

Ace Starlit

SEC .152, NOIDA-

application form



APPLICATION FORM FOR BOOKING OF RESIDENTIAL FLAT/UNIT

M/s Star Landcraft Pvt Ltd.,

7th Floor, Plot No. 01B, Sector 126, Noida, Gautam Buddha Nagar-201303 (U.P.)

Application No.

Dated

Dear Sir,

I/We hereby apply to book a residential Flat/Unit as described below in the Group Housing Project/Scheme under the name and style of "ACE STARLIT", built at Sports City Plot No. SC-01/9, admeasuring area 27496.49 sq. mtrs., Sector-152, Noida, UP, being developed and promoted by M/s Star Landcraft Pvt. Ltd. (hereinafter called to as Company).

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 a Flat/Unit notwithstanding the fact that the company has issued a receipt in acknowledgement of the money tendered with this application being the Non refundable Earnest Money. I/We have read and understood the Terms and Conditions as provided in this Application Form and I/ We agree to accept and sign the prescribed allotment letter as per the company's standard format and agree to abide by the terms & conditions laid down therein.

I/We acknowledge that the company has provided all the information and clarifications as sought by me/us and I/We am/are satisfied with the same. I/We have also relied on my/our own judgement and have conducted due inquiry before deciding to apply for booking of the said Flat/Unit. This application is complete and self contained in all respects and any kind of oral or written representation or statement shall not be considered constituting a part of this application.

In case M/s Star Landcraft Pvt. Ltd., confirms the booking of a Flat/Unit, I/We agree to pay further installments of sale price and all other allied charges/dues as stipulated/demanded by the Company and/or as contained in the payment plan opted by me/us and/or as per the payment plan mentioned elsewhere in this Application Form and/or as explained to me/us by the company and understood by me/us, failing which the allotment shall stand cancelled and booking amount shall be forfeited by the Company.

1. The particulars of the applicant(s) are given below for Company's reference or record:

APPLICANT

Mr./Mrs./Ms.

S/W/D/of

Permanent Address

Correspondence Address

Telephone Mobile Fax

E-mail: Date of Birth

Marital Status: Married Unmarried

Residential Status: Resident Non-Resident Foreign Nationals of Indian Origin

Nationality: PAN No.

Occupation/ Profession: Govt. Servant Self Employed Private Sector Professional Others

Office Name: Designation

Office Address:

Telephone Mobile Fax E-mail:

COMPANY

APPLICANT

CO-APPLICANT

CO-APPLICANT

Mr./Mrs./Ms.

S/W/D/of.....

Permanent Address

Correspondence Address

Telephone Mobile Fax

E-mail: Date of Birth

Marital Status: Married Unmarried

Residential Status: Resident Non-Resident Foreign Nationals of Indian Origin Nationality:

PAN No.

Occupation/ Profession: Govt. Servant Self Employed Private Sector Professional Others

Office Name: Designation

Office Address:

Telephone Mobile Fax

E-mail:

Nominee's details

Name

Guardian name

Address.....

(In case nominee is a minor)

Guardian name Relationship

Guardian's address

OR

M/s....., a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at through its partner

Mr./ Mrs/ Ms.

S/D/W/of, authorized by a resolution dated (copy of the resolution signed by all Partners required). PAN/ TIN

Registration No.

OR

M/s....., a Company registered under the provisions of Companies Act, 1956, having its registered office at through its Director or duly authorized signatory Mr./Mrs./Ms..... S/D/W/of....., authorized By a Board Resolution dated..... (Copy of Board Resolution along with a certified Copy of Memorandum & Articles of Association required). PAN/ TIN Registration No.

COMPANY.....

APPLICANT.....

CO-APPLICANT.....

2. PARTICULARS/DETAILS OF FLAT/UNIT

1. Flat/Unit No. 2. Tower..... 3. Floor.....
4. Super Area..... Sq. ft. 5. Phase 6. Other details.....

3. COST OF FLAT/UNIT:

Selling Price @ Rs.....
Parking charges Rs.....
IFMS: @ Rs. /- Per Sq. Ft.....
Lease Rent @ Rs. /- Per Sq. Ft.....
Dual Meter Charges Rs.
Total cost of Flat/Unit.....

4. TYPE OF FLAT/UNIT

2BHK(Type 1) 2BHK (Type 2) 3 BHK(Type 1) 3BHK(Type 2)

5. TYPE OF PARKING

Covered Car Parking Back to Back two car parking

6. PAYMENT PLAN

Down Payment Construction Linked Plan Special Payment Plan

7. MODE OF PAYMENT

Self Loan

8. ADDITIONAL FACILITIES (IF REQUIRED)

Additional Parking Space Additional Power Backup _____ KVA

Note:

- 1 sq. mtrs. = 10.764 sq. Ft.
- GST and other taxes are extra as and when applicable, it will be charged at the prevailing rates as per payment schedules.

I/We remit herewith a sum of Rs. _____ (Rupees _____ Only) by Bank Draft/ Pay Order/Cheque No. _____
Dated _____ Drawn on _____ as booking amount/earnest money for the allotment of the Flat/Unit. (Booking shall be confirmed subject to realization of Cheque/ DD/PO).

Declaration:

I/We the undersigned hereby declare that the above mentioned particulars/information provided by me/us are true and correct and nothing material has been concealed there from.

I/We declare and confirm that I/We have applied for the booking of above said Flat/Unit directly or through your authorized property agent/broker namely..... (To be filled by the Applicant(s) only).

I/We further declare and confirm that if the agent/broker commits for other facilities which are not covered under the terms & conditions of the Application Form and Allotment Letter then the Company will not be responsible for the same.

Date:

Place:

Signature of the Applicant (s)

COMPANY _____

APPLICANT _____

CO-APPLICANT _____

INTERPRETATION OF SOME OF THE INDICATIVE TERMS

For all intents and purposes and for the purpose of terms and conditions set out in this Application Form, singular includes plural and masculine includes feminine gender.

- a. Applicant: Means a person(s)/Firm/Company applying for booking of the Flat/Unit, whose particulars are set out in the Booking Application Form and who has appended his/her signature in the acknowledgement of having agreed to the terms & conditions of the booking application form. In case of more than one applicant, the other applicant will be considered as co-applicant and prior to execution of the allotment letter they will be considered as Intending Applicant(s).
- b. Application (Booking Application): A request for booking of Flat/Unit made by the person(s)/Firm/Company on a standard format namely booking application form of company.
- c. Allotment Letter: Confirmation of booking of Flat/Unit by the Company and an agreement over a prescribed standard format of company which is duly executed by and between the company and Applicant(s).
- d. Applicant(s): Those who have accepted and signed the allotment letter over a standard format of company, thereafter, a particular Flat/Unit has been reserved for that particular Applicant(s), the terms & conditions of the Allotment Letter shall be applicable on the intending Applicant till the execution of Conveyance Deed/Sub-Lease Deed. In case of more than one Applicant, the other Applicant(s) will be considered as Co-Applicant(s), the Applicant and Co-Applicant(s) will have an equal share in the Flat/Unit unless otherwise specifically provided.
- e. Flat/Unit: The dwelling Flat/Unit in the project which is identified by a number, that number is also identifying the floor and block of the Flat/Unit, "Said Flat/Unit" shall mean the specific Flat/Unit applied for by the Applicant in the said Project, details of which have been set out in this Application.

f. Area:

Area of land: Total Area of land on which the project is going to be constructed as per lease deed of the project .

Common Area and Facilities: Means all facilities to be used by all the Applicant(s), such as entrance lobbies, corridors, staircases, staircaseshafts, munties, lobbies, lifts, lift lobbies, shafts, machine rooms, service shafts, fire escapes, underground and overhead tanks, electric sub- station, control panel room, installation area of transformer and DG set, guard towers, entrance and exit of the complex, water supply treatment plants, pump house, sewage systems and STP, EPABX systems, common toilets, rain water harvesting systems etc.

Super Area of the Flat/Unit: This comprises of the built up area/covered area of the Flat/Unit including area under periphery walls and columns, the area of balconies/verandas, cupboards, windows projects etc. proportionate share of common areas within the building like staircase, munties, lift wells, lift room, machinery room, common lobbies and passages on all floors and the proportionate share of common service areas in the complex like community facilities, security rooms, maintenance staff rooms, electric sub-station, pump rooms, underground/overhead water tanks, covered and uncovered shafts etc.

Carpet Area of Flat /Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

Independent Area: The Areas which are not included as common areas for common use of Applicant(s) and may be sold by the company/promoter without the interference of other Flat/Unit owners.

Limited Common Area and Facilities: Those which are reserved for use of certain Flat/Unit or Flats/Units to the exclusion of the other Flat/Unit.

- h. Company: That is M/s Star Landcraft Pvt. Ltd., a company registered under the provisions of Companies Act, 1956, having its Office at 7th Floor, Plot No 01B, Sector 126, Noida, Gautam Buddha Nagar-201303(U.P).
- i. Complex: The entire project having Flats/Units of different types and dimensions in various Blocks/Towers also having spaces for convenient shopping, commercial and recreational facilities, club, party hall, basement, swimming pool, parking spaces and spaces for public amenities etc.
- j. Force Majeure Clause: Means any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/ or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform obligations under this Application, which shall include but not belimited to:

Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters etc.

Explosions or accidents, air crashes and shipwrecks, act of terrorism.

COMPANY _____

APPLICANT _____

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Strikes or lock outs, industrial dispute, declaration of quarantine/lockdown, epidemic and pandemic.

Non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever.

War and hostilities, riots, bandh, act of terrorism or civil commotion.

The promulgation or amendment in any law, rules or regulation or the issue of any injunction, court order or direction from any government authority that prevents or restricts the party/company from complying with any other authority or if any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the said Complex/ said Building or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or any other Quasi Judicial Body or for any other reason whatsoever.

- k. Layout and Plans: The Architectural Drawing of project comprising of whole planning of constructions, open areas and drawings of particular Block, floor and a particular Flat/Unit.
- l. Payment Plans: The mode of payment towards the captioned booking of Flats/Units having mode, intervals and the time frame for the payments which is also prescribed in the price list of the project.
- m. Maintenance Charges: Means the charges to be paid by the Applicant(s)/owner for the maintenance and upkeep of the said Complex/said buildings as per the maintenance agreement with the Company or to the Maintenance Agency at prescribed rates on the super built-up area of the said Flat/Unit.
- n. Project: Means "Ace Starlit", built at Sports City Plot No. SC-01/9, admeasuring area 27496.49 sq. mtrs., Sector-152, Noida, U.P.
- o. RWA: Means the Resident Welfare Association of the Flat/Unit owners which shall be duly formed after providing possession of majority of flats/units in the said project. The Company/Promoter shall get the association registered, in case the same is not registered by the flat owners themselves and in such a case all the residents shall be required to become a member of the said RWA so formed. The President, Vice-president, General Secretary and Treasurer etc. shall be elected by the members of RWA amongst themselves as required under the law.
- p. Taxes: Shall mean present and future taxes and levies/notified by the authorities, Central/State Governments and recoverable from Flat(s)/Unit(s) owners.
- q. TDS: Shall mean Tax Deduction at Source under Income Tax Act, 1961 as amended.
- A. Whereas, the **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2(d) of the Uttar Pradesh Industrial Area Development, 1976 (UP Act No. 6 of 1976) through a sealed two bid tender system awarded an International level Cricket Stadium Cum Sports City Plot No. SC-01, admeasuring 5,03,000 sq. mtrs. Sector-152, Noida to M/s ATS Homes Private Limited (Consortium), vide allotment-cum-reservation letter no. NOIDA/Commercial/2015/ 1128 dated 16.07.2015..
- B. Whereas, the New Okhla Industrial Development Authority subsequent to the Allotment, subdivided the International level Cricket Stadium Cum Sports City Plot No. SC-01, admeasuring 5,03,000 sq. mtrs. Sector-152 into various plots of different sizes and agreed to execute Sub-Lease Deeds for the said subdivided plots. .
- C. And whereas a Sub-Lease Deed dated 30.12.2015 was executed between New Okhla Industrial Development Authority (Lessor), M/s ATS Homes Private Limited (Lessee) and M/s Star Landcraft Pvt. Ltd. (Sub-Lessee) in respect of International level Cricket Stadium Cum Sport City **Plot no. SC- 01/09, land area 27496.49 sq. mtrs. Sector-152**, Noida to develop the residential and group housing project. The said Sub-Lease Deed is duly registered in the office of Sub-Registrar-I, Noida, as Document No. 7049, in Book No. I, Volume no. 5008, at pages No. 253-314, on 30.12.2015. .
- D. And whereas the Company is developing and constructing residential Units/Flats of various sizes and dimensions in the Group Housing Residential Project known as "ACE STARLIT", built on SC-01/9, admeasuring area 27,496.49 sq. mtrs., Sector-152, Noida (herein after referred to as said

COMPANY_____

APPLICANT_____

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'Project') , after getting the building plan duly approved from NOIDA. As per the stipulations of said Sub-Lease Deed, the Company is entitled to allot the flat(s)/Unit(s) on lease hold basis to the intending Applicants. The location of the Flat/Unit is delineated in the layout plan.

INDICATIVE TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FOR BOOKING OF RESIDENTIAL FLAT/UNIT IN "ACE STARLIT, BUILT AT SPORTS CITY PLOT NO. SC-01/9, SECTOR-152, NOIDA, U.P.

The terms & conditions given below are tentative and of indicative nature with a view to acquaint the applicant with the terms & conditions as comprehensively set out in the Allotment Letter, which upon execution, shall supersede the terms and conditions set out in this application.

1. That the Applicant has applied for registration of booking of a residential Flat/Unit in the above scheme/project being developed by M/s Star Landcraft Pvt. Ltd.
2. That the Application is to be accompanied with the registration amount/earnest money payable, which shall be 10% of the cost of Flat/Unit as per payment plan, by A/c payee cheque or demand draft or UTR in favor of M/s Star Landcraft Pvt. Ltd., payable at New Delhi/NCR, no outstation cheque/draft shall be accepted. However, if the amount paid by the Applicant is less than 10% of the cost of Flat/Unit then this application shall not be accepted for the provisional allotment. The schedule of installments as opted in the Application Form/Allotment Letter shall be final and binding over the Applicant. Further, for all intents and purposes it is clarified that 10% of the cost of Flat/Unit shall be deemed as registration amount/earnest money for the Flat/Unit. In case, re-issuance of Allotment Letter is required and requested by the Applicant or bank/financial institution, the same shall attract a fee of Rs.10,000/- as administrative charges and shall be payable by the Applicant.
3. That the final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject the application without assigning any reason thereof.
4. That all the terms and conditions of Sub-Lease Deed of the above said Group Housing Plot of Land executed by NOIDA shall also be applicable to the intending Applicant.
5. That the Applicant shall execute an Allotment Letter with the company (after paying 10% cost of the Flat/Unit to the company with tax/GST as applicable) along with all required documents for the same at the Corporate Office or Site Office of the company within 30 days from the date of paying the said amount of 10% of the cost of the Flat/ Unit, unless the Company (at its sole discretion) does not accept the application. If the Applicant fails to execute and deliver the Allotment Letter to the company within said stipulated period then the Allotment of the Applicant shall be treated as cancelled and 10% cost of Flat/Unit as constituting the earnest money along with any other amounts of non-refundable nature, paid by the Applicant shall be forfeited by the Company. After deduction of said amount the balance amount (if any) without interest shall be refunded to the Applicant.
6. That the layout plan of the entire Project as drawn by the Company is in accordance with the approved plans and is subject to change if deemed necessary by the Company due to architectural and structural reasons or as may be required by the regulatory authorities of NOIDA. Only such alternations which may result into change in the area of the Flat/Unit, Floor, Block, number of Flat/Unit, location and increase/decrease in the number of car parking slots allotted to the Applicant shall be subject to prior permissions of concerned authority and Two-Third Applicant(s)/Residents members at that time. In regard to all such changes either at the instance of the regulatory authorities or otherwise decision of the Company, shall be final and binding on the Applicant. In addition to the aforementioned, for all minor changes or alterations necessitated due to architectural/structural reasons or any other reason, the Company shall not require consent of the Allottee(s)/Resident members. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein or as directed by RERA.

Note: The request for any change in construction/specification of any type in the Unit/Flat will not be entertained.

7. As per the prevailing building bye laws of the NOIDA, the FAR (Floor Area Ratio) of the "ACE STARLIT", presently is 54992.98/- SQm of the residential plot area, which comprises of permissible numbers of the Flats/Units and thereafter the company has right to purchase the additional FAR of the Residential Plot Area from GNIDA and further company may use additional 5% FAR as per the norms of the Green Building by Laws. Accordingly the numbers of the proposed dwelling/Flats and population density may be increased. Furthermore, consent to increase in permissible FAR the company shall have exclusive right to construct additional floors within such permissible FAR with prior written consent of 2/3rd allottees at time of seeking approval for such additional FAR.
8. The Company shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the said Flat/Unit is completed. The total price payable for the carpet area shall be recalculated upon confirmation by the Company. If there is reduction in the carpet area then the Company shall refund the excess money paid by Allottee. If there is any increase in the carpet area, which is not more than 3 (three) percent of the carpet area of the Flat/Unit, allotted to the Allottee, the Company may demand that from the Allottee as per the next milestone of the Payment Plan or within 30 days of receipt of notice by the Company in this regard.

COMPANY _____

APPLICANT _____

CO-APPLICANT _____

9. That in case the cost/ value of Flat/Unit booked/allotted is Rs.50,00,000/- (Rupees Fifty Lac only) or more; in such a case each and every payment made or to be made by such applicant in whatever mode or manner and whether in lump sum or by way of installments or in tranches; shall be liable to a deduction of 1% of such payment as Tax Deduction at Source (TDS) by such applicant and the total amount of TDS so deducted shall be deposited by such applicant to the credit of Central Govt. as it has been mandated through an amendment in the Income Tax Act, 1961, by inserting a new Sec 194-IA & notified by CBDT vide Notification No. S.O. 1404-E dated 31st May, 2013 applicable w.e.f. 1st June, 2013, which states that the every buyer/customer is liable to deduct TDS @ 1% out of the installment which is to be paid to the Builder/ Company/ seller in case the value of the property so purchased is Rs.50,00,000 or more; and has to deposit that TDS amount to the credit of Central Govt. The credit of the same shall be reflected in the account of the said applicant once he/ she submits the proof of payment of "TDS on purchase of property" and issue to the Builder/ Company/ seller; TDS Certificate in Form-16B. Therefore, it is mandatory for the applicant to have a valid Permanent Account Number (PAN). For further details applicant may visit "www.incometaxindia.gov.in". Applicant is further requested to mention on the challan for payment of "TDS on purchase of property", address of the company.
10. That the Applicant agrees that he shall pay the sale price of the residential flat/ unit and other charges on the basis of super area of the flat /Unit, which comprises of the built up area/covered area of the flat/unit including the area under periphery walls and columns , the area of balconies / verandas, cupboards , windows etc , proportionate share of common areas within the building like staircase , munties , lift wells, lift room, machinery room, common lobbies and passages on all floors and the proportionate share of common services areas in the complex like community facilities , security rooms, maintenance staff rooms, electric sub –station , pump rooms, underground /overhead water tank, covered/ uncovered shafts etc. If there is any increase or decrease in the final super area, then necessary adjustment will be made in the price of the flat/ unit based on original rate at which the flat/ unit was allotted.
11. That the Central Government has passed Real Estate Regulation and Development Act, 2016 and the provisions of same and rules framed there under as applicable to state of Uttar Pradesh shall apply on Project "ACE STARLIT" and units booked there under from the notified date. Accordingly ,the corresponding super area of unit booked shall automatically convert to Carpet Area of unit and proportionate share of common areas and common services with in building and total consideration agreed for present booking on basis of super area shall automatically become the consideration for Carpet Area of unit and proportionate share of common area and common services as defined under above said act .The carpet area for present booking isSquare Meter based upon the present layout plan/building plan of the Project which may be subject to change in future due to any alternation or modification as mentioned in this Application Form.
- However, the carpet area of unit shall not have any impact on payment of maintenance charges as defined in clause m and same shall be paid by Applicant(s) /Owner on super built area of the said flat/unit.
12. That the amenities like roads, electricity, sewers & water supply, same shall be provided by the NOIDA concerned up to the boundary of the said Project. The Company will carry out all the above mentioned amenities within boundary of the said Project i.e. internal development of the Project, the delay in providing the above said facilities on the part of the NOIDA shall not be considered as delay on the part of Company.
13. That the Applicant and family members have a right to visit and inspect the premises during the course of construction on working days and hours with prior appointment and approval from the Company. Notwithstanding the confirmation of appointment by the Company, the Allottee and the family members while deriving this right the Company shall not be held liable for any loss/cost/damages/hurt or any other expenses caused due to such visit, if any, on account of any accident that may occur at the time of inspection during constructions or after constructions by the Applicant or any family members accompanying him.
14. That the Applicant & Co-Applicant (if any) will have equal share in the Flat/Unit and in case of death of any of them, the booking will continue only after providing a Certificate regarding the legal heirs of the deceased from the appropriate authority and a No Objection Certificate from the concerned bank, if availed a loan. Similarly in a divorce case or where a dispute arises between the Applicants, the booking will continue only after providing consent in writing by both the Applicants and No Objection Certificate from the concerned bank, if loan is availed.

The interest over the delayed payment shall be charged, the dispute whatsoever stated above shall not give any effect to that. In all the above said circumstances there will be a time limit of maximum upto two months thereafter the Company can cancel the said booking/allotment and the Applicant shall have no claim or right whatsoever except to claim for the refunds of amount as deposited, and in such cancellation there will be deduction of 10% of the cost of the Flat/Unit. For the refund in said cases as stated above, consent of both the Applicants shall be necessary otherwise the amount shall be refunded in equal share between all the Applicants.

COMPANY _____

APPLICANT _____

CO-APPLICANT _____

15. That all Taxes and statutory levies presently payable in relation to Land comprised in "ACE STARLIT" have been mentioned in the price list of the Flat/Unit. However in the event of any further increase and/or any fresh tax, ,GST/ trade tax/sales tax, VAT, farmer's compensation, cess, metro cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Applicant on pro rata basis. Any charges on account of external electrification as demanded by Noida Power Authority or any competent authority(s) shall also be additionally payable by the Applicant.
16. While there is no obligation upon the Company to issue any separate letter for payment of installments on the due dates, the Company may in the interest of facilitating the Allottee, send payment reminders to the Allottee for the payment of instalments as per the payment schedule. If the Allottee fails to make payments even after 2(two) consecutive demand notices of 7 (seven) days each being made by the Company, the Company shall be entitled to charge applicable interest from the Allottee on the unpaid amount at the rate equal to MCLR (Marginal Cost of Lending Rate) on home of State bank of India + 1%, unless provided otherwise under the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016. Further in case the default by the Allottee under this Clause continues for a period beyond 3 (three) consecutive months after notice from the Company, the Company may cancel the allotment in favor of the Allottee and refund the money paid till date after deducting 10% of the Flat/Unit sale price (i.e., the booking amount) and the interest liabilities and consequently this Agreement shall stand terminated. The Company shall return 50% (fifty percent) of the balance amount of money paid by the allottee within 45 (forty five) days of such cancellation and the remaining 50% (fifty percent) of the balance amount on reallocation of the apartment / plot or at the end of one year from the date of cancellation, whichever is earlier. The Allottee acknowledges that upon cancellation of allotment of the Flat/Unit by the Company, the Allottee shall have no right or interest of any kind whatsoever in the said Flat/Unit and the Company shall be discharged of all its liabilities and obligations under this Allotment, and the Promoter shall have the absolute and lawful right to sell and deal with the said Flat/Unit and the reserved parking space(s) in the manner in which it may deem fit as if this Allotment had never been executed.
17. That the time is essence with respect to the Applicant's obligation to pay the sale price as provided in the payment schedule/plan along with other payments such as applicable stamp duty, registration fee and other charges more specifically stipulated in the Allotment Letter to be paid on or before due date or as and when demanded by the Company as the case may be and also to perform or observe all other obligations of the Applicant under the Allotment Letter. It is clearly agreed and understood by the Applicant, it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant as per the schedule of Payments or obligations to be performed by the Applicant. However the Company may without prejudice to its rights in its sole discretion, waive its right to terminate the Allotment and enforce all the payments and seek specific performance of this Allotment in such a case. The Applicant agrees that the possession of the Flat/Unit will be handed over by the company after making all payments, outstanding/dues, penalties etc. along with interest (if any) by the Applicant to the satisfaction of the company.
18. That a written intimation for completion of Flat/Unit will be sent to the Applicant and a "Fit-out-Period" of 60 days will commence from the date of "offer of possession". The said "Fit-out-Period" is in order to facilitate the Applicant to communicate exact date by which he is going to take physical possession of Flat/Unit after complying with necessary formalities viz. obtaining NOC from the Accounts Department of Company, registration of Sub-Lease Deed/Transfer Deed etc., the installation of sanitary-ware, wash basin, kitchen, woodwork, sink, hardware accessories and final touch of paint etc. will be done during said "Fit-out-Period" only, which will take around 50 to 60 days for an individual Flat/Unit, the Applicant may get these final installations in his own presence, if desired so.
19. That in case, the Applicant reaches in last of "Fit Out Period", where the scope of 60 days for final touch does not remain left which is stated above, in such condition, the monthly maintenance charges shall commence in accordance to the date given in the letter of "Offer of Possession".
20. (a) The Company shall endeavour to complete the construction of the Flat/Unit within a period specified in the Allotment Letter to be entered into, subject to timely payment of installments and other charges by the Applicant, when due or demanded by the Company. The Company on obtaining completion certificate/certificate of occupancy from New Okhla Industrial Development Authority shall hand over the Flat/Unit to the Applicant after clearing all the dues according to the terms and conditions of the Allotment Letter in respect of said flat.
(b) The Applicant agrees that the development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the Company like non-availability of building materials and/or labour problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order, rule, notification of the Government/public/competent authorities, delay in issue of completion certificate/occupancy certificate, water/electric power supply connection or any other reason beyond the control of the Company, and in such an event the Company shall be entitled to reasonable extension of time for which the Applicant shall not be entitled for any claim or compensation of any nature whatsoever for the period of delay on the part of company.
21. That the possession of the said Flat/Unit is likely to be delivered by Company by being the date notified with UPRERA where the Project is registered vide registration no. _____ unless renewed further by the Real Estate Regulatory Authority in accordance with UPRERA. In case of delay in construction of the said Flat/Unit beyond this date plus grace period which is not due to reason

COMPANY _____

APPLICANT _____

CO-APPLICANT _____

explained in clause no. 20(b) above, the company agrees to pay a delay penalty interest @ the rate equal to MCLR (Margin Cost of Lending Rate) on home loan of State Bank of India +1% unless provided otherwise under the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016. The said delay penalty is subject to the Applicant having made payments/all installments towards the sale consideration amount of the said Flat/Unit in time and without making any delay to the company. Vice-versa the penalty interest mentioned hereinabove on delay in taking in possession shall also be applicable on the Applicant and payable by the Applicant, if the Applicant does not comply with the requisite compliance as per the letter "Offer of Possession". The said penalty shall commence from the date of expiry of Fit-out Period. This holding/waiting period shall have a limit maximum of 6 months thereafter the said allotment shall be treated as cancelled and no other claim except refund of amount without any interest as per the terms & conditions of the Company shall be entitled and entertained. Further in case of bank loan the due amount will be refunded to the bank and balance amount will be refunded to the Applicant. Further, the Company reserves the right to make early delivery of project before the scheduled completion period mentioned here above and in this case Applicant shall have no right to claim any compensation due to such early completion whatsoever.

22. That the car parking will be available inside the complex. The Cars/Scooters/Two Wheelers/Cycles shall be parked within the same parking spaces as allotted to the Applicant. One car parking in the Double Basement or Big Parking Slot in Double Basement, is mandatory. No car/vehicle is allowed inside the complex except those who have reserved the car parking space. The company also reserves its rights to allot the un-allotted parking spaces further in future even after handing over the maintenance of the complex to the Residents Welfare Association of the complex. The R.W.A. or owner/ Applicant/occupier of the Unit/Flat shall not have any right over the un-allotted parking spaces.
23. That single point electric connection will be taken for the complex from the Paschimanchal Vidyut Vitran Nigam Limited and the electricity will be distributed through separate meters to the Applicant through pre-paid systems.
24. That if the Applicant requires more than 2 KVA Power back up facility, then the Applicant has to give his consent in writing at the time of offer of possession letter and has to pay additional charges for the additional Power back up facility, and no request for power back-up facility shall be entertained later on. Per unit charges of the power back-up (i.e. running of DG Set) shall be subject to the prevailing rates of fuel at the time of possession.

Note: Any request for reducing power back-up load shall not be entertained and no refund shall be made thereon, the said load(s) always be final as once opted in this booking application.

25. That there will be defect liability period of 60 months from the date of handing over possession or from the date of issuance of completion certificate whichever ever is earlier. The defect liability shall be limited to the defect in construction (i.e. structure) however, air cracks in plaster masonry, wrappage in doors and windows shall not be considered as defects. Defect liability shall not include force majeure situations such as damage resulting from war, flood, earthquakes etc. The defect liability shall not be applicable on the readymade equipments/appliances, most of which are covered under warranty by the manufacturers themselves. However, in the event of recurring problems with the bought equipments/appliances, the Company shall co-operate with the applicant to sort out the issues.
26. That any delay on account of the authority for issuance of the Occupation certificate/ completion certificate shall not be considered as any delay on account of the Company. The date of applying the Occupation certificate/ completion certificate shall be presumed as the date of completion, the Company shall not be liable for the penalty for delay in possession after the said date i.e. any claim for delay in possession will be confined upto the date of the applying for the completion certificate only.
27. That subject to the restrictions and limitations in Sub-Lease Deed which is executed by New Okhla Industrial Development Authority, the Applicant shall be free, at its option, to raise finances or a loan for purchase of the Flat/Unit. However, responsibility of getting the loans sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Applicant. In case the Applicant's loan is not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Applicant and in the event of default in payment as per the Payment Plan, the Applicant shall be liable for consequences including cancellation of the allotment.
28. That the Applicant shall comply with legal requirements for purchase of immoveable property wherever applicable, after execution of the Allotment Letter and sign all requisite applications, forms, affidavits, undertakings etc. required from time to time for purchase of said residential Flat/Unit.
29. That on completion of Flat/Unit and receipt of full consideration amount along with other charges (if any) payable by the Applicant, a Tripartite Sub-Lease Deed shall be executed in favour of the Applicant on the format approved by the New Okhla Industrial Development Authority and the Company. All expenses towards execution of the said Sub-Lease Deed i.e. cost of stamp duty for registration of Sub-Lease

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Deed/Transfer Deed, registration charges/fees, miscellaneous expenses and advocates legal fees/charges etc. shall be borne and paid by the Applicant, the Applicant will be responsible and liable to pay the deficiency in stamp duty/penalty/interest on such documents as per the Stamp Act. Any stamp duty and deficiency, if imposed by the Govt. on the Sub-Lease Deed, Allotment Letter, Allotment of Parking space and Agreement for Maintenance, Electricity and Power Back-up etc. shall be payable by the Applicant.

30. That in case, the Applicant desires for cancellation before the allotment, then 10% of the cost of Flat/Unit as constituting the earnest money, will be forfeited and the balance amount, if any, refunded without any interest after re-sale of the Flat/Unit.
31. That the Applicant shall be required to pay requisite charges as fixed by the Company for the connections of water and sewer of the allotted Flat/Unit and he shall also pay the Power Back-up Charges (if more than 2KVA), Sinking Fund, Admn. charges and all other such charges as maybe fixed by the Company.
32. That the Flat/Unit shall be used for residential purpose only, and any activity/ purpose which may or is likely to cause public nuisance or is not permissible under the law shall not be allowed.

Any type of encroachment/construction in the entire complex including roads, lobbies, roof etc., shall not be allowed. Further, the Applicant or the association/ RWA shall not be permitted to close the verandah, lounges, balconies, common corridors etc., even if the particular floor is occupied by the same party. The Applicant further agrees, undertakes and guarantees that he will not display any signboard/nameplate/neon lights signs, hanging clothes and flower pots on the external façade of the building/Tower/Complex or anywhere on the exterior of the building or the common areas. Furthermore, the Applicant shall not be permitted to do any type of change inside the Flat/Unit which may cause or likely to cause damage to the safety stability of the structure of the building/tower/block.

33. That it is admitted, acknowledged and so recorded by and between the parties that the Applicant in no circumstance will be allowed to carry out any changes whatsoever in the elevations and / or outer colour scheme. This provision shall be applicable even after handing over the physical possession and execution of title deed. In case of non-compliance of this provision by the Applicant, the Company shall have liberty to restore the original elevations and / or outer colour scheme without any formal notice, this shall be done at the cost and risk of the Applicant.
34. That the Applicant shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Flat/Unit) in the Complex as determined by the Company or its nominated Agency.
35. That at the time of handing over the maintenance of the project to the RWA, the following will be handed over to the RWA, i.e. all existing lifts, corridors, passages, parks, underground and overhead water tanks, firefighting equipments with motor rooms, Single Point Distribution system with all liabilities, Gen-sets, security gates with intercoms, lifts rooms at terrace and other areas falling under the common areas.

Note: All the unsold spaces and areas which are not falling part of common areas, shall continue to be the property of the Company and all rights are reserved with the Company for said areas.

36. That in case the Applicant desires transfer of allotment/ownership of Flat/Unit, before registration/possession, a transfer fee as prevailing at the time of desired transfer shall be payable by the Applicant. However first transfer request will be entertained only after receipt of 40% amount of Unit Sale Price. Inclusion of name of spouse as Co-Applicant shall be free of any charges but administration charges shall be payable.
37. That it is hereby agreed that the Company/Maintenance Agency shall be entitled to effect disconnection of water/ sewer and power/power backup connection and debar from usage of any or all common facilities within the complex of the applicant, in case of any unlawful activities or non-compliances of any of the terms of the allotment by the Applicant.
38. That if for any reason, whether within or outside the control of the Company, the whole or part of scheme is abandoned, then no claim will be preferred except that the entire money received from the Applicant will be refunded without interest.
39. That in case, the Applicant makes any payment to any of the person/Company, except M/s Star Landcraft Pvt. Ltd., against his booked Flat/Unit, then the Applicant will be solely responsible & liable for the said payment. All payments made should be either through an Account Payee Cheque or Draft or RTGS/NEFT transfer to Company Account.
40. That the contents of each Flat/Unit along with the connected structural part of the building shall be insured by the Applicant at his own cost against fire, earthquake etc., the Company after handing over possession of any particular Flat/Unit shall in no way be responsible for safety, stability of the structure. The Applicant will pay all charges towards insurance either by him individually or through society collectively, if so formed for maintenance of the building.

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41. That it shall be the responsibility of the Applicant to inform the company by Regd. A.D. Letter or through Speed Post about subsequent change(s) in the address, otherwise the address given in the booking Application Form, will be used for all correspondences, demands, letters/Notices, and any intimation posted at that address will be deemed to have been received by the Applicant and the Company shall not be responsible for any default.
42. That in case of NRI Applicant, observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing shall be responsibility of the Applicant.
43. That any or all disputes arising out or touching upon or in relation to or concerning with the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled, as the case may be, through the Authority or Adjudicating Officer appointed under the Real Estate Regulation and Development Act, 2016.
44. That this Application is subject to a lock-in period of thirty (30) days from the date of signing of this Application Form and after thirty (30) days this Application shall automatically be rejected, if allotment is not done at the sole discretion of the Company.
45. That the Cheque Bouncing Charges are applicable @ Rs. 500/- + Services tax (as Applicable).
46. I have read and understood the terms and conditions of Sub-Lease Deed, executed in favour of the Company by the NOIDA, the same shall be binding on me and I am fully satisfied with said terms and conditions, title, interest and rights of the company. It is clear to me that for any changes in the layout plan, my written consent is required as per the Law, I hereby give my free consent to the Company that it can make any type of changes in layout/elevation/design beside alternation in open space etc., and my consent shall be presumed to be valid at all times.
47. That it is hereby agreed, understood and declared by and between the parties that the Company may take construction finance/ demand loan for the construction of the above Complex from the Banks/Financial Institutions after mortgaging the Unit/Flat of the said complex, however the Sub-Lease Deed in respect of the said Unit/Flat in favour of Applicant will be executed and registered as free from all encumbrances at the time of registration relating to flat qua Builder.
48. I have read and understood the terms and conditions mentioned in the Application Form by taking ample period. I consider all the terms and conditions of the Application Form to be reasonable and fair and I further confirm to not have any objection to any clause/ understanding of the Application Form. My signature on this Application Form is my confirmation to abide by all the terms and conditions of the Application Form, and I shall not raise any objection with respect to the same at any time in the future.

Company

Signature of the Applicant

M/s Star Landcraft Pvt.Ltd.

Signature of the Co-Applicant

COMPANY _____

APPLICANT _____

CO-APPLICANT _____

FOR OFFICE USE ONLY

Customer ID No. _____
Booking ID/S. Order No. _____
Name of the Applicant _____
Name of the Co-Applicant _____
Name of Project _____
Unit No. _____
Tower _____
Floor _____
Super Area (In Sq. Ft.) _____
Booking Date _____
B.S.P. _____
Payment Plan _____
Parking Space _____

Cheque/DD Details No. _____ Amount. _____ Bank _____

Documents: PAN Card _____ Address Proof _____

Mode of Payment: Self _____ Loan _____

Booked by (Direct/Broker) _____

Discount on Form % _____

Discount on Form in Rs. _____

Net Brokerage in Rs. _____

Pending 01

02

03

04

Check List for Receiving Officer:

- (i) Booking Amount as cheque/draft/UTR.
- (ii) Customers signature on all pages of the Application Form
- (iii) PAN No. & Copy of PAN Card/Undertaking Form No. 60
- (iv) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution
- (v) For Foreign Nationals of Indian Origin: Passport photocopy/funds from NRE/FCNR A/c
- (vi) For NRI: Copy of Passport & Payment through NRE/NRO A/c

Prepared by.....Checked by.....Approved by.....

COMPANY_____

APPLICANT_____

CO-APPLICANT_____