial space/business suite stipulated herein is escalation free but subject to revise/ without notice at Company's sole discretion.
20. The intending allottee(s) undertake(s) to abide by all the laws, rules and regulations or any laws as may be made applicable to the said property including these terms and conditions.
21. The Courts of State of Haryana having jurisdiction over the project alone shall have jurisdiction in all matters arising out of/ linked development touching and/or concerning the transactions.
22. The intending allottee(s) agree(s) to pay the total basic sale price and other charges of the Commercial Space/business suite as per the payment plan (Down Payment/ Installment Plan) opted by him/her/them. Further, the company apart from basic price shall fix preferential location charges(PLC) for certain shops/business suites in the project and if intending allottee(s) opt(s) for booking out of such commercial space/business suites, he/she/they shall be liable to pay such charges.
23. The allottee shall not use the commercial space/business suite for any activity other than the use specified for.
24. In case there are joint intending allottee(s) all communications should be sent by the Company to the intending allottee(s) whose name appears first and the address given by him/her for mailing and which shall for all purposes be

considered as served to all the intending allottee(s). The intending allottee(s). The intending allottee(s) has/have agreed to this condition of the Company.

25. The intending allottee(s) agree(s) that the sale of commercial space/business suite is subject of force majeure clause which interlia include delay on account of non availability of steel, cement or other building material, or water supply or electric power or slow downstrike or due to a dispute with he construction agency employed by the Company, civil commotion or by reason of war, or enemy action or earthquake or any act of God, delay in certain decisions/ clearances from statutory body or if non delivery of possession is as a result of any notice, order , rules or notifications of the Government and/or any other public or competent authority or for any reason beyond the control of the Company and in any of the aforesaid event, the Company shall be entitled to a reasonable corresponding extensions of the time of delivery of the said premises on account of force majeure circumstances.
26. The Company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances, beyond the control of the company, so warranted, the Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme.
27. In consequence of the Company abandoning the scheme, the Company's liability shall be limited to refund the amount paid by the intending allottee(s) without any interest or compensation whatsoever.
28. This allotment is provisional and will be governed by the terms of agreement to be executed.

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

Place.....

Date

Signature of the intending Allottee(s)

GLOBAL FOYER
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