



APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT

APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT

To

M/s. IREO Pvt. Ltd.
5th Floor, Orchid Centre,
Golf Course Road, Sector-53,
Gurgaon, Haryana

Sub: **APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT IN YOUR 'GRAND ARCH' PROJECT, AT GOLF COURSE EXTENSION, SECTOR-58, GURGAON ("GRAND ARCH" PROJECT).**

Dear Sir,

I/we (also referred to as the "**Applicant**") wish to apply for a residential apartment in your aforesaid Grand Arch project as per the tentative super area, size and the tentative payment plan opted by me/us as per details mentioned in Annexure-A (hereinafter the said "**Apartment**"):

I/we am/ are enclosing herewith cheque /Draft/Pay order No. _____ dated _____ for Rs. _____ (Rupees _____ only) drawn on _____ (Bank & Branch) in favour of "**IREO Pvt. Ltd.- Ireo Grand Arch**" payable at _____ which may please be treated as the non-refundable booking amount ("**Booking Amount**") for the said Apartment.

My/Our Particulars are as under:¹

1. SOLE/FIRST APPLICANT

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth _____ Nationality _____

Self Attested
Photograph of Sole/
First Applicant

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident () Person of Indian Origin ()
Overseas Citizen of India () Others (please specify)

Marital Status: Married () Unmarried ()

Permanent Account Number _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____

Name of the Company: _____
Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____
Fax No _____

2. SECOND/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth _____ Nationality _____

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident () Person of Indian Origin ()
Overseas Citizen of India () Others (please specify)

Marital Status: Married () Unmarried ()

Permanent Account Number _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____

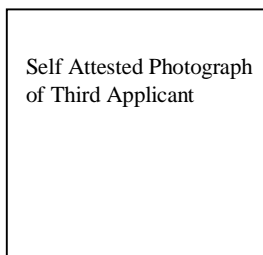
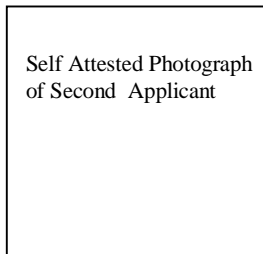
Name of the Company: _____
Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____
Fax No _____

3. THIRD/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____



Date of Birth_____ Nationality_____

¹ *It is mandatory to fill in the requisite information in all the columns for all applicants.*

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident () Person of Indian Origin ()
Overseas Citizen of India () Others (please specify)

Marital Status: Married () Unmarried ()

Permanent Account Number _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____

Name of the Company: _____

Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____
Fax No _____

Address for communication:

I/We understand and agree that this Application for booking of the said Apartment is subject, inter alia to the following amongst other terms and obligations to be observed by me/us, including the indicative terms and conditions, as set out in **Schedule-1** hereto, which may form a part of the Apartment Buyer's Agreement that shall in due course be executed with the Company and I/we further agree and undertake to abide by all these terms, conditions and obligations:

01. I/We have clearly understood that submission of this signed Application Form and payment by me/us of the Booking Amount shall not constitute a right to allotment of the aforesaid Apartment and nor shall it create or result in any obligations on the Company towards me/us. I/We understand that the Company may at any time and at its sole discretion reject my/our Application without assigning any reasons whatsoever therefor.
02. I/We understand that in addition to the Sale Consideration as set out in Annexure-A, I/we shall also be liable to pay all third party charges including the applicable registration amount and stamp duty demanded by the Company as well as infrastructure augmentation charges(IAC), any revision/enhancement in the External Development Charges (EDC), Infrastructure Development Charges (IDC) or service tax, VAT, GST, or any other third party/statutory taxes, fees, charges etc., or interest thereon, as may be applicable.
03. I/We declare that I/we am/are competent to make and submit the present Application for booking of the aforesaid Apartment and there is no contractual, statutory or legal impediment or restriction on my/our making this Application or the payment tendered hereunder.

04. I/We acknowledge and declare that the Company has readily provided me/us with all the information/clarifications as required by me/us and I/we have not relied upon and nor been influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, promises or any other information except what is stated specifically in this Application and I/we have relied solely on my/our own estimation in deciding to make the present Application for the prospective purchase of the aforesaid Apartment.
05. I/We have also gone through and read the key indicative terms and conditions listed out in **Schedule-1**, (which shall form and be read as an integral part of the this Application), as condensed from the proposed Apartment Buyer's Agreement. I/We understand that these are merely indicative and conveyed herein in a condensed form for the purpose of acquainting me/us with some of the essential terms and conditions for the transfer of the Apartment. I/We further understand and agree that the actual terms and conditions contained in the Apartment Buyer's Agreement would be more comprehensive and elaborate. I/We further agree that the Company may at its sole discretion elaborate, add to, amend, modify, or delete from these terms and conditions in its Apartment Buyer's Agreement.
06. I/We declare that I/we have fully satisfied myself/ourselves about the right, title and interest of the Company and its Associate/Group Companies with respect to the land on which the proposed Grand Arch project is to be constructed as well as the approvals/consents/sanctions/license granted by the Director General Town and Country Planning (**DTCP**) and/or any other government authority and the competency of the Company and its Associate/Group Companies to develop and sell the aforesaid Apartment. I/We have understood all the limitations and obligations of the Company with respect to the same.
07. I/We understand that the Booking Amount is non-refundable and in the event I/we withdraw our Application or if I/we do not accept the allotment made by the Company on my/our Application or I/we do not execute the Apartment Buyer's Agreement within the time stipulated by the Company for this purpose, then my/our entire Booking Amount shall be forfeited to the Company and I/We shall be left with no right, interest, claim or lien on the said Apartment or its Booking or otherwise on the Company in any other manner whatsoever.
08. I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Company to the above address shall be valid intimation to all of us regarding the contents therein.
09. In case my/our Application for booking of the said Apartment is accepted and the Company makes an allotment, then I/we undertake to execute all documents /agreements as per the Company's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Company in due course.
10. I/We have sought detailed explanations and clarifications from the Company prior to making this Application and the Company has readily provided such explanations and clarifications and after giving careful consideration to all the facts, terms and conditions, I/We have signed this Application Form and paid the Booking Amount for allotment. I/We further undertake and assure the Company that in the event of rejection of my/our Application as per decision of the Company, or in the eventuality of forfeiture of my/our Earnest Money (as defined in Schedule hereinafter) in accordance herewith, I/we shall be left with no right, title, interest or lien under this Application or against any apartment in relation to the said Grand Arch project.
11. I/We understand and agree that if I/we fail/s to execute the Apartment Buyer's Agreement and return all the copies duly executed to the Company within 30 days from the date of the communication by the Company in this regard, then this Application is liable to be treated as cancelled/terminated at the sole discretion of the Company and the Earnest Money shall stand forfeited and I/we shall be left with no rights or interest or claims in the said Application/Apartment. No compensation or interest or any charges shall be paid by the Company to me/us.

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by

me/us therefrom. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Channel Partner, (If any), Name:
(Sign and put rubber stamp)
Telephone / Mobile Number:

Permanent Account No.

Service Tax No.

Thanking you,
Yours faithfully,

Date:
Place:

Note:

- 1) All payments (except for the Club Membership Charges) to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque/ordinary cheque payable at par at New Delhi in favour of "**IREO Pvt. Ltd. – Ireo Grand Arch**" or an interbank electronic transfer to the said current account no. 007010200063683, IFSC Code UTIB0000007, at Axis Bank, Statesman House, 148, Barakhamba Road, New Delhi-110001.

The payment towards **club membership charges** shall be in a separate account vide a demand draft/banker's cheque/ordinary cheque payable at par at New Delhi in favour of "**IREO Pvt. Ltd.**" or an interbank electronic transfer to the Company's current account no. 131010200027760, IFSC Code UTIB0000131, at DLF City Branch, Ground Floor, GL - 5,6,7,8, Cross Point, DLF City Phase IV, Gurgaon 122002, Haryana, India.

All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment and exchange rates prevailing on such date shall be applicable for payments made in foreign currency.

- 2) In case the cheque comprising Booking Amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
- 3) Applications not accompanied by photographs and the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- 4) Documents required at the time of booking²:
 - a. Booking Amount cheque/draft.
 - b. PAN No. & Copy of PAN Card/Undertaking.
 - c. For Companies: Copy of Memorandum of Articles of Association, certified copy of Board Resolution, Form 18 and Form 32.
 - d. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
 - e. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE/FCNR A/c.
 - f. For NRI: Copy of passport and payment through their own NRE/NROA/c/FCNR A/c.
 - g. One photograph of each Applicant.
 - h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence/PIO Card/OCI Card etc.
 - i. Specimen signatures duly verified by bankers (in original).
 - j. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished.

²All copies of documents wherever required, should be self-attested.

ANNEXURE-A

PROVISIONAL DETAILS OF THE APARTMENT

- (1) Apartment No. _____
- (2) Floor _____
- (3) Tower _____
- (4) Type _____
- (5) Super Area _____ sq.ft.³ (approx) [_____ sq. mtr. (approx)]
- (6) **Exclusive right to use**-Terrace Area (if applicable) _____ sq.ft. (approx)
[_____ sq. mtr. (approx)]
- (7) **Exclusive right to use**- Lawn Area (if applicable) _____ sq.ft. (approx.)
[_____ sq. mtr. (approx)]
- (8) PLC (if applicable) _____

PAYMENT PLAN (attached): (Please tick appropriate)

Down Payment Plan [] Construction Linked Plan [] Time Linked Plan []

AMOUNT PAYABLE

- i. Basic Sale Price (BSP) : Rs. _____ per sq. ft. on
super Area
- ii. Preferential Location Charges (PLC) : Rs. _____ per sq. ft. of
Super Area
- iii. External Development Charges (EDC) : Rs. _____ per sq. ft. of
Super Area
- iv. Infrastructure Development Charge (IDC) : Rs. _____ per sq. ft. of
Super Area
- v. Club Membership Charges : Rs. _____ per Apartment
- vi. Replacement Fund-cum-Maintenance Security (RFMS) : Rs. _____ per sq. ft. of
Super Area
- vii. Other Charges, if any, for _____ : Rs. _____

Note: All other amounts towards third party/statutory taxes, fees, charges including Service Tax, VAT, GST, stamp duty, registration charges, revised EDC/IDC, infrastructure augmentation charges as applicable or as indicated in the Apartment Buyer's Agreement shall be extra and payable by the Applicant(s) as and when demanded by the Company for the said Apartment. EDC/IDC shall include the interest thereon/carrying cost of the Company, at the rate charged by the DTCP or 15% per annum, whichever is higher.

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

³ 1 sq.ft. = 0.0929 sq.mtr.

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)
2. Documents: Complete/Incomplete. (To be completed by _____)
3. Details of Apartment proposed to be allotted:
Apartment No. _____
Floor _____
Tower _____
Type _____
Super Area _____ sq.ft. (approx) [_____ sq. mtr. (approx)]
Exclusive right to use- Terrace Area (if applicable) _____ sq.ft. (approx)
[_____ sq. mtr. (approx)]
Exclusive right to use- Lawn Area (if applicable) _____ sq.ft. (approx.)
[_____ sq. mtr. (approx)]
4. **PAYMENT PLAN (attached):** (Please tick appropriate)

Down Payment Plan [] Construction Linked Plan [] Time Linked Plan []
5. **AMOUNT PAYABLE/RATE APPLICABLE**
 - i. Basic Sale Price (BSP) : Rs. _____ per sq. ft. on Super Area
 - ii. Preferential Location Charges (PLC) : Rs. _____ per sq. ft. of Super Area
 - iii. External Development Charges (EDC) : Rs. _____ per sq. ft. of Super Area
 - iv. Infrastructure Development Charge (IDC) : Rs. _____ per sq. ft. of Super Area
 - v. Club Membership Charges : Rs. _____ per Apartment
 - vi. Replacement Fund-cum-Maintenance Security (RFMS) : Rs. _____ per sq. ft. of Super Area
 - vii. Other Charges, if any, for _____ : Rs. _____
6. Allied charges as per the terms and conditions of the Application/Apartment Buyers Agreement as applicable
7. Mode of Booking:
 - i) Direct _____ (Ref. if any) _____
 - ii) Channel Partner Name:
8. Application: Accepted / Rejected

(Concerned Team Member/Authorized Signatory)
**** (Sales Team)**

**** (SALES HEAD)**

**if Application is rejected, then please give brief reason and follow up action below:

Payment Plan

SCHEDULE-1

KEY INDICATORS FROM THE TERMS AND CONDITIONS OF APARTMENT BUYER'S AGREEMENT

The following terms and conditions of allotment of an Apartment in the Grand Arch project, at Golf Course Extension, Sector-58, Gurgaon (hereinafter referred to as the said "**Apartment**"), being developed by M/s. IREO Pvt. Ltd. and its Associate/Group Companies (hereinafter collectively referred to as the "**Company**") are indicative in nature with a view to acquaint the Applicant(s) (hereinafter "**Applicant**") with some of the key terms and conditions as will be more comprehensively set out in the proposed Apartment Buyer's Agreement ("**Agreement**").

1. The Applicant has applied for a residential Apartment with full knowledge of all the terms hereof as well as the laws/notifications and rules applicable to the area in general and the Grand Arch project in particular and all queries have been answered by the Company to the complete satisfaction of the Applicant.
2. The Applicant has satisfied itself about the right, title and interest of the Company to sell and market the said Apartment and the right and title of the Company in the land on which the apartments are being developed and the licence which has been issued in favour of the Company's Associate/Group Companies. The Applicant has understood all limitations and obligations in respect thereof. Having carried out its own independent investigations, the Applicant agrees that after signing of this Agreement, it shall not raise any disputes nor raise any objections in this respect.
3. The Applicant shall make all payments of the agreed Sale Consideration of the said Apartment as per the Payment Plan, along with the other applicable charges as mentioned or stipulated therein vis-à-vis Basic Sale Price, External Development Charges (**EDC**), Infrastructure Development Charges (**IDC**), Preferential Location Charges ("**PLC**"), maintenance charges, club membership charges, Replacement Fund-Cum-Maintenance Security ("**RFMS**") and all other charges as may be communicated from time to time. The Applicant shall further be liable to pay any enhanced EDC, IDC or any tax/charges including any fresh incidence of tax as may be levied by the Government of Haryana/competent authority/ central government, even if it is retrospective in effect as and when demanded by the Company. The Applicant shall further make payment of infrastructure augmentation charges, any other third party/statutory taxes/fees including without limitation registration charges, stamp duty and other incidental expenses as and when demanded by the Company.
4. The Applicant shall also pay, as and when demanded by the Company the prorated share of any Value Added Tax (VAT), Service Tax, GST or any other third party/statutory taxes, duties, charges, cess, fees, levies, etc., as may be found applicable to the present transaction or the said Apartment.
5. The Applicant has understood that the Basic Sale Price along with the EDC, IDC, club membership charges, and applicable PLC, whatsoever shall constitute the "**Sale Consideration**" for the said Apartment and shall be set out in the "**Payment Plan**" to be annexed. A sum quantified as equivalent to 20% of the Sale Consideration shall constitute the "**Earnest Money**".
6. The Applicant agrees and understands that except as expressly provided herein, it shall have no ownership claim or right of any nature or kind, over or in respect of lawns if any for the exclusive use of designated ground floor apartments, all or any common areas, open spaces, parking spaces as also the commercial areas, club/recreational facility, community sites, etc., which are excluded from the Super Area of the said Apartment and all such areas shall remain the property of the Company, who shall be free to deal with these in accordance with law. The Applicant shall only have a joint and non-exclusive right of use of the common areas in accordance with the terms and conditions stipulated in this Agreement, Conveyance Deed/or the Maintenance Agreement.

7. The Company shall construct at its own cost an appropriate club/recreational facility which shall in due course be transferred to a qualified third person, to own, manage and operate such facility on such terms and conditions as the Company may deem fit at its sole discretion. The Applicant's right to use such facility shall at all times be contingent on due and faithful observance by the Applicant of all the rules, bye-laws and conditions as may be notified by such third Person, transferee or the Company. The Applicant's right to use such facility shall further be contingent on payment of the club membership charges and routine club usage charges as may be intimated by such third person, transferee or the Company to the Applicant periodically.
8. The Company has decided to merge the maintenance security along with a sinking fund to be used in due course for the replacement of capital equipment installed in the Grand Arch project. The initial corpus of such RFMS shall be contributed by the Applicant at the rate of **Rs. 100/- (Rupees Hundred only) per sq. ft.** of the Super Area of the said Apartment to be paid in accordance with the Payment Plan. The Applicant shall be bound to make further contributions to the RFMS as and when any demand for this purpose is raised on it by the Company or the MSA (defined hereinafter). Whenever applicable, the Applicant shall also be liable to make the payment in respect of special capital equipment meant for the common benefit or use of all the residents of the Grand Arch project or for any other facilities as may be required or specified by the government or Director General Town and Country Planning ("**DTCP**").
9. The Company may improve upon, modify or upgrade the specifications of the Grand Arch project/the said Apartment with a view to enhance the aesthetic features or considerations of efficiency or better building methodology, better maintenance and/or utilization of Buildings etc., as may be advised to it and/or deemed fit in its sole discretion, subject however to the condition that the increase on such account shall be limited upto a maximum 5% of the Basic Sale Price. Any increased cost to be passed on to the Applicant under this Clause shall be calculated on a cost plus incidentals along with overhead and administrative charges at the rate of 20% thereon.
10. All payments to be made by the Applicant under this Application or this Agreement shall, unless specified otherwise in writing by the Company, shall be by way of a demand draft/banker's cheque/ordinary cheque payable at par at New Delhi in favour of "**IREO Pvt. Ltd.- Ireo Grand Arch**" or an interbank electronic transfer to the said current account no. **007010200063683, IFSC Code UTIB0000007**, at Axis Bank, Statesman House, 148, Barakhamba Road, New Delhi-110001.

The payment towards **club membership charges** shall be in a separate account vide a demand draft/banker's cheque/ordinary cheque payable at par at New Delhi in favour of "**IREO Pvt. Ltd.**" or an interbank electronic transfer to the Company's current account no. 131010200027760, IFSC Code UTIB0000131, at DLF City Branch, Ground Floor, GL - 5,6,7,8, Cross Point, DLF City Phase IV, Gurgaon 122002, Haryana, India.

All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment and exchange rates prevailing as on such date shall be applicable for payments made in foreign currency.

11. The Applicant shall be liable to pay simple interest on every delayed payment at the rate of 18% per annum from the date that it is due for payment till the date of actual payment thereof. In case the Applicant defaults in making payment of the due installment (including partial default) beyond a period of 90 days from the due date, the Company shall be entitled to cancel the allotment and terminate this Agreement at any time thereafter in accordance herewith. However, the Company may alternatively, in its sole discretion, instead decide to enforce the payment of all its dues from the Applicant by seeking Specific Performance of this Agreement. Further, in every such case of delayed payment, irrespective of the type of Payment Plan, the subsequent credit of such delayed installment(s)/payments along with delayed interest in the account of the Company shall not however constitute waiver of the right of termination reserved herein and shall always be without prejudice to the rights of the Company to terminate this Agreement unless waived in writing by the Company.

12. If the Applicant prepays any installment(s) or part thereof to the Company before it falls due for payment, the Applicant shall be entitled to pre-payment rebate on such prepaid amounts at the interest rate declared by the Company for this purpose from time to time. The interest on such prepaid installment(s) shall be calculated from the date of prepayment uptill the date when such amount would actually have become due. The credit due to the Applicant on account of such pre-payment rebate shall however be adjusted/paid only at the time of final installment for the said Apartment.
13. Save and except in the case of any bank, financial institution or company with whom a tripartite agreement has been separately executed for financing the said Serviced Apartment, or where the Company has given a permission to mortgage to any bank, financial institution or company for extending a loan to the Applicant against the said Apartment, the Company shall not be responsible towards any third party, who has made payments, remittances to the Company on behalf of the Applicant and such third party shall not have any right in this Agreement whatsoever. The Company shall issue the payment receipts only in favour of the Applicant. Under all circumstances, the Applicant is and shall remain solely and absolutely responsible for ensuring and making all the payments due under this Agreement on time.
14. The Company shall adjust all the amounts received from the Applicant first towards interest on overdue installments and only thereafter towards the overdue installments or any other outstanding amounts due and payable to the Company and finally the balance, if any, would be adjusted towards the current installment or current dues for which the payment is tendered.
15. That due performance of all the obligations under this Agreement and more specifically the timely payment of the Sale Consideration and other charges under the Payment Plan agreed by the Applicant shall be of the essence of this Agreement. If the Applicant neglects, omits, ignores, or fails in the timely performance of its obligations agreed or stipulated herein for any reason whatsoever or to pay in time to the Company any of the installments or other amounts and charges due and payable by the Applicant by respective due dates, the Company shall be entitled to cancel the allotment and terminate this Agreement and forfeit the Earnest Money and deduct any interest accrued on delayed installments, late payment charges and payouts such as brokerage/commission/charges, service tax etc.
16. That the Applicant understands that the Parking Space(s) which would be allotted to it shall be an integral part of the said Apartment and these cannot be sold or transferred independent of the said Apartment. All Clauses of this Application and this Agreement pertaining to the said Apartment including allotment, use, transfer, possession, cancellation, resumption, etc., shall apply automatically by default to the parking space(s) also.
17. The Company shall by itself or through a nominated maintenance service agency ("**MSA**") undertake to provide the maintenance services in the Grand Arch project subject however to regular and timely payment of maintenance & other allied charges/deposits to be made by the Applicant to the MSA. The Applicant also understands that it shall be liable to pay its proportionate share of the recurring charges for maintenance of the Grand Arch project as determined by the MSA from time to time depending upon its cost of operation, the actual expenses incurred by it for the maintenance of the Grand Arch project along with a 20% markup thereon on account of service fee. The Applicant understands and agrees that it shall be mandatory for it to sign a Maintenance Agreement, (the indicative format of which is annexed) and the signing of which is a precondition for conveyance of the said Apartment. Refusal to execute the Maintenance Agreement shall constitute a breach of this Agreement and also entitle the Company to terminate the present Agreement in accordance herewith. The Applicant further understands and agrees that the maintenance charges shall commence from the date of offer of possession made by the Company in the Notice of the Possession for the said Apartment or the actual possession by the Applicant, whichever is earlier. By signing of this Agreement the Applicant hereby also consents and agrees to abide by the terms and conditions of the proposed Maintenance Agreement and to pay promptly all the demands, bills, charges, etc., as may be raised by the MSA from time to time, whether or not there is actual usage by the Applicant of the services being rendered by the MSA.

18. The Applicant hereby agrees and undertakes to become a member of the Grand Arch Residents Welfare Association ("RWA") as and when it would be formed by the Company on behalf of all the property owners in the project or such part as constituted by the Company, and to complete the documentation and fulfill its obligations towards this purpose as may be required, including but not limited to submission of the RWA Membership form, payment of annual subscription charges/fees, etc.
19. The Company is in the process of developing the Grand Arch project in accordance with the tentative layout and buildings plans, which have been seen by the Applicant. However, if any changes are required in the layout plan and/or drawings whether by any statutory authority(s), Government, or otherwise necessitated, the Applicant shall have no objection and hereby gives its consent. The Applicant further understands and agrees that although every attempt shall be made by the Company to adhere to the size and location and super area of the said Apartment, however, in the event that there is any change in the said Apartment's layout or location or variation in its size to the extent of $\pm 10\%$ at the time of final measurement as contemplated hereinafter, the applicable PLC or the Sale Consideration agreed herein, as the case may be, shall either be payable or refundable in proportion to such variation without any interest thereon and no other claim, whatsoever, monetary or otherwise shall lie against the Company in any manner whatsoever by the Applicant.
20. In the event that variation in the Super Area of the said Apartment is greater than $\pm 10\%$, at the time of final measurement and the same is not acceptable to the Applicant, every attempt shall be made to offer the Applicant an alternative apartment of a similar size at another location within the Grand Arch project subject to availability. In the event that such an alternate apartment is available and the Applicant accepts the substitute apartment at such changed location, the PLC and the proportionate Sale Consideration shall be payable or refundable as the case may be at the rates agreed herein. No other claim, whatsoever, monetary or otherwise shall lie against the Company nor shall be raised otherwise or in any other manner whatsoever by the Applicant.
21. In the event that Applicant does not accept such substitute apartment and if there is no other apartment of a similar size at another location, then the Applicant shall be refunded its paid up Sale Consideration received against the said Apartment by the Company along with simple interest thereon at the rate of 6% per annum excluding any interest paid/payable by the Applicant on any delayed payment, within 3 months of its intimation to the Company. No other claim monetary or otherwise, shall lie against the Company nor shall be raised otherwise or in any manner whatsoever by the Applicant.
22. In the event there is any change in the location of the said Apartment or there is change in PLC applicable to the said Apartment and such apartment is not acceptable to the Applicant, an alternative apartment with similar PLC shall be offered to the Applicant subject to availability. In the event that such apartment with changed PLC is acceptable to the Applicant, the applicable PLC shall be payable or refundable as the case may be. In the event that Applicant does not accept such substitute apartment and if there is no other apartment of a similar PLC, then the Applicant shall be refunded its paid up Sale Consideration (excluding any interest paid/payable by the Applicant on any delayed payment) along with simple interest thereon at the rate of 6% per annum within 3 (three) months of its intimation to the Company to this effect. No other claim monetary or otherwise, shall lie against the Company nor shall be raised otherwise or in any manner whatsoever by the Applicant. It is clarified that the term 'change in PLC' shall include the case where an apartment not having any PLC subsequently acquires PLC and vice-versa.
23. The Applicant understands and acknowledges that on account of modifications to the Layout Plan and/or for other reasons during ongoing completion, the Grand Arch project may not include the said Apartment. In such a case or on account of deletion or reduction in the number of apartments in the Grand Arch project, the paid up Sale Consideration received against the said Apartment by the Company shall be refunded to the Applicant, along with simple interest thereon at the rate of 6% per annum excluding any interest paid/payable by the Applicant on any

delayed payment. No other claim, whatsoever, monetary or otherwise shall lie against the Company nor shall be raised otherwise or in any other manner whatsoever by the Applicant.

24. The Company reserves its right to effect suitable changes and alterations in the Layout Plan, elevations, specifications, the height, width, finishing, etc., of the Grand Arch project/said Apartment at any time and in any manner it thinks fit and proper. Furthermore, the Company may, in its sole discretion, in the interest of better planning and timely completion of the said Apartment, change the location of the said Apartment to an apartment of similar size at another floor, tower or location within the Grand Arch project, to which the Applicant hereby consents.
25. The Company shall have the absolute right to modify the Building Plans and make additional construction anywhere in the Grand Arch project by way of an increase in the number of floors or otherwise, whether on account of increase in Floor Area Ratio (**FAR**) or better utilization of the said land or pursuant to grant of additional licenses or for any other reason whatsoever to the extent permissible by the government or DTCP. The Company shall have the absolute and unfettered right to transfer such additionally constructed areas in any manner whatsoever as the Company may in its absolute discretion think fit. The Company and the transferees of such additional construction shall have the same rights as the Applicant with respect to the Grand Arch project including the right to be member of the RWA to be formed under the Haryana Apartment Ownership Act 1983 ("**Apartment Act**") and an equal right to use of the common areas and other common amenities of the Grand Arch project.
26. The Applicant understands and agrees that the Company shall be entitled to charges PLC for all apartments according to the prevalent policy of the Company. It is agreed by the Applicant that whichever apartments are designated by the Company as being preferentially located, shall all be treated as preferentially located apartments for the purpose of payment of PLC and which list may also inter alia include those apartments as are adjacent to or facing a green belt or park or opening to a road of at least 60 ft. width or are corner apartments or are open from two sides and the like.
27. The Applicant shall be entitled to the possession of the said Apartment only after the full payment of the Sale Consideration and any other charges and dues payable under this Agreement have been remitted to the Company and all other obligations imposed under this Agreement have been fulfilled by the Applicant to the complete satisfaction of the Company.
28. The Applicant understands and agrees that it shall not have any right to transfer/assign this Agreement in favour of any other person. Notwithstanding this restriction, the Company may at its sole discretion permit such assignment/transfer of allotment on a case to case basis subject however to payment of administrative charges and/or transfer charges in accordance with the Company's policy from time to time as well as the execution of appropriate collateral documentation by the Applicant and the proposed assignee(s)/transferee(s) to the complete satisfaction of the Company in the format finalized by it. The Company may at its discretion, permit assignment/transfer of this Agreement in favour of a family member (husband, wife and own children and real brother / sister) without levying any administrative charges. Any change in the name registered as 'Applicant' (including, addition/deletion/substitution) will be deemed as assignment/transfer for this purpose. In the event the Applicant has obtained finance/loan against the said Apartment from any financial institution/bank, then a no objection certificate/letter (NOC) by such financial institution/bank shall be submitted to the Company in a format approved by it, permitting/consenting to the requested assignment/transfer, by the Applicant. It is however made clear that the Applicant does not have any enforceable right to demand assignment/transfer of its interests under this Agreement, the sole discretion of which rests with the Company and the Applicant agrees and consents that the Company is not bound to permit the requested assignment/transfer, even though it may have done so in any other person's case previously or may do so subsequently.
29. In the event that any such request for assignment/transfer of rights under this Agreement is permitted by the Company, it shall always be subject to the applicable laws, rules, regulations and the directions of the Government. The Applicant hereby indemnifies and undertakes to keep

the Company saved, indemnified and harmless at all times from any legal, monetary (including liability for any tax, penalty or duties, etc.), or other adverse consequence whatsoever on account of such permission being accorded by the Company on the request of the Applicant.

30. It is made clear to the Applicant that under no circumstances shall the permission for assignment/transfer of its rights under this Agreement be granted to the Applicant either on any request made subsequent to the Notice of Possession for the said Apartment or after receipt of the complete Sale Consideration from the Applicant against the said Apartment.
31. The Applicant shall only take possession of the said Apartment after the full payment against the Apartment has been made and all the dues of the Applicant have been cleared. Furthermore, the Applicant shall resolve any complaint with regard to the construction or quality of workmanship, prior to taking possession of the Apartment after which all claims would be deemed to be waived by the Applicant.
32. The Applicant agrees and undertakes that it shall not modify any structure or raise any illegal construction in the said Apartment nor encroach upon or occupy any area falling outside the said Apartment. The said Apartment shall solely be used for residential purpose alone and for no other purpose and furthermore the Applicant shall not conduct any illegal or immoral activities from or in the said Apartment. The Applicant further undertakes not to carry on any activity from and on the said Apartment, which creates nuisance or is illegal, obnoxious or contrary to public policy or contrary to the common interest of the collective owners/occupants of Grand Arch project.
33. In the event of there being more than one/joint applicant for the said Apartment, all communications, demand notices etc., shall be sent by the Company to that Applicant whose name appears as the first applicant in the memo of parties/information given above. It shall be the responsibility of the first named Applicant to inform the Company by Registered A.D./UPC/Courier post about any subsequent changes in its address, if any, failing which all demand notices and letters posted at the latest address available with the Company will be deemed to have been received by the Applicant within 5 days from the dispatch of the letter or receipt of the letter by the Applicant whichever is earlier. The Company on its part shall accordingly be bound to inform the first named Applicant of any change in the Company's address from the one given above.
34. The Applicant hereby authorizes and permits the Company to raise finance/loan from any institution, company, bank or any other person by any mode or manner, inter alia by way of charge/mortgage of the Grand Arch project or any part thereof including the said Apartment, subject to the condition that a NOC for the said Apartment shall be obtained from the said institution, company or bank before the execution of the Clause or the execution of the Tripartite Agreement with the respective institution, company or bank, financing the said Apartment as the case may be.
35. The Applicant understands and agrees that under no circumstances shall, the payments paid under this Agreement, be construed or deemed to create, in any manner whatsoever, a lien on the said Apartment in favour of the Applicant. The Applicant clearly understands that the ultimate conveyance of the said Apartment in favour of the Applicant is contingent on the payment of the complete Sale Consideration and all outstanding dues and the due and faithful performance by the Applicant of all its obligations agreed and undertaken herein.
36. The Applicant shall indemnify and undertakes to keep the Company, its assignees and nominees saved, indemnified and harmless from and against all consequences resulting from the breach by the Applicant of any law or its representations, warranties and undertakings found to be untrue.
37. In case the Applicant is NRI/PIO/FNIO/OCI, the Applicant further agrees that the Applicant shall be responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act. 1999 (FEMA), rules and regulation of the Reserve Bank of India or statutory enactments or amendments thereof and all other applicable laws including that of remittance of

payments, acquisition, sale, transfer of immovable property, etc., and provide the Company with such permissions, approvals which would enable the Company to fulfill its obligations under this Application. The Applicant agrees that in the event of any failure on its part to comply with the applicable guidelines issued by the Reserve Bank of India, the Applicant shall alone be liable for any action under FEMA. The Applicant shall keep the company fully indemnified and harmless in this regard.

38. The Applicant confirms and assures the Company that it has read and understood the Apartment Act and the implications thereof in relation to this Application and the Applicant further confirms that it shall comply, as and when applicable and from time to time, with the provisions of the Apartment Act or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the subject matter of this Application.
39. The compliance hereof, by the Company shall be subject at all times to Force Majeure circumstances, and any event beyond the reasonable control of the Company by itself or in combination with other events or circumstances which cannot (i) by the exercise of reasonable diligence, or (ii) despite the adoption of reasonable precautions and/or alternative measures have been prevented, or caused to have been prevented, and which materially impairs or adversely affects the Company's ability to perform its obligation under this Agreement, and which events and circumstances shall include but not be limited to a) acts of God, i.e. fire, drought, flood, earthquake, epidemics, natural disasters or deaths or disabilities; b) explosions or accidents, air crashes and shipwrecks; c) strikes or lock outs, industrial dispute; d) non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters or other intermediaries; e) war and hostilities of war, riots or civil commotion; f) non-grant, refusal, delay, withholding, cancellation of any approval from any governmental authority or imposition of any adverse condition or obligation in any approvals from any governmental authority, including any delay beyond the control of the Company in issuance of the occupation certificate, completion certificate and/or any other approvals/certificate as may be required; g) any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority become subject matter of any suit/writ before a court of law; h) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts the Company from complying with any or all the terms and conditions as agreed in this Agreement; i) economic recession; j) any event or circumstances analogous to the foregoing. In the event of happening of any Force Majeure events, the Company shall be entitled to corresponding extension of time for performance of its obligations under this Agreement.
40. The Company shall not be held responsible or liable in any manner for not performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented or delayed due to Force Majeure. On the occurrence of any Force Majeure situation, the Company shall be entitled for extension of time corresponding to continuance of the Force Majeure circumstances. If on account of Force Majeure, the Company Party decides in their sole discretion to abandon the Grand Arch project, then in that event the Applicant hereby authorizes the Company to refund the amounts received from him/them with simple interest at the rate of 6% per annum (excluding interest paid/payable by the Applicant on any delayed payment) and the Applicant hereby confirms that it shall not make any other claim on the Company whatsoever.
41. Subject to Force Majeure and further subject to the Applicant having complied with all its obligations under the terms and conditions of this Agreement and the Applicant not being in default under any part of this Application and this Agreement including but not limited to the timely payment of the total Sale Consideration, stamp duty and other charges/fees/taxes/levies and also subject to the Applicant having complied with all formalities or documentation as prescribed by the Company, the Company proposes to offer the possession of the said Apartment to the Applicant within a period of 18 months from the date of execution of this Agreement ("**Commitment Period**"). The Applicant further agrees and understands that the Company shall additionally be entitled to a period of 180 (One Hundred and Eighty) days ("**Grace Period**"), after the expiry of the said Commitment Period to allow for unforeseen delays beyond the reasonable control of the Company. Subject to the condition contained herein, if the Company fails to offer

possession of the said Apartment to the Applicant by the end of the Grace Period, it shall be liable to pay to the Applicant compensation calculated at the rate of Rs. 7.50 (Rupees Seven and Fifty paise only) per sq. ft. of Super Area ("**Delay Compensation**") for every month of delay thereafter until the actual date fixed by the Company for handing over of possession of the said Apartment to the Applicant. The Applicant shall be entitled to payment/adjustment against such 'Delay Compensation' only at the time of 'Notice of Possession' or at the time of payment of the final installment, whichever is earlier.

42. Subject to above, in the event of delay by the Company in offering the possession of the said Apartment beyond a period of 12 months from the end of the Grace Period (such 12-month period hereinafter referred to as the "**Extended Delay Period**"), then the Applicant shall additionally become entitled to opt for termination of the allotment/Agreement and refund of the actual paid up installment made against the said Apartment after adjusting the interest on delayed payments along with Delay Compensation for 12 months. Such refund shall be made by the Company within 90 days of receipt of intimation to this effect from the Applicant, without any interest thereon. The Delay Compensation payable to the applicant who is validly opting for termination shall be limited to and calculated for the fixed period of 12 months only irrespective of the date on which the Applicant actually exercised the option for termination. This option of termination may be exercised by the Applicant only up till dispatch of the Notice of Possession by the Company to the Applicant whereupon the said option shall be deemed to have irrevocably lapsed. No other claim, whatsoever, monetary or otherwise shall lie against the Company nor be raised otherwise or in any other manner by the Applicant.
43. Notwithstanding any other provisions of this Agreement, the Applicant agrees that if it fails, ignores or neglects to take the possession of the said Apartment in accordance with the Notice of Possession sent by the Company, the Applicant shall also be liable to pay charges equivalent to Rs.7.50 (Rupees Seven and Fifty paise only) per month per sq. ft. of the Super Area of the said Apartment ("**Holding Charges**"). The Holding Charges shall be a distinct charge in addition to the maintenance charges and not related to any other charges/consideration as provided in this Agreement.
44. The structures comprising the Grand Arch project, including the Building in which the said Apartment is located may be got insured against fire, earthquake, riots and civil commotion, terrorism, etc., by the Company/MSA on behalf of all the owners of the Grand Arch project and the proportionate cost thereof shall be payable by the Applicant according to the pro-rated Super Area of the said Apartment. However, all the personal belongings, fixtures and valuables whatsoever of the Applicant contained in the said Apartment shall be got insured by it at its own cost. The cost of insuring the building structure shall be recovered from the Applicant as a part of total Maintenance Charges and the Applicant hereby agrees to pay the same. The Applicant shall not do or permit to be done any act or thing which may render void or voidable the insurance of any apartment or any part of the construction/buildings comprising the Grand Arch project or cause increase in the premium to be paid in respect thereof in which event the Applicant shall be solely responsible and liable for all costs and consequences.
45. Notwithstanding anything contained in this Agreement, timely performance by the Applicant of all its obligations under this Agreement, including without limitation, its obligations to make timely payments of the Sale Consideration, maintenance Charges and other deposits and amounts, including any interest, in accordance with this Agreement shall be of essence under this Agreement. If the Applicant neglects, omits, ignores, or fails in the timely performance of its obligations agreed or stipulated herein for any reason whatsoever or to pay in time to the Company any of the installments or other amounts and charges due and payable by the Applicant by respective due dates, the Company shall be entitled to cancel the allotment and terminate this Agreement in the manner described hereunder.
46. In case any breach committed by the Applicant is incapable of rectification or is in the opinion of the Company unlikely to be rectified by the Applicant or is such where the breach is repeated or is continuing despite the Applicant being given an opportunity to rectify the same, then this Agreement may be cancelled by the Company at its sole option by written notice ("**Notice of**

Termination") to the Applicant intimating to it the decision of the Company to terminate the Agreement and the grounds on which such action has been taken.

In all other cases not covered above, the Company shall give to the Applicant a notice calling upon it to rectify the breach set out in the said notice within 30 days from the date of the said notice. In the event that the Applicant fails to establish to the satisfaction of the Company that the said breach has been rectified by it within the stipulated time, the Company may terminate this Agreement in the manner set out in this Clause above and to the same effect.

47. For the removal of doubts, it is clarified that notwithstanding the pendency of any consequential event or act of the parties including, whether or not the refund cheque has been dispatched by the Company, or if dispatched, it has not been received by the Applicant or if received, such refund cheque remains unencashed by the Applicant, the dispatch of the Notice of Termination by the Company would be deemed to sufficiently and by itself constitute Termination of this Agreement and no further act on the part of the Company would be necessary for this purpose. It is further clarified that immediately on dispatch of the Notice of Termination, the Company shall be entitled to re-allot the said Apartment afresh to any other person and the Applicant agrees and undertakes that it shall not object thereto nor seek any legal relief so as to prevent such re-allotment.
48. The Applicant understands, agrees and consents that upon such termination, the Company shall be under no obligation save and except to refund the amounts already paid by the Applicant to the Company, without any interest, and after forfeiting the Earnest Money and deducting the interest accrued on delayed installments, late payment charges, service tax, brokerage/commission/charges and other amounts due and payable to it after resale of the said Apartment. Upon termination of this Agreement save for the right to refund, if any, to the extent agreed hereinabove, the Applicant shall have no further right or claim against the Company, which, if any, shall be deemed to have waived and the Applicant hereby expressly consents thereto. The Company shall thenceforth be free to deal with the said Apartment in any manner whatsoever, in its sole and absolute discretion and in the event that the Applicant has taken possession of the said Apartment, then the Company shall also be entitled to re-enter and resume possession of the said Apartment and everything whatsoever contained therein and in such event, the Applicant and/or any other person/occupant of the said Apartment shall immediately vacate the said Apartment and otherwise be liable to immediate ejection as an unlawful occupant/trespasser. This is without prejudice to any other rights available to the Company against the Applicant.
49. The Company shall also be entitled to and hereby reserves its right to cancel/terminate this Agreement in the manner described above, in case in the opinion of the Company, (a) the allotment of the said Apartment has been obtained through fraud, misrepresentation, misstatement and concealment or suppression of any material fact, OR (b) the Applicant has violated or violates any of the directions issued, rules and regulations framed by the Company or the MSA or by any statutory body or competent authority, including DTCP OR (c) the Applicant by its conduct or actions vitiates the spirit and essence of this Agreement. The conditions contained in part (a) and (b) of this Clause shall survive the conveyance of the said Apartment and shall attach with the said Apartment within the meaning of Section 31 of the Transfer of Property Act 1882.
50. All or any disputes arising out of or touching upon or in relation to the terms of this Agreement or its termination including the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions failing which the same shall be settled through reference to a sole Arbitrator to be appointed by the Managing Director of the Company, whose decision shall be final and binding upon the Parties. The Applicant hereby confirms that it shall have no objection to the appointment of such sole Arbitrator even if the person so appointed, is an employee or advocate of the Company or is otherwise connected to the Company and the Applicant hereby accepts and agrees this shall not constitute a ground for challenge to the independence or impartiality of the said sole Arbitrator to conduct the arbitration. The arbitration shall be governed by the Arbitration and Conciliation

Act, 1996 or any statutory amendments/modifications thereto and shall be held at the Company's offices or at a location designated by the said sole Arbitrator in Gurgaon. The language of the arbitration proceedings and the Award shall be English. Both the Parties will share the fees of the Arbitrator in equal proportion.

- 51. That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India. Subject to the above Arbitration Clause, the Courts at Gurgaon and the Punjab & Haryana High Court at Chandigarh alone shall, have the exclusive jurisdiction in all matters arising out of/touching and/or concerning this Agreement, to the exclusion of all other locations, regardless of the place of execution or subject matter of this Agreement.

I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in this Agreement which shall supersede the terms and conditions set out in this Application.

Date _____
Place _____

Signature of the Applicant(s)



Ireo MANAGEMENT PRIVATE LIMITED

Corporate Office: Orchid Centre, 5th Floor, (above Audi showroom), Golf Course Road, Sector 53, Gurgaon 122002, Haryana, India.

Tel: (91124) 4754000; Fax (91124) 4754100

website: www.ireoworld.com