

To,
M/s. SRS Lotus Projects Private Limited
SRS Multiplex, Sector 12
Faridabad – 121 006

Sir,

I/we the undersigned request you to book for me/us a residential plot details of which are given herein below (hereinafter referred to as 'said plot') in your upcoming plotted residential colony named **LOTUS SRS GREEN CITY** at Sector 9, Kurukshetra (Haryana).

I/we hereby remit a sum of Rs. _____ (Rupees _____
_____ only) to you vide cheque No. _____ dated
_____ drawn on _____ towards booking amount for said
plot

My/our particulars are as under:

Sole/First Applicant

Name _____

Son/Wife/Daughter of _____
(in case of company, mention name and designation of authorized signatory)

Address _____

Telephone No. _____ Mobile No. _____

E-mail _____

Permanent Account No. _____ Date of Birth _____

Nominee: _____

_____ Relation: _____

Photograph of
first/sole
applicant

Second Applicant (if any)

Name _____

Son/Wife/Daughter of _____
(in case of company, mention name and designation of authorized signatory)

Address _____

Telephone No. _____ Mobile No. _____

E-mail _____

Permanent Account No. _____ Date of Birth _____

Nominee: _____

_____ Relation: _____

Photograph of
first/sole
applicant

Particulars of booking

Plot No. _____ **Block No.** _____ **Size** _____ Square Yard (approx)

Payment Plan Opted: Down Payment ☐ Installment ☐

Basic Sale Price: Rs. _____/- (Rupees _____ only) Per Square Yard.

I/we have read and understood your attached terms & conditions and undertake to be bound by the same. I/we enclose the following documents for your records and reference

- (i) Self attested copies of ration cards/Voter's identity cards
- (ii) Self attested copies of PAN Cards
- (iii) Self attested copy of passport (mandatory in case of foreign nationals/NRI/PIO)

I/we declare that particulars given hereinabove are true and correct to my/our knowledge.

Date: _____

Place: _____

Signatures of applicant(s)

Particulars of Dealer, if any

- (i) Firm Name: _____
- (ii) Contact Person _____
- (iii) Address: _____
- (iv) Phone No. _____
- (v) Special comments (if any) _____

Signature of Dealer with rubber stamp
Name: _____

For office use only

Application received on _____ by _____

Cheque/draft for booking amount cleared on _____

Terms and Conditions for booking of plot (i.e., ‘said plot’) at LOTUS SRS GREEN CITY (i.e., ‘said colony’) being developed by M/s. SRS Lotus Projects Private Limited (i.e., ‘company’) at Sector 9, Kurukshetra (Haryana)

1. Applicant(s) has satisfied himself regarding the authorities and entitlements of the company to develop said colony.
2. Applicant(s) has appraised himself with all laws, rules, regulations, notifications, circulars and policies of the Government applicable on the land, where said colony is being developed.
3. Applicant(s) has satisfied himself with layout plans for said colony. Applicant(s) understand that said layout plans shall be subject to such amendments and alterations which the company may in its sole discretion deem fit and proper.
4. Company shall exclusively determine the specifications, quality and standard of infrastructure (i.e., road, electrification, water supply, sewerage, park, etc.) facilities and common facilities to be provided in said colony.
5. Amount equivalent to 15% of total basic sale price of said plot shall be deemed/considered as ‘earnest money’ for transfer of said plot to the applicant(s). This earnest money shall stand forfeited in case of non fulfillment of these terms & conditions and also those of allotment letter & other agreement(s).
6. In addition to the Basic Price, applicant(s) shall also be required to pay charges for Preferential Location (on account of wide road of 24 meter and above, sector road, corner, park/green or other location declared by company to be preferential), Electric Sub-Station, Effluent Treatment Plant & other additional charges which the company may impose/levy. Applicant(s) shall also have to pay all Statutory Charges/Taxes applicable on said plot. Service Tax (or any other levy) on Basic Price and other charges shall also be payable by applicant(s). Applicant(s) shall also have to pay “Development Charges” which will include External Development Charges (i.e. EDC), Infrastructure Development Charges (i.e., IDC) and other development charges including charges for providing infrastructure for water supply, sewerage, drains, roads. In case of any enhancement or upward revision in EDC and IDC shall result in enhancement and upward revision of Development Charges. Club charges as and when made applicable by the company, shall also have to be paid by applicant(s).
7. Timely payment by applicant(s) of installments of aforesaid total cost/price of said plot, as per payment plan opted by applicant(s) is essence of this deal. In every case of default in making payment of any installment, irrespective of the type of Payment Plan, applicant (s) shall be liable to pay interest @ 18% per annum for the period of delay upto three months and 24% per annum where the delay is more than three months. Notwithstanding anything to the contrary contained herein, in case applicant(s) fails to pay any of the installments within one month from the date when such installment fell due, company shall be entitled to cancel this application without giving any further notice to applicant(s). In case this application is cancelled by company on the ground of non payment of any installment by applicant(s), company shall be entitled to forfeit earnest money and shall refund the remaining amount (if any) paid by the applicant(s) to the company for said plot, without any interest.
8. In addition to the aforesaid cost/price of said plot applicant(s) shall also be liable to regularly pay Monthly Common Area Maintenance Charges to the company or to any agency nominated by the company for maintaining the Common Areas and providing common facilities in said colony. Applicant(s) shall also keep deposited Interest Free Maintenance Security with company or with maintenance agency. Applicant(s) shall also make contribution to sinking fund, which shall be used for repairing, replacing and purchasing the equipments for providing common facility/service. Nature & Specifications of Common

Services and facilities and Rates for monthly Common Area Maintenance Charges, Maintenance Security and contribution to sinking fund shall be determined exclusively by the company or maintenance agency from time to time. In case applicant(s) fails to make payment of any bill raised by company or maintenance agency by its due date, applicant(s) shall be liable to pay interest calculated @ 18% per annum on the defaulted amount for the delayed period. In case applicant(s) fails to make the payment of any bill raised by company or maintenance agency within one month with effect from its due date, company/maintenance agency shall be entitled to disconnect supply of essential services like Electricity and Water to said plot and shall also be entitled to block entry of applicant's vehicles into said colony.

9. Subject to compliance of all terms & conditions contained herein, all laws and company's guidelines by the applicant(s) and payment of total cost/price of the said plot to the company, company shall execute (or cause to be executed) sale deed of said plot in accordance with law. Applicant(s) shall be entitled to get said sale deed registered in the office of concerned sub-Registrar, as per applicable laws. However, all costs and expenses of such registration shall be borne by the applicant(s).
10. Subject to other terms and conditions contained herein and subject to the payment of total cost/price of said plot by the applicant(s) to the company, company shall endeavor to deliver possession of said plot to the applicant(s) within thirty six months from the date of execution of plot buyer's agreement.
11. Said plot shall be used only for residential purpose. Applicant(s) shall remain bound by Laws and Rules of Local Authorities. Any violation of this condition may entail appropriate consequences including cancellation of allotment and re-conveyance of said plot in favour of the company. In case of re-conveyance, company shall refund the amount paid by applicant(s) to company for said plot after deducting earnest money, all discounts allowed to applicant(s) and commissions paid to brokers, without any interest.
12. Applicant(s) shall not be entitled to transfer/assign his claims/interests in this application or in said plot (even after execution of sale deed) without prior written approval of the Company. Company may in its sole discretion, permit such transfer/assignment upon receiving transfer charges, as decided by company from time to time.
13. Applicant(s) shall execute further documents and agreements, as may be demanded by the company in company's standard formats with respect to said plot, within such time as may be specified by company. Plot buyer's agreement shall be executed after payment of 40% of basic sale price of said plot by applicant(s) to company. In case applicant(s) fail to execute document(s) or agreement(s) on any ground within the specified time, the company may in its sole discretion cancel this application/allotment. In such a situation company will refund the amount paid by applicant to company for said plot after deducting earnest money, all discounts allowed to applicant(s) and all commissions paid to brokers.
14. Foreign applicant(s) and applicant(s) having NRI status shall themselves be exclusively responsible to comply with necessary formalities as laid down in Foreign Exchange Management Act and/or any other law governing this transaction/deal including remittance of payments/considerations and acquisition of immovable assets in India. In case it is ever found that any provision of any applicable law is not complied with, this application shall be liable to be cancelled. In such a situation company shall be entitled to deduct earnest money, all discounts allowed to applicant(s) & all commissions paid to brokers and shall refund the remaining amount (if any) paid by the applicant(s) to the company for said plot, without any interest. All other financial and penal consequences (if any) shall be borne exclusively by applicant(s) themselves.

15. Company shall send its all letters/notices and communications to the sole/first applicant at his residential address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first applicant shall be deemed to have been duly received by all the applicant(s) within 72 (seventy two) hours after dispatch. It is clarified that company shall not be liable to send separate communication, letters and notices to the second applicant or to applicant(s) other than the first applicant.
16. Applicant(s) may at his own responsibilities, risks, costs and consequences avail of loan for said plot from any bank. Applicant(s) shall not force upon the company to comply with any formality of any particular bank.
17. Applicant(s) shall not be entitled to seek cancellation of this application/allotment. However company may in its sole discretion/prerogative accept applicant's request (if any) [which request must be accompanied by '*no objection certificate*' of broker] to cancel the accompanying application, but in such a situation company shall be entitled to deduct the earnest money, all discounts allowed to applicant(s) and commissions paid to brokers and shall refund the remaining amount paid by applicant(s) to company for said plot. Applicant(s) shall not be entitled to claim any interest from company.
18. Size, number and location of said plot mentioned in this application is approximate and tentative, which may change/vary. Exact size of plot shall be measured at the time of delivering possession thereof and accounts will be settled on the basis of final size of said plot.
19. In case due to orders of Court or Government, company is unable to develop or provide said plot to applicant, applicant shall only be entitled to refund of amount paid by applicant to company without any interest. In case either the Court or Government orders for payment of any penalty, fine, compensation to anyone, applicant shall pay the proportionate share thereof on demand of company. However, if due to any reason other than orders of Court or Government, company is unable to deliver possession of said plot to applicant(s), company shall refund the amount received from applicant(s) alongwith interest thereon calculated @ 6% per annum with effect from the date of payment till the date of refund.
20. Merely submission of application form and/or payment of any money to company does not amount to booking of said plot in favour of applicant(s). Applicant(s) booking shall get confirmed only on execution of detailed plot buyer's agreement with company. Till the execution of plot buyer's agreement, company shall be entitled to cancel this application and refund the money paid by applicant(s) to company alongwith interest thereon calculated @ 6% per annum with effect from the date of payment till the date of refund.
21. In case of any dispute concerning this application or matters arising there from, same shall be adjudicated by way of arbitration, which shall be conducted by an arbitrator nominated exclusively by the company. Venue of arbitration shall be only either Faridabad or New Delhi, as the Arbitrator may decide.
22. Subject to arbitration, all other legal matters between the company and applicant(s) Courts/Tribunals/Forums at Kurukshetra shall have the exclusive jurisdiction.

Date: _____

Place: _____

LOTUS SRS GREEN CITY, SECTOR-9 KURUKSHETRA

PRICE LIST

Plot Size (Square Yards)	Basic Sale Price (Rs.) per Square Yards	Booking Amount (Rs.)
300	12800/-	350000/-
400 To 500	11800/-	400000/-
650 & Above	10500/-	500000/-

PAYMENT PLAN

Down Payment Plan (6% Discount on BSP)				
Installment	Basic Sale Price (BSP)	DC	PLC	IFMS
On Booking	As Above	--	--	--
On 'offer of allotment'	89% to be completed	100%	100%	--
On Possession	5%	--	--	100%
Total	94%	100%	100%	100%

TIME LINKED INSTALLMENT PLAN					
Inst No.	Time of Installment	BSP	Development Charges	PLC	IFMS
1 st	On Booking	As Above	--	--	--
2 nd	On offer of allotment	25% to be completed	--	--	--
3 rd	Within 3 Months from date of allotment	15%	50%	--	--
4 th	Within 6 Months from date of allotment	15%	50%	25%	--
5 th	Within 9 Months from date of allotment	15%	--	25%	--
6 th	Within 12 Months from date of allotment	15%	--	25%	--
7 th	Within 15 Months from date of allotment	10%	--	25%	--
8 th	On offer of Possession	5%	--	--	100%
	Total	100%	100%	100%	100%

Note: (i) In case possession of plot is offered prior to due date of any of the aforesaid installment(s), buyer will have to pay all remaining installments and charges on offer of possession of plot.
(ii) Service Tax if applicable shall be payable alongwith the installments.

Development Charges	=	Rs. 1440/- Per Sq.Yd.
Preferential Location Charges (PLC)	Park =	3% of BSP
	Corner =	4% of BSP
	24 Meter/Sector Road =	7% of BSP

Interest Free Maintenance Security (IFMS) Rs. 100 Per Square Yard

Cheque/DD/Pay-Order should be in favour of **SRS Lotus Projects (P) Ltd.** payable at **DELHI or KURUKSHETRA only**