



Application for provisional booking of **Plots/Villas/Floors** in Upcoming Township namely “**LIFESTYLE CITY**” Bhiwadi (Rajasthan)

To,

M/s Lifestyle Supertech Pvt. Ltd.
FF-21, Ninex City Mart
Sohna Road, Gurgaon

Dear Sir,

I/We understand that you have plans to sell developed **Plots/Villas/Floors** of various sized in your upcoming Residential Project namely “**LIFESTYLE CITY**” located at Bhiwadi-Alwar Express Highway, Bhiwadi (hereinafter referred to as the said Residential Complex).

I/We request you to book a **Plots/Villas/Floors** of Sq.Yds/Sq.Ft. in the said Residential Complex under your **Construction Linked Payment Plan / Down Payment Plan** as per Annexure-I (strike off whichever is not applicable)

I/We have read and understood the terms and conditions of the application, stated hereinafter and am/are agreeable to the same.

I/We enclose herewith a sum of Rs. (Rupees) By Cheque/Bank Draft No. Dated For Rs. drawn on Bank in your favour payable at Par/Gurgaon being booking amount and earnest money.

I/We give hereunder our particulars :-

Applicant (Sole/First)

Applicant (Second)

Mr./Ms.....
 S/o,D/o,W/o Sh.....
 Date of Birth.....
 Profession
 Nationality
 PAN
 Residential Address

 Pin Code
 Tel. No.
 Mobile No.....
 Email ID

Mr./Ms.....
 S/o,D/o,W/o Sh.....
 Date of Birth.....
 Profession
 Nationality
 PAN
 Residential Address

 Pin Code
 Tel. No.
 Mobile No.....
 Email ID

I/We, the undersigned, intending applicant(s) (Sole/First and Second Applicant),do hereby declare that this application is irrevocable and the above mentioned particulars/information given by me/us are true and correct to my/our knowledge and no material fact has been concealed there from.

Signature
Name of the applicant (Sole/First)

Signature
Name of the applicant (Second)

Place

Date

1. **Plots/Villas/Floors** Applied for Sq.Yds./Sq.Ft.
2. Preferential Location Desired (if any): **Plots/Villas/Floors** facing: 18 Mtr Road /Corner/Park facing.
3. Total Sales Consideration:
 - a. Basic Sale Price Rs. per Sq. Yds/Sq.Ft.
 - b. Total Basic Sale Price Rs.
 - c. PLC (as applicable):Rs. per Sq. Yds/Sq.Ft.
 - d. EDC: Rs. per Sq. Yds/Sq.Ft.
 - e. IFMS Rs. per Sq. Yds/Sq.Ft.
 - f. Total Sale Price Rs.
4. Payment Plan opted For: **(i) Construction Linked** **(ii) Down Payment**
(Payment Schedule as per annexure attached)

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR BOOKING/ALLOTTMENT OF A PLOTS/VILLAS/FLOORS IN THE RESIDENTIAL COMPLEX "LIFESTYLE CITY" BHIWADI.

(The terms and conditions given below are merely indicative and are more comprehensively set out in the Builder Buyer Agreement which upon execution shall supersede the same for all intents and purposes and for the purpose of the terms and conditions set out in this application, singular includes plural and masculine includes feminine gender)

1. The Applicant has applied for booking/allotment of the said **Plots/Villas/ Floors** and is fully aware of all the limitations and obligations of the Developer in relation to and in connection with development of the said **Plots/Villas/Floors** and has also satisfied himself about the arrangement/title/interest/right of the Developer in the land on which the said **Plots/Villas/Floors** is proposed to be developed and has understood all limitations or obligations of the Developer in respect thereof. The Applicant confirms that no further investigation in t his regard is required by the Applicant. The Applicant confirms that this Application is irrevocable and cannot be withdrawn.
2. The Applicant shall pay the total price of the said **Plots/Villas/Floors** in accordance with the payment Plan opted for by the Applicant and in addition, the Applicant shall also be liable to pay all other amounts, charges and dues mentioned in this application and/or in the Agreement in accordance with the demand raised by the Developer form time to time. The Applicant agrees and understands that the Total Price of the said **Plots/Villas/Floors** and other charges are calculated on the basis of the size and dimension of the said **Plots/Villas/Floors** which is tentative and any increase or decrease thereof shall be payable or refundable at the rate mentioned in this Application.
3. Subject to the terms and conditions of this application/Agreement, on said after the payment of the Total Price and other charges and dues as per the Application/Agreement, the Applicant shall have the exclusive ownership of the said **Plots/Villas/Floors**.

4. The Applicants agrees that if due to any changes in the lay-out plan/zoning plan of the said **Plots/Villas/Floors**.
 - (i) The said **Plots/Villas/Floors** ceases to be preferentially located then only the amount of PLC, paid by the Applicant shall be refunded without any interest and such refund shall be made/adjusted in the last installment as stated in the payment plan opted for by the Applicant.
 - (ii) The said **Plots/Villas/Floors** becomes preferentially located, if at the time of the Application it was not preferentially located the Applicant shall pay PLC of the **Plots/Villas/Floors** to the Developer as applicable and as demanded by the Company
 - (iii) The Applicant understands that in case of change in the location of the said **Plots/Villas/Floors** due to change in the layout plan/zoning plan of the said **Plots/Villas/Floors** or otherwise, the Applicant shall have no other right or claim except as mentioned hereinabove.
5. The Applicant agrees that time is of the essence in respect of payments to be made by the Applicant including the Total Price and all other amounts, charges and dues, as mentioned in this application/Agreement.
6. The Applicant has seen and accepted the plans and has applied for the allotment of the said **Plots/Villas/Floors** with the specific knowledge that the zoning plans, measurement, dimensions, location and number of the **Plots/Villas/Floors** in the said Residential Complex and all other terms and conditions are tentative and are subject to change, alteration, modification, revision, addition, deletion, substitution or recast at the sole discretion of the Developer and may also change due to changes/ modification required by the competent authority. The Applicant hereby agrees that the Developer is fully entitled to increase/change the number of the said **Plots/Villas/Floors** or the location thereof and the Application shall not object the same.
7. In case of increase/decrease in the size/dimension of the said **Plots/Villas/Floors** up to plus/minus 10%, the same shall be within the permissible limit and price of the same shall be adjusted accordingly in the last installment. However, in case of any major alteration/modification resulting in more than 10% change in the size/dimension of the said Residential Plot or any material change in the specifications, the Applicant will be informed in writing by the Developer of such change and the difference in price of the said Residential Plot to be paid by him or refunded to him by the Developer as the case may be. The Applicant agrees to inform the Developer in writing his objections, if any, to the change within thirty (30) days from the date of such notice failing which the Applicant shall be deemed to have given his consent to all the alterations/modifications. If the Applicant objects to such change in writing within the permitted time and the Developer decides to go ahead with changes, then the allotment shall be deemed to be cancelled and the Developer's only liability will be to refund the entire money received from the Applicant along with interest @8% per annum only and the Applicant agrees that the Applicants shall have no other claim or right to raise any claim or dispute of any nature whatsoever and the Developer shall be free to deal with/dispose of the said Plots/Villas/Floors in a manner in which it may deem fit.
8. The Applicant agrees and undertakes to pay all Government rates, tax on land, municipal tax, Property tax, wealth tax, service tax, increase in EDC/IDC, if any, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the Government, municipal authority or any other governmental authority on the said Residential Plot as the case may be, as assessable or applicable from the date of the Application. The Applicant shall be liable to pay all the levies and fees, electrification charges levied by the Electricity Authority on pro-rata basis as determined by the Developer and the determination of the share and demand shall be final and binding on the Applicant till the said Residential Plot is assessed separately.
9. The Company shall endeavor to give possession of the **Plots/Villas/Floors** to the applicant/allottee within 18 months from the date of booking by the Applicant, subject to force majeure circumstances and reasons beyond the control of the Company with a reasonable extension of time.
10. The Applicant agrees and acknowledges that the Developer, in its sole discretion may abandon the project, without assigning any reason thereof and in such an eventuality, the liability of the Developer shall be limited only to refund the amount received from the Applicant, along with 8% interest per annum from the date of receipt of such amount and the Applicant shall have no other claim of any nature whatsoever.

11. The Applicant agrees that the amount paid with the application and installments as the case may be, to the extent of 15% of sale consideration of the **Plots/Villas/Floors** shall collectively constitute the earnest money.
12. Consequent upon completion of Development of said **Plots/Villas/Floors**, Company shall offer the possession of the said **Plots/Villas/Floors** to the Applicant. Any delay by the Applicant in taking the possession would attract charges @Rs. 15/- per sq.yds. per month for any delay of one month or any part thereof. In case of delay by the Developer in completion of the Development of the said **Plots/Villas/Floors** (except for Force Majeure conditions), the Developer will be compensation @Rs. 5/- per Sq. yards Per month to the applicant.
13. The Applicant shall before taking possession of the Residential Plot, must clear all the dues towards the **Plots/Villas/Floors** and have the conveyance/sub-lease Deed for the said Residential Plot executed in his favour by the Company after paying stamp duty, registration fee and other charges/expenses. The applicant shall be fully responsible for paying and deficient stamp duty and other charges to be Govt. authorities.
14. The maintenance, upkeep, repairs, security, landscaping and common services etc., of the Project shall be managed by the Company or its nominated Maintenance Agency. The Applicant of the Residential Plot shall pay, as and when demanded, the maintenance charges including interest free security deposit for maintaining and up-keeping the said Project and various services therein, as may be determined by the Company or the maintenance agency appointed for this purpose. Any delay in making payment will render the applicant liable to pay interest @18% per annum. Non-payment of any of the charges within the specified time shall also disentitle the applicant from the enjoyment of the services.
15. The Applicant agrees that the Developer shall entitled to forfeit the Earnest Money along with Non-refundable amount in case of non-fulfillment/breach of the terms and conditions of the Application and Agreement including withdrawal of the Application and also in the event of the failure by the Applicant to sign and return to the Developer the Agreement within the stipulated period. Thereafter the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the said Residential Plot.
16. That the transfer of **Plots/Villas/Floors** shall be allowed in the manner and as per the procedure formulated in this regard by the Company and after payment of transfer/administrative charges as may be decided by it for effecting changes/entries in its records.
17. Loan from financial institutions to finance the said Residential Plot may be availed by the applicant. However, if a particular institution/Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
18. The Company shall have the first lien and charge on the said Residential Plot for all its dues and other sums payable by the applicant to the Company.
19. The Applicant shall have no objection in case the Company creates a charges on the project land during the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be got vacated before handing over possession of the **Plots/Villas/Floors** to the Applicant.
20. To settle any confusion regarding any matter herein or anything being not covered/clarified herein, it is agreed by the Applicant that reference shall be made to the detailed terms of the Allotment Letter/Builder Buyer's Agreement, the terms whereof have been seen, read and understood/accepted by the Applicant.
21. The Applicant shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered A/D letter about all subsequent changes in his address, failing which, all demand notice and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and h shall be responsible for any default in making payment and other consequences that might occur there from. In all communications the reference of the Allotted **Plots/Villas/Floors** must be mentioned clearly.
22. In case there are joint Applicant, all communication shall be sent by the Company to the Applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicants.

23. Applicant, having NRI/PIO status or being foreign national shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Company, the amount paid towards booking and further consideration will be returned by Company as per applicable rules without any interest and allotment shall stand cancelled forthwith. The Applicant agrees that the Company will not be liable in any manner on such account.
24. If any misrepresentation/concealment/suppression of material facts are found to be made by the Applicant, the allotment will be cancelled and the earnest money as mentioned hereinabove shall be forfeited and the Applicant shall be liable for such misrepresentation/concealment/suppression of material facts in all respect.
25. The Courts as Bhiwadi/Alwar or Gurgaon alone shall have jurisdiction in case of any dispute.
26. The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

.....
Signature of the Sole/First Applicant

.....
Signature of the Second Applicant

Date :
Place: Gurgaon

FOR OFFICE USE ONLY

1. Application Rejected / Accepted
2. **Plots/Villas/Floors** No. Block No. Area Sq.yds./ft.
(Approx)
3. Basic Sale Price Rs.
4. Preferential Location Charges (PLC).....
5. External Development Charges (EDC)
6. Interest free maintenance Security (IFMS).....
7. Total Sales Price (TSP).....
8. Payment Plan : (i) Construction Linked Plan (ii) Down Payment Plan
9. Payment received vide Cheque / Draft No. for Rs. dated
10. Booking through: Broker / Direct
11. Name of the Receiving Officer along with his signature
12. Name and Signature of the Authorized Signatory

CHECK LIST FOR RECEIVING OFFICIAL

- ❖ Booking Amount Cheque / Demand Draft
- ❖ Customer's Signature on all pages of the Application Form and Payment Plan
- ❖ Copy of PAN Card / Form 60/undertaking
- ❖ Proof of Address
- ❖ One Passport size colour photograph of each application
- ❖ For Companies : Certified Copy of Board Resolution, Memorandum of Article of Association & Certificate of incorporation.
- ❖ For Partnership Firm : Partnership Deed and authorization by all partners in favour of the applicant to purchase.
- ❖ For NRI: Passport Copy & payment is to be through NRE/NRO A/c
- ❖ Email ID and Mobile No. of the Applicant (s).