

**GODREJ FRONTIER
APPLICATION FORM**

Application Form No: _____

Date: _____

Godrej Properties Limited

Unit No. 215,
Time Tower,
Mehrauli Gurgaon Road,
Gurgaon-122001.

Photograph of
Sole / First
Applicant

Photograph of
Second
Applicant

Dear Sir/s,

I/We the Applicant(s) understand(s) that Godrej Properties Limited (the "**Company**") having its regional office at Unit No. 215, Time Tower, Mehrauli Gurgaon Road, Gurgaon 122001 and Registered office at Godrej Bhavan, 4th Floor, 4A Home Street, Fort, Mumbai – 400 001 is developing a residential project by the name "Godrej Frontier" at Sector-80, Gurgaon comprising of multi-storied residential complex (the "**Project**").

I/We wish to register my/our expression of interest for the provisional allotment of an Apartment in the aforesaid Project.

In the event of the Company accepting my/our application to provisionally allot an Apartment, I/we agree to pay the total amount payable towards Sale Consideration of the Apartment and all other charges, fees etc. as stipulated in this Application and as may be intimated by the Company from time to time. All such payments shall be made by me/us in the manner set out in the payment schedule which shall form part of the definitive documents of allotment and the agreement to sell/apartment buyer agreement which shall be executed by me/us and the Company in the format provided by the Company.

Notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application, I/we have clearly understood that this Application does not constitute any kind of contract including final allotment or an agreement to sell and I/we are not vested with any rights, interest or entitlement towards final allotment of the Apartment in the said Project. I/We clearly and unequivocally understand that such rights and entitlements shall accrue only once

final allotment is made in my/our favour and the agreement to sell/apartment buyer agreement is signed and all its terms and conditions are duly complied with by me/us.

I/We have understood that the area of the Project may be subject to certain changes for reasons beyond the control of the Company. I/We have understood that the marketing plan/brochure is a mere indication of the proposed project. The areas mentioned in the drawing are reasonable estimates however subject to changes. The Company reserves the right to change the design, elevation, specifications, amenities and facilities, plans, etc. of the Project due to aesthetic reasons or to meet the planning/regulatory requirement or for any other reasons.

I/We agree that changes in respect of the subject Apartment and/or the Project, if any, that may be communicated to me/us by the Company shall be binding on me/us and I/we shall be liable to pay for any additional charges etc. that may be asked for by the Company due to such reason.

I/We have sought detailed information from the Company pertaining to all aspects of the Project and after a careful consideration of all facts, terms and conditions, I/we have signed and submitted this Application and paid the monies payable thereof being fully conscious of my/our liabilities and obligations.

I/We agree that in the event of the Company not accepting my/our Application for any reason whatsoever, I/we shall have no claim, right, title, interest or lien on the said Apartment. I /We shall not raise any objection or claim damages or challenge the same in the court of law and the amount paid by me/us to the Company shall be refundable to me/us without any interest thereon.

I/We agree to sign and execute the necessary documents and other definitive documents as and when desired by the Company including the Agreement to Sell, Apartment Buyer Agreement, Conveyance/Sale Deed, Deed of Apartment ("**Definitive Documents**") and within the stipulated time period and bear and pay the stamp duty, registration charges and all other costs/expenses incidental thereto.

I/We have read and understood the "*terms and conditions*" mentioned herein and enclosed along with this Application. Further, I/We unequivocally undertake to abide by the terms of all documents including the Allotment Letter (as may be issued by the Company); the Definitive Documents; and other documents as per the priority designated and attributed to the same by the Company and be liable for defaults and breaches as contemplated and contained therein.

My/Our particulars are given below for your reference and record:

1. SOLE/FIRST APPLICANT:

Mr./Mrs./Ms _____

Son/Wife/Daughter of _____

Guardian's Name (If Applicant is Minor) _____

Relationship of the Guardian with the Minor _____

Date of birth _____

Nationality _____

Occupation: Private Service () Government Service () Professional () Business ()
Student () House Wife () Any other _____

Residential status: Resident/Non-Resident/Foreign National of Indian Origin
Others _____ (please specify)

I/We hereby declare that as a Non Resident Indian/Person of Indian Origin/Foreign National, I/We am/are in absolute compliance with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law.

Mailing Address _____

_____ PIN _____

Permanent Address _____

_____ PIN _____

Tel. No. _____

Office Name & Address _____

Contact No. Office _____ Mobile _____

Fax _____

E-Mail ID _____

Income Tax Permanent Account No. _____

Ward/Circle/Range (where assessed) _____

Passport No. (For Non Resident/Foreign National of Indian Origin) _____

(Xerox copies of PAN Card or Passport or Voters Card are to be submitted along with the Application. If Applicant is a Minor, proof of age is required to be submitted along with all the details/documentary evidence of the Guardian.)

2. SECOND APPLICANT:

Mr./ Mrs./ Ms _____

Son/Wife/Daughter of _____

Guardian's Name (If Applicant is Minor) _____

Relationship of the Guardian with the Minor _____

Date of birth _____

Nationality _____

Occupation: Private Service () Government Service () Professional () Business ()
Student () House Wife () Any other _____

Residential status: Resident/Non-Resident/Foreign National of Indian Origin/
Others _____ (please specify)

I/We hereby declare that as a Non Resident Indian/Person of Indian Origin/ Foreign National, I/we am/are in absolute compliance with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law

Mailing Address _____

_____ PIN _____

Permanent Address _____

_____ PIN _____

Tel. No. _____

Office Name & Address _____

Contact No. - Office _____ Mobile _____

Fax _____

E-Mail ID _____

Income Tax Permanent Account No. _____

Ward/Circle/Range (where assessed) _____

Passport No. (For Non Resident/Foreign National of Indian Origin) _____

(Xerox copies of PAN Card or Passport or Voters Card are to be submitted along with the Application. If Applicant is a Minor, proof of age is required to be submitted along with all the details / documentary evidence of the Guardian.)

3. DETAILS OF APARTMENT:

- (i) Apartment No. _____
- (ii) Tower No. _____
- (iii) Floor _____
- (iv) Super Built up Area _____ Sq. ft. (Approx.)

4. DETAILS OF PARKING:

- (i) No. of covered car parking(s) ()
- (ii) No. of open car parking(s) ()

5. PAYMENT PLAN OPTED:

- (i) Down Payment Plan ()
 (ii) Construction Linked Installment plan ()

6. MODE OF PAYMENT:

- (i) Cheque (ii) Draft (iii) P. O. (iv) Electronic Money Transfer

7. DETAILS OF PRICING:

	Particulars	Rate per square feet of Super Built Up Area (INR)	Total Amount (INR)
(i)	Sale Consideration		
	Basic Price (BSP)		
	Preferred Location Charges (PLC)		
(ii)	Statutory Charges [External Development Charges (EDC) and Infrastructure Development Charges (IDC)]		
(iii)	Car Parking Allotment Charges (Per car park)		
(iv)	Other charges		
	Association formation charges		
	Club membership fee		
	Interest free maintenance security (IFMS)		
	Power backup facility charges		
	Legal and administrative costs		
	TOTAL AMOUNT PAYABLE [i + ii + iii + iv]		

Note: Taxes, cess, VAT, service tax as may be applicable towards the purchase of the apartment shall be payable by the Applicant.

8. Finance from bank / financial institution:

10. How did you come to know about the Project:

i) Newspaper ii) Other media iii) Events iv) Friends/Relatives

v) Any other source _____

11. Purpose of Purchase - Investment () Residence ()

12. Mode of Booking - Direct / Broker (if Broker, mention name & address with stamp)

I/We hereby enclose a Cheque/Demand Draft No. _____, dated
_____ drawn on _____ Bank, Branch
_____ for an amount of Rs. _____/-
(Rupees _____ only) as and by way
of necessary booking amount.

Declaration:

I/We the Applicants(s) do hereby declare that my/our Application is irrevocable and that the above particulars/information given by me/us is/are true and correct and nothing has been concealed there from.

Yours faithfully,

Signature of First Applicant _____

Signature of Second Applicant _____

Date _____

Place _____

Terms and Conditions

The Applicant(s) agree(s) that:-

1. The Applicant(s) shall sign all the pages of this Application in token of his/her acceptance of the same. This Application is only a request of the Applicant(s) for the allotment of the Apartment and does not create any right or interest, whatsoever or howsoever of the Applicant(s) in the said Apartment until the provisional allotment is finalized and vested in the Applicant(s) and subject to the compliance and performance of all terms, conditions and obligation of payments and other requisites as per the Definitive Documents that may be executed in the format provided by the Company.
2. The Applicant(s) has applied for provisional allotment of the said Apartment with full knowledge of all the laws/notifications and rules applicable to the housing/multistoried project in general and the said Project located in Gurgaon, Haryana in particular and has satisfied himself/herself about the title/interest/rights of the Company in the land on which the said Project is being constructed and has understood all limitations and obligations of the Company in respect thereof. The Applicant(s) confirms that no further investigation in this regard is/shall be required by him/her.
3. The common areas and facilities and limited common areas and facilities and the undivided interest of each Apartment owner therein as specified by the Company in the deed of declaration ("**Declaration**") which may be filed by the Company and the Owners in compliance with the Act, shall be conclusive and binding upon the owners of all Apartment at the Project and the Applicant(s) confirms that his right, title and interest in the Apartment in the Project shall be limited to and governed by what is specified by the Company and the Owners in the said Declaration. In this regard, it is made clear by the Company and fully understood by the Applicant(s) that the Declaration to be filed in compliance of the Act shall be in strict consonance with the other clauses contained herein and that shall form part of the Definitive Documents. The Applicant(s) shall have exclusive right in limited common areas and facilities. However, the Applicant(s) shall not be vested with any exclusive right, title or interest in any common areas and facilities recreational and club house activities, if any, in the Project. The Applicant(s) shall use the same as per the provisions of the Declaration, Bye Laws of the apartment owners' association ("**Association**") and the provisions of the Act; and the Applicant(s) shall have no claim, right or title whatsoever of any nature therein.
4. The Company has made it specifically clear to the Applicant(s), that the computation of the Total Amount Payable (as mentioned herein) does not include in any manner recovery or payments towards running, maintenance and operation of common areas and facilities, or limited common areas and facilities,

amenities including but not limited to the cost of fittings, fixtures, electric and water meter etc., charges of electricity, water, maintenance and operation of lift services, convenience store, shop, kiosks, conveniences, recreational activities, community buildings/sites or association's office, additional fire safety measures etc., and the Applicant(s) have agreed, understood and satisfied himself/herself about the same. The Applicant(s) fully understands that the responsibility of management and operation of the same shall be that of the Company / Maintenance Agency / Association in the Project in accordance with terms of the Bye Laws and provisions of the Act.

5. The Applicant(s) agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other allottees as determined by the Company in its absolute discretion.
6. The Applicant(s) agree(s) that the car parking space allotted to him/her cannot be sold or dealt with independent of the Apartment. The Applicant(s) may apply for additional car parking space which may be allotted subject to availability and at the prevailing charges. All clauses of this Application and the Definitive Documents pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to the car parking space(s) allotted to the Applicant(s). For all intents and purposes, the Company shall have sole and exclusive right to allot the car parking space(s) on such terms and conditions as may be specified for the said purpose.
7. The Company at its absolute discretion shall be entitled to accept or reject this Application and may allot the said Apartment to any other person, without any interference of the Applicant(s) or any person claiming through him/her before issuing the Allotment Letter, without assigning any reason, whatsoever and howsoever.
8. In the event of non-acceptance of this Application by the Company, the amount paid along with this Application will be refunded without any liability towards costs/damage/ interest etc.
9. Upon the Company deciding to allot the Apartment in favour of the Applicant(s), the Company will send the intimation thereof to the Applicant(s) to pay the balance amount of the Earnest Money. Upon receipt of the entire Earnest Money the Company shall issue an allotment letter thereby allotting the said Apartment to the Applicant(s) ("**Allotment Letter**") and calling upon the Applicant(s) to execute the necessary Agreement to Sell/Apartment Buyer Agreement in respect of the allotted Apartment. Post the issuance of the Allotment Letter, if the Applicant(s) fails to sign and execute the said Agreement to Sell / Apartment Buyer Agreement for the allotted Apartment within the prescribed time period then the Company shall be entitled, at its sole discretion, to cancel the allotment of the Apartment and forfeit the entire Earnest Money.

The Applicant(s) will not be entitled to the refund of amounts paid towards deposits, car parking allotment charges, interest on delayed payment, brokerage etc.

10. Earnest Money, for the purposes of this Application and the Allotment Letter, shall mean 20% of the Sale Consideration for the sale of said Apartment as mentioned above in this Application.
11. The Applicant(s) shall pay the Sale Consideration of the Apartment and other charges, as indicated herein above, calculated on the basis of super built up area of the Apartment which is understood to include pro rata share of the common areas and facilities and limited common areas and facilities in the Project, which shall be more specifically described by the Company in the Declaration to be registered in future, and which may be located anywhere in the Project at the sole discretion of the Company.
12. The preferential location charges (PLC) are the charges levied in respect of certain types of apartments owing to their description and location within the Project. The Applicant(s) agrees that in case he / she have opted for an Apartment of such description and location, he / she shall be liable to pay the PLC, computed on the basis of super built up area of such Apartment, as part of the Sale Consideration.
13. The basic sale price of the Apartment is exclusive of the EDC/IDC and other statutory deposits made by the Company to authorities for electricity, water and other facilities or any other charges paid by the Company to relevant governmental authorities. The same shall be payable by the Applicant(s) in proportion to their super built up area of the Apartment. However, in case the same are revised / changed due to enhancement in government and statutory dues, taxes, cess or charges under the applicable laws, due to any amendment / modification thereof, including but not limited to, upward revision of EDC / IDC / other statutory deposits, increase of deposits / charges for supply of electricity and water, cost of additional fire safety measures, revision of ground rent, or outgoings of any kind or nature, whether prospectively or retrospectively, the same shall be payable by the Applicant(s) in proportion to the super built up area of the Apartment, as and when demanded by the Company.
14. The Applicant(s) agree(s) and undertake(s) to pay all charges on actual basis towards electricity, water and sewerage connection, electricity and water meters, if any, maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the said Apartment) etc. as may be levied by the Association or by a maintenance agency employed / hired for the said purpose.

15. All over-due payments from the Applicant(s) shall attract interest at 18% per annum from the date they fall due till the date of receipt of payment. If any of the cheques of the Applicant(s) are dishonored for any reason whatsoever, the Company shall be fully entitled, at its sole discretion, to cancel the Application/Allotment and forfeit the entire Earnest Money. The Applicant(s) will not be entitled to the refund of amounts paid towards deposits, car parking allotment charges, interest on delayed payment, brokerage etc.
16. Once the Apartment has been allotted to the Applicant(s)/Allottee, the Applicant(s)/Allottee shall not be allowed to cancel the transaction.
17. The Allotment Letter, Definitive Documents and all other documents shall be carried out in the name of the Applicant(s) as mentioned in this Application. The Applicant(s) shall not transfer / assign their interest in the Apartment without prior written permission of the Company. The Company reserves the right to allow such transfer at its sole discretion and on payment of such charges by the Applicant(s) as it may decide from time to time.
18. In case of joint Applicant(s), all correspondence/communication shall be sent to the Applicant, whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant(s).
19. The Applicant(s) shall inform the Company in writing of any change in the mailing address mentioned in failing which all demands, notices etc. by the Company shall be mailed to the address given in this Application and shall be deemed to have been received by the Applicant(s).
20. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to allotment/purchase of the Apartment are made by non-resident/foreign national of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfill its obligations under the Allotment Letter or the Definitive Documents. Any implications arising out of any default by the Applicant(s), shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this application, it shall be the sole responsibility of the Applicant(s) to intimate the same in writing to the Company immediately and comply with all the necessary formalities, if any, under the applicable laws.

21. The Company reserves all its right to assign all or any of its rights and obligations in respect of the Project in favour of any group company or associate company or a subsidiary company or a Special Purpose Vehicle to be formed / formed for the purpose of the execution of the Project. With effect from such date of assignment, all the letters and correspondence exchanged with the Applicant(s) including the monies paid there under shall automatically stand transferred in the name of such new company without any alterations in the original terms and conditions. In such event the Definitive Documents will be executed by such new company with the Applicant(s). The Applicant(s) shall continue to perform all their obligations towards such new company in accordance with the terms hereof.
22. It is understood by the Applicant(s) that the Company is not required to send reminder/notices to the Applicant(s) in respect of the obligations of the Applicants as set out in this Application and those to be set out in the Allotment Letter and/or Agreement to Sell/Apartment Buyer Agreement and the Applicant(s) is required to comply with all its obligations on its own. In the event the Applicant(s) fail to comply with terms and conditions thereof the Company shall have the right to cancel / terminate the Allotment Letter and / or the Agreement to Sell / Apartment Buyer Agreement and forfeit the entire Earnest Money. The Applicant(s) will not be entitled to the refund of deposits, car parking allotment charges, interest on delayed payment, brokerage if paid etc. Thereafter the Applicant(s) shall be left with no lien, right, title or claim of whatsoever nature in the said Apartment and car parking space(s).
23. It is specifically understood by the Applicant(s) that this Application is purely on tentative basis and the Company may, at its sole discretion, decide not to allot any or all of its apartments to anybody or altogether decide to cancel the Project itself for which the Applicant(s) shall not raise any dispute or claim any right, title or interest on the acceptance of this proposal and receipt of the booking amount / Earnest Money being received by the Company along with this Application. Further, the provisional and/or final allotment of the Apartment is entirely at the discretion of the Company and the Company has a right to reject any provisional and/ or final allotment without assigning any reason thereof.
24. The terms and conditions mentioned herein shall be in addition to the terms and conditions of the Definitive Documents. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Definitive Documents, the terms and conditions specified in the latter, shall supersede the terms and conditions as set out herein.

I/We the Applicant(s) herein declare that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us.

Signature of First Applicant: _____

Signature of Second Applicant: _____

Date: _____

Place: _____

PAYMENT PLANS

OPTION A : DOWN PAYMENT PLAN (Rebate 8.0% on Consideration Amount)

At Booking	10% of [Consideration Amount + Car Parking allotment]
Within 30 days of Booking	85% of [Consideration Amount + Car Parking allotment] + EDC/IDC
On Notice of Possession	5% of [Consideration Amount + Car Parking allotment] + Other Charges

OPTION B : INSTALLMENT PAYMENT PLAN

No	Payment Due on	Payment
1	Booking Amount	Rs. 5,00,000 (3BHK or 3BHK+S) / Rs. 10,00,000 (Penthouse)
2	Within 45 Days of booking	20% of [Consideration Amount + Car Parking allotment] (Less Booking Amount)
3	On Start of Excavation	10% of [Consideration Amount + Car Parking allotment] + 30% of (External Development Charges + Infrastructure Development Charges)
4	On casting of Ground Floor Slab	10% of [Consideration Amount + Car Parking allotment] + 30% of (External Development Charges + Infrastructure Development Charges)
5	On casting of 3 rd Floor Slab	10% of [Consideration Amount + Car Parking allotment] + 40% of (External Development Charges + Infrastructure Development Charges)
6	On casting of 6 th Floor Slab	7.5% of [Consideration Amount + Car Parking allotment] + Club Membership
7	On casting of 9 th Floor Slab	10% of [Consideration Amount + Car Parking allotment]
8	On casting of Top Floor Slab	7.5% of [Consideration Amount + Car Parking allotment] + Power back up charges
9	On completion of Super Structure	10% [Consideration Amount + Car Parking allotment]
10	On completion of Flooring of the Apartment	7.5 % [Consideration Amount + Car Parking allotment]
11	On Offer of Possession	7.5 % [Consideration Amount + Car Parking allotment] + I.F.M.S. + Stamp Duty & Registration Charges + any other applicable fee/ charges

Consideration amount = (Basic price + PLC)* Saleable area of apartment

EDC/IDC = External development charges/Infrastructure development charges(As applicable)

IFMS = Interest free maintenance security