

Application for advance registration

To
Era Landmarks Ltd.
B – 24, Sector 3
Noida – 201301

Application No. _____

Dear Sirs,

I* wish to register my interest for advance registration of _____ BHK Studio Apartment tentatively admeasuring about _____ sq.ft. (_____sq.mtrs.) super area in your forthcoming project at Palwal (Haryana)

Tentative Unit Type & Sale Area

Unit Type	Tentative Sale Area ($\pm 10\%$) in sq.ft.	Basic rate per sq.ft.	Reg. Amount incl.Stax
1 BHK	421	3000	195304
2 BHK	615	3000	285302

- Other charges like PLC, EDC, IDC, Power Back up charges, Car Parking, Maintenance Security, Club Charges etc. are extra
- Service tax and any other levy/charge of govt./competent authority will be charged extra

Payment Plan for Registration

On Booking	:	15%
Within 30 days of Booking	:	27.5 % of BSP less amount received
Within 45 days of Booking	:	40 % of BSP less amount received
On Start of Construction	:	50 % of BSP less amount received
Further payment	:	as per CLP

(Delay in payment will attract penal interest calculated @ 18% p.a.)

I/We have paid a sum of Rs. _____ (Rupees _____ only) by Bank Draft/Cheque as advance registration amount, the details of which are mentioned in the Schedule attached hereto.

I understand and agree that this advance registration is a mere request to register for allotment and the same does not constitute or create any right, title or interest whatsoever in my favor notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this advance registration form. In the event of the company agreeing to allot a residential apartment, I agree to pay all further installments and all other dues charges and taxes including any fresh incidence of tax in terms of the payment plan opted by you or as may be demanded by the company in future.

I will sign and execute the necessary documents/affidavit including Standard Flat Buyer's Agreement on the company's Standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company. I confirm and undertake that upon acceptance of my payment by the company and allotment of the Flat, I shall be bound to purchase the same and will execute all the necessary documents, affidavits, including Standard Flat Buyer's Agreement as stated herein. If, however, I fail to execute the necessary documents/Affidavits including Standard Flat Buyer's Agreement within the stipulated time from the date of offer of allotment by the Company, then this Application shall be treated as cancelled only at the sole discretion of the Company.

I am making this application with the full knowledge that the Company along with its associate companies are in the process of developing a project and shall make the allotment of apartment in due course of time, subject to availability.

I agree to abide by the terms and conditions of this advance registration form including those relating to payment of sale price and other charges, forfeiture of booking amounts upto the earnest money and deduction of any interest amount, due or payable, and/or any other amount of non-refundable nature as laid down hereinafter.

** The reference in this application form to the singular i.e. "I/Me/My" includes the plural i.e. "We/Our/Us" in case of more than one applicant.*

1. First Applicant	_____
S/D/W of	_____
Mailing Address	_____

2. Second Applicant	_____
S/D/W of	_____
Mailing Address	_____

• Landline Number	_____
• Mobile No.	_____
• E-mail ID.	_____
• Residential status	Resident / Non-Resident / Indian / PIO
• PAN No.	First Applicant _____
	Second Applicant _____

Please affix your photograph here

Please affix your photograph here

Terms and conditions of Advance Registration

1. That company shall intimate me about the availability of Residential apartment within 12 months of my registration application made herein.
2. That Applicant shall submit an application on prescribed format of the Company for allotment of residential apartment within a month from the date of such intimation.
3. That the above said advance registration amount paid by me would be adjusted/appropriated against the amount payable by me in future pursuant to your intimation for availability of Residential apartment.

- 4 That in the event of said intimation for a Residential apartment is made to me after 12 months, compensation @ 7.5% p.a. shall be paid to me for the period beyond 6 months from date the amount paid by me up to the date of said intimation.
- 5 That in the event of said intimation for a Residential apartment is not made to me within 12 months from the date of my application, than we shall have the right to withdraw my request before the intimation for a Residential apartment is made to me and ask for refund by giving 30 days notice along with compensation calculated @7.5% p.a. for the period beyond 6 months from the date of application.
- 6 In case the Applicant wishes to withdraw the application prior to 12 months, 50% of the advance registration amount will be forfeited.
7. The Applicant(s) understands and agrees that in case the full / complete booking amount is not received by the company, the provisional booking made shall be treated as invalid and cancelled and the company shall refund the partial booking amount received to the Applicant(s) without any interest after deducting the processing fee of Rs.25,000/-.The Applicant(s) agrees and undertakes that he shall not raise any claim, objection , protest or demur against the cancellation of the Application for provisional booking / registration of the Residential unit. Further In case the applicant fails to pay the payments as per payment plan after payment of registration amount, the company reserves the right to terminate their registration and forfeit the payment already made by the applicant with the company.
- 8 However, once the company has made an invitation/intimation for start of allotment process, I/we forfeit the right of seeking withdrawal/cancellation. In case I forward such an application the company has the right to forfeit the entire advance registration amount paid by me.
- 9 Further no application for withdrawal/cancellation shall be entertained by the company unless accompanied by NOC from respective channel partner / broker (if applicable).
- 10 If the Company is forced to abandon the whole or part of the project within a period of 12 months from the date of the application due to any reason, then the Company's liability shall be limited to the refund of advance registration amount paid by the applicant(s) without interest or any other compensation whatsoever.
- 11 This advance registration form does not give Applicant any right to allotment of apartment in any project of the Company. The Company reserves the right to reject my application without assigning any reason, in which case the Company's liability shall be limited to the refund of advance registration amount paid by the applicant without interest or any other compensation whatsoever.
- 12 I clearly understand the terms and conditions of the application for advance registration and agree with the same.

Application Submitted by

Channel Partner

(Name along with signature & stamp of channel partner)

X

For Office Use Only

- Application received by _____
- Application accepted/ rejected _____
- Registration amount received vide Cheque No. dated..... for Rs
..... drawn on Bank.
- The below mentioned rate is Basic Sale Price only & does not include other charges of any nature whatsoever, which shall be payable extra.
- Tentative details of unit: _____ BHK Studio; Sale Area _____ sq.ft.
- Basic Selling rate of Rs _____ per sq.ft.