

# GRAND CENTRA

THE LUXURY RESIDENCES

application form

Applicant Name \_\_\_\_\_

Unit No. \_\_\_\_\_

INTERNATIONAL LAND DEVELOPERS

# APPLICATION FORM

# APPLICATION FOR PROVISIONAL ALLOTMENT

ILD Millennium Pvt. Ltd.

ILD Greens, Sector 37-C  
Gurgaon Haryana, India

Head Office:  
ILD Trade Centre,  
Sector-47, Sohna Road,  
Gurgaon, Haryana-122001

Dear Sir/Madam,

I/we request that I/we may be registered for provisional allotment of an apartment in "GRAND CENTRA", Sector- 37 C, Gurgaon, Haryana, which is an integral part and parcel of Group Housing Project (under License No. 13 of 2008, proposed to be developed by **ILD MILLENNIUM PVT. LTD.** (herein 'the Developer').

I/we are applying for registration of provisional allotment after satisfying myself/ourselves about the license granted by the Department of Town & Country Planning, Haryana. I/we have also gone through and understood the General Terms & Conditions (attached) for registration of provisional allotment of an apartment in "GRAND CENTRA" and agree and undertake to abide by these terms & conditions.

I/we agree to sign and execute, as and when required, the Apartment Buyer's Agreement containing the terms and conditions of allotment of the apartment and other related documents.

I/we further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so till such time a formal Sale Deed/Conveyance Deed is executed in my / our favour.

I/We remit herewith a sum of ₹

150,000/2  
(Rupees ONE LACS FIFTY THOUSAND ONLY) by Bank Draft/Cheque No. 907051  
dated 14/02/2016 drawn on ..... in favour of "ILD Millennium Pvt. Ltd." as the registration amount for provisional allotment of Apartment.

I/we agree to pay the balance amount towards price of the apartment as per the "Payment Plan" annexed hereto as Annexure 'E'.

First Applicant

Second Applicant

Third Applicant

MY FOUR PARTICULARS ARE GIVEN BELOW FOR  
YOUR REFERENCE AND RECORD

PROPERTY APPLIED FOR

Flat (i) 2 BHK ☒ (ii) 3 BHK ☐

No. of Parking Slots ONE

UNIT DETAILS

Unit No. GCB-506 Block No. B

Type 2 BHK Super Area 1300 Sq. Ft. (approx.) Equivalent to Sq. meters

Payment Plan Construction Linked Plan ☐ Possession Linked Plan ☒ Down Payment Plan ☐

Source of Booking Business Associate ☐ Employee Reference ☐ Direct ☐

Details of Associate or Employee 30:30:40 Payment Plan  
SANSKAR HOMES PLAN

Net BSP

Remarks

For Sanskar Homes

Proprietor

First Applicant

Second Applicant

Third Applicant

MY / OUR PARTICULARS ARE GIVEN BELOW FOR  
YOUR REFERENCE AND RECORD

SECOND APPLICANT



(Compulsory to fill all the details along with a passport size photograph)

Mr / Mrs / Ms **GARIMA PATHAK**

S/W/D of **VARUN KUMAR DWIVEDI**

Guardian's Name (If minor)

Date of Birth **16/03/1989** Nationality **INDIAN**

PAN **BKNPP5193D** Ward/Circle/Range (Where assessed)

Occupation: Service ☒ Professional ☐ Business ☐  
Student ☐ House Wife ☐ Any Other ☐ Please Specify

Residential Status: Resident / Non-Resident / Foreign National of Indian Origin / Others (Please Specify)

Correspondence Address **B-116, INDRA PARK, NARAYAN**

City **NEW DELHI** State **NEW DELHI**

Country **INDIA** Pin Code **110043**

Permanent Address **B-116, INDRA PARK, NARAYAN**

City **NEW DELHI** State **NEW DELHI**

Country **INDIA** Pin Code **110043**

Tel. No. **011-45140693** Mobile **9711857792** Fax No.

Office Address Pin Code

Tel. No. **9711857792** Fax No. Email ID **GarimaPathak17@gmail.com**

\*In case of more applicants please use additional sheet.

*[Signature]*  
First Applicant

*[Signature: Garima Pathak]*  
Second Applicant

Third Applicant

## PROVISIONAL REGISTRATION

### Declaration

I/we, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed therefrom. I/we am/are aware that the Total Sale Consideration as described in the Payment Plan is inclusive of Basic Sale Price (subject to and Escalation Charge), External Development Charges (EDC), Infrastructure Development Charges (IDC), Infrastructure Augmentation Charges (IAC), Preferential Location Charges (PLC), Car Parking/Utility Charges, Terrace Charges (if applicable) prevailing as on the date of application, but exclusive of other deposits, Club Membership Charges, charges, rates, VAT, Service Tax, Works Contract Tax, Worker's Welfare Cess and other applicable statutory fees, taxes, cesses, levies etc. which are payable by the intending Allottee as per Payment Plan and/or as demanded by the Developer.


I/we undertake to pay any increase in the existing fees or any new fees, taxes or levies, which may be imposed by the Govt/statutory authorities till the date of possession of the apartment.

I/we agree to abide by the Terms and Conditions of this application including those relating to payment of Total Sale Consideration of the Apartment and the provisions as laid down in the Apartment Buyer's Agreement.

### Note

- 1) All Cheques / Drafts to be made in favour of "ILD Millennium Pvt Ltd" payable at Gurgaon only.
- 2) In case the Cheque comprising booking amount/registration amount is dishonoured due to any reason, the Developer reserves the right to cancel the booking without giving any notice to the Applicant(s).
- 3) Applications not accompanied by photographs of the applicant(s) shall be considered as incomplete.



  
First Applicant

  
Second Applicant

Third Applicant

- s. Area of Hoarding, sub-station, transformers.
- t. Electrical Panels.
- u. Fan rooms.
- v. Maintenance rooms, stores and circulation areas.
- w. Sewage Treatment Plant.

#### Part B

General Common Areas and Facilities for use of all the buyers of the project including Grand Centra, which are excluded from computation of tentative Super Area of the Said Apartment. These include but are not limited to :-

- a. Lawns & play area, including lighting & services etc.
- b. Road & Driveways, including lighting & services etc.
- c. Fire hydrants & Fire brigade inlet etc.
- d. Common terrace for use of solar panels/tel/cable equipment.
- e. Club/community centre for the Project.
- f. Swimming pool and water bodies.

In respect of such Common Areas and Facilities, in the Project or within the "GRAND CENTRA", the buyers shall not have any right, title or interest in any other land(s), areas, facilities and amenities and the Developer shall have the absolute discretion and the right to decide their usage by the buyers in the Project.

#### Part C

Utility Space/ Car Parking Space in the Basement of building(s) within "GRAND CENTRA" individually allotted to a Buyer of apartment for his / her exclusive use and Open Car Parking around building are excluded from the computation of tentative Super Area of Apartment;

#### Part D

The rights of the Buyer are limited and confined to the Said Apartment and use of areas, amenities and facilities as described in Part A, Part B and Part C herein above. All other land(s), areas, facilities and amenities, balance car parking space(s) in Project and outside the periphery / boundary of Project are specifically excluded and the Buyer shall not have any ownership or usage rights or title or interest in any form or manner whatsoever in such other lands, areas, facilities and amenities as these have been excluded and have not been counted in the computation of tentative Super Area for calculating the Total Sale Consideration nor the Buyer has paid any money in respect of such other lands, areas, facilities and amenities. The ownership of such other lands, areas, facilities and amenities, shall vest solely with the Developer. The Developer shall have the absolute discretion and right to decide on their usage, or the manner and method of disposal thereof. A tentative list of such other lands, areas, facilities and amenities is given below which is merely illustrative and is not exhaustive in any manner:

- a. Shops within the Project, if any, and/or within the said portion of Land.
- b. Dwelling units for Economically Weaker Section (EWS) /below poverty line (BPL).
- c. All areas, building, premises, structures falling outside the periphery / boundary of the Land.
- d. School Site.
- e. Roof top/ terrace above apartments.
- f. Balance Car Parking Space(s)

- (xiv) "Conveyance Deed / Sale Deed" shall mean the deed of conveyance/ sale deed which shall be executed and registered in accordance with Law for conveying all rights, title and interest in the Said Apartment in favour of the Buyer on fulfillment of all terms and conditions of Allotment and this Apartment Buyer's Agreement as contained herein.
- (xv) "Declaration" shall mean the declaration to be filed by the Developer under the Apartment Act with the Competent Authority after obtaining full completion certificate in relation to the Said Apartment /Project.
- (xvi) "Earnest Money" means the amount equal to 10% of the Total Sale Consideration together with any other Non Refundable Amounts.
- (xvii) "Escalation Charges" mean the charges towards escalation in price of materials used in the construction work and labour wages based on RBI Indexes commencing from date of signing of Apartment Buyer's Agreement upto the committed date of possession and any extension thereof.
- (xviii) "External Development Charges" or "EDC" shall mean the charges levied or leviable on the Project/ Said Apartment by the Government of Haryana or any other Government Authority/Authorities as may be promulgated from time to time and with any condition as may be imposed and to be paid by the Buyer and also includes any increase as notified by the Government Authority/ Authorities.
- (xix) "Force Majeure" shall mean and include any or all events or combination of events or circumstances beyond the control and without the fault or negligence of the Developer and/or which the Developer is unable to prevent or provide against by the exercise of reasonable diligence and despite adoption of reasonable precaution and/or alternative measures and as a result whereof the Developer is unable to perform its obligations under the Apartment Buyer's Agreement including but not limited to: acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters, explosions or accidents, air crashes and shipwrecks, act of terrorism, strikes or lock outs, expropriation or confiscation, industrial dispute, non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or other intermediaries, scarcity of labours or due to any reason whatsoever, war and hostilities of war(whether declared or undeclared), riots, bandh, or civil commotion, the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or

First Applicant

Second Applicant

Third Applicant

shall be the "Total Sale Consideration" means the amount paid/payable for the Said Apartment which includes Escrow, Stamp Duty, Stamp (Scholar - Charges), government/ statutory charges including EDC, IDC, VAT, PLC of the Said Apartment is preferentially located) calculated on per Sq. Mts./ Sq. Ft. based on the tentative Super Area of the Said Apartment and Terrace Charge (if applicable), additional specifications/car parking space/utility charges but does not include other amounts, charges, security amount such as CMC, IFMC, ECC, FFC, Water Connection Charges etc. which are payable in accordance with the terms of the Application/Agreement, including but not limited to:

- (i) Any increase in EDC, IDC, IAC, wealth tax, government rates, tax on land, fees or levies of all and any kinds by whatever name called;
- (ii) Interest Free Maintenance Security Deposit (IFMSD);
- (iii) Common Area and Facilities Electricity Charges, Maintenance Charges, Property Tax, Municipal Tax on the Said Apartment;
- (iv) Stamp duty, registration and incidental charges as well as expenses for execution of this Agreement or the Sale/ Conveyance Deed etc;
- (v) All Taxes and Cesses including VAT, Works Contract Tax, Worker's Welfare Cess, Service Tax, whether retrospective or prospective;
- (vi) Cost for electric and water meter as well as charges for water and electricity connection and consumption;
- (vii) Any other charges that may be payable to the Central or State Government, local body, Government Authority/ Authorities by the Buyer as per the other terms and conditions of the Agreement.

Such other amounts that shall be payable by the Buyer in addition to the Total Sale Consideration in accordance with the terms and conditions of the Agreement and as per the demand raised by the Developer from time to time.

#### PART B - TERMS & CONDITIONS

1. THAT the intending Allottee(s) has applied for registration of provisional allotment of an apartment in 'GRAND CENTRA', (hereinafter referred to as "Said Building") proposed to be developed in Sector- 37 C, Distt. Gurgaon, Haryana with knowledge of applicable laws, notifications, rules, etc. applicable in Gurgaon, Haryana.
2. THAT the intending Allottee(s) has satisfied himself/itself about the interest and title of the Land Owning Companies in the Land, including the land where upon "GRAND CENTRA" is proposed to be developed, which forms and integral part and parcel of the Land admeasuring 15.4829 Acres as per License No. 13th of 2008. The intending Allottee(s) is aware that ILD Millennium Pvt. Ltd. is the Developer (herein after referred as the "Developer") and that its associates, namely, M/s. Jubilant Malls Pvt. Ltd., M/s. Goldman Malls Pvt. Ltd. are the Owners of the land admeasuring 15.4829 Acres and 62656.97 Sq. Mtrs. approximately situated in Sector- 37 C, Distt. Gurgaon, Haryana (herein after referred to as the "Land") and the Director General, Town and Country Planning, Government of Haryana, Chandigarh (herein after referred as DGTCP) vide License no. 13 of 2008 have granted permission for setting up a Residential Group Housing Project on the Land. Towards this end, the Developer has also applied for and obtained Zoning Plan and Building Plan submitted for revision to DGTCP vide DGTCP Drawing Memo No.ZP-370/AD (RAY/2014/16 dated 16-6-2014).
3. THAT the intending Allottee(s) acknowledges and confirms that the Developer has provided all the information and clarifications as required by the intending Allottee(s) and that the intending Allottee(s) is fully satisfied with the same and the intending Allottee(s) has relied on his/her own judgment and investigation in deciding to apply for provisional allotment of an Apartment and has not relied upon and/or is not influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by Developer, or any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the Project. No oral or written representations or statements shall be considered to be a part of this Application and that this Application is self contained and complete in itself in all respects. The intending Allottee(s) confirms to have chosen to seek the provisional allotment of an Apartment after exploring other options of similar properties of various agencies in the competitive market of National Capital Region of Delhi and finds that the Apartment applied for is most suitable to his/their requirement.
4. THAT the intending Allottee(s) request is for provisional allotment of a residential Apartment with an exclusive right to use Parking Space(s) in the/around" said building" and who on grant of provisional allotment of the Apartment promises and undertakes to pay to the Developer the Total Sale Consideration which includes the Basic Sale Price (subject Escalation Charge), External Development Charges (EDC), Infrastructure Development Charges (IDC), Infrastructure Augmentation Charges(IAC), Preferential Location Charges(PLC), Utility Space/Car Parking Charges, Terrace Charges(if applicable) as per the Payment Plan opted by the intending Allottee(s) annexed hereto at Annexure E, in addition to other deposits, charges, rates, VAT, Service Tax, Works Contract Tax, Worker's Welfare Cess and other applicable statutory fees, taxes, cesses, levies etc. which are payable by the intending Allottee as per Payment Plan and/or as demanded by the Developer. The intending Allottee undertakes to abide by all the terms and conditions hereto relating to forfeiture of Earnest Money together with non-refundable amounts as laid down herein and in the Apartment Buyer's Agreement agreed to be executed.
5. THAT the intending Allottee(s) understands and agrees that the Total Sale Consideration of the Apartment applied for represents only the Total Sales Consideration of the Apartment and this Total Sale Consideration does not include any element of cost/ price towards construction, running and operation of any other facilities/utilities such as shops, club/ community centre, school, community facilities, etc and which do not form part of the Common Area and are proposed to be developed in the Project by the Developer solely at its own cost and expenses, and which shall always remain outside the purview of provisional allotment of the Apartment. It is clearly understood and agreed by the intending Allottee(s) that all such facilities such as shops, club/ community centre, school, community facilities, etc., if any, which are developed by the Developer shall always vest with the Developer. Since these facilities have been developed at the cost of the Developer, the intending Allottee(s) shall have no ownership rights on such facilities, amenities and services. The intending Allottee(s) shall have only user rights for these facilities on terms and conditions more specifically elaborated in the Apartment Buyer's Agreement. It is also clearly understood and agreed that the intending Allottee(s) shall also have no ownership, right, title and/or interest in Common Areas except right to use and free ingress/ egress by sharing the same with other occupants/Intending Allottee(s) subject to reasonable restriction or permission deemed necessary for safety reasons.

  
First Applicant

  
Second Applicant

Third Applicant

15. THAT the intending Allottee(s) agrees, acknowledges, confirms and understands that the Basic Sale Price of Apartment is based on price of materials and labour charges pertaining thereto on and around December, 2014. If, however, during the progress of construction upto the expiry of (42 months and 6 months grace period), there is an increase/decrease in the price of the materials used in the construction work and/or labour charges, then the same shall be borne by and/or recoverable payable by the intending Allottee(s). The Reserve Bank of India's published indexes shall form the basis of the computation of the escalation charges.

The intending Allottee(s) agrees and accepts that the "RBI Indices" are transparent and by choosing these independent RBI Indices, the Developer is ensuring the highest level of fairness and transparency. The respective RBI Indices for the computation of the Escalation Charges in the cost of construction and labour cost are as below:-

- Steel - Index published as "Steel - Long in the category of Basic Metals, Alloys & Metal Products"
- Cement - Index published as "Cement & Lime in the category of Non-Metallic Mineral Products".
- Fuel & Power - Index published as "Fuel & Power".
- Other Building Construction materials - Index published as "All Commodities in the Index Numbers of Wholesale Prices in India".
- Labour - Index published as "Consumer Price Index Numbers for Industrial Workers".

For the purposes of calculation of escalation, 50% of the Basic Sale Price of the Apartment would be treated as construction cost. It is further mutually agreed between the Parties that within the above stated construction cost (i.e., 50% of the Basic Consideration), the components of steel, cement, other construction materials, fuel and power and labour shall be 15%, 10%, 40%, 5% and 30% respectively of the construction cost.

The details and the methodology with illustration for calculating the escalation charges shall be more elaborately described in the Apartment Buyer's Agreement.

16. THAT the intending Allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas, services, facilities & installations of the Project as more specifically described in the Maintenance Agreement with the Maintenance Agency or any other nominee/agency or other body/apartment owners association as may be appointed by the Developer from time to time for the maintenance and upkeep of the Building/ Project. It is agreed that the Maintenance Agency shall be responsible for the general upkeep of various common services within and outside the Building which shall broadly include operation and maintenance of lifts, operation and maintenance of generators including cost of diesel, maintenance of fire fighting system, garbage disposal & upkeep of common areas, in advance, water supply, sewerage system and Common Area lighting plus upkeep of internal roads, pathways, boundary walls/fencing, horticulture, drainage system, street lighting, water supply, general watch and ward within the Project.

The intending Allottee(s) hereby agrees and undertakes to pay for a period of 1(one) year, in advance, the Maintenance Charges to the Maintenance Agency/Developer for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartment) in the Project at the rate determined by the Developer or the nominated Maintenance Agency at the time of issuance of Final Notice for Possession.

In addition to the payment of Maintenance Charges and other charges, the intending Allottee(s) shall pay Interest Free Maintenance Security Deposit (IFMSD) @₹ ..... /- (Rupees ..... only) per sq. ft. or @₹ ..... /- (Rupees ..... only) per sq. mtr. of Tentative Super Area of the Apartment to the Maintenance Agency or any other nominee/agency or other body. The deposit shall be utilized by the Maintenance Agency or any other nominee/agency or other body towards:-

- (i) replacement, refurbishing, major repairs of plants, machinery, equipment, etc. installed in the Project
- (ii) expenses required to comply with any safety/security related mandatory bylaws/regulations introduced by the local authority/ Government after the approval of building plan/layout of the Project
- (iii) towards any unforeseen expenses in future.

17. THAT the intending Allottee(s) agrees to pay towards Electricity, Water and Sewerage connection charges. That the intending Allottee(s) further agrees to pay additionally to the Developer/Maintenance Agency on demand the actual cost of electricity and water consumption charges. In case the electricity is supplied through DG Set, power back up shall be provided. The Developer shall install additional equipment for power back up facility (not exceeding 03 kva for 2BHK; 05 kva for 3BHK, simplex & duplex and 07 kva for penthouses) common to all Apartments in the Project at no additional installation cost to the intending Allottee(s). It is however accepted by the intending Allottee(s) that the availability of the Power backup facility shall be subject to regular payment of charges towards said facility. Further, the intending Allottee(s) acknowledges that the said power back up facility is an additional feature and the intending Allottee(s) herein shall not claim any loss or damage, whether direct or consequential, from the Developer in the event of default on the part of the Maintenance agency / Apartment Owners Association/ Developer or body providing the same, to continue to provide the same.

18. THAT the Developer shall provide fire safety measures and means as per existing Fire Safety Code/Regulations, and in case of any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Developer, if any Additional Fire Safety measures, Expansion of STP capacity, solar energy utilization, up-gradation of any other service or facilities etc. are required to be provided, the intending Allottee(s) shall pay, on proportionate basis, for providing such additional fire safety measures, Expansion of STP capacity, solar energy utilization, up-gradation of any other service or facilities etc.

19. THAT the intending Allottee(s) shall bear all cost in relation to insurance of the Apartment Building proportionately with other occupants.

20. THAT the subject to intending Allottee(s) complying with various terms and conditions of the Apartment Buyer's Agreement and other requirement(s), the Final Notice of Possession shall be offered by the Developer to the intending Allottee(s) within 42 months and 6 months grace period from the date of signing of the Apartment Buyer's Agreement. In case the

First Applicant

Second Applicant

Third Applicant

THAT the intending Allottee(s) shall get his/her complete details registered with the Developer by the time of the execution of the Apartment Buyer's Agreement and shall be his/her responsibility to inform the Developer by Registered Allottee about all subsequent changes in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might ensue in the wake of the intending Allottee(s) not having his/her change in address noted or registered with the Developer.

33. THAT the intending Allottee(s) undertakes to abide by all laws, rules and regulations including the Haryana Apartment Ownership Act, 1983 or any other law as may be made applicable to the Project.
34. THAT the intending Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, before execution of the Apartment Buyer's Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as may be required for the purpose. The intending Allottee(s) will execute two (2) copies of the Apartment Buyer's Agreement for the Apartment to be purchased. The Apartment Buyer's Agreement sets forth in detail the terms and conditions of sale with respect to the Apartment(s). The intending Allottee(s) agrees and understands that if the intending Allottee(s) fails to execute and deliver the Apartment Buyer's Agreement along with all Annexures in its original form and all amounts due and payable as per the schedule of payment within thirty (30) days from the date of its dispatch by the Developer, then the intending Allottee(s) authorizes the Developer to cancel the provisional allotment and on such cancellation, the intending Allottee(s) consents and authorizes the Developer to forfeit the Earnest Money together with Non Refundable Amounts. Thereafter the intending Allottee(s) shall be left with no right, title or interest whatsoever in the Said Apartment.
35. THAT the intending Allottee(s) agrees and confirms that the terms and conditions as set out herein are indicative and shall be more comprehensively set out in the Apartment Buyer's Agreement, which upon execution shall supersede this Application.
36. THAT the Developer has a right to reject any offer/application without assigning any reason. It is also agreed and understood, that the intending Allottee by merely applying for provisional allotment does not become entitled to final allotment of Said Apartment.
37. All disputes, differences or disagreements arising out of, in connection with or in relation to this Application or Allotment Letter, shall be decided by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 by a sole arbitration appointed by the Developer. The venue of arbitration shall be Gurgaon or such other place as may be mutually agreed to between the Parties and the Award of the Arbitrator shall be rendered in English.
38. THAT Gurgaon Courts shall have the jurisdiction in all matters arising out of and/or concerning this transaction.

I/we declare that the above terms and conditions have been read and/understood by me/us and the same are acceptable to me/us.

ANNEXURES -A "Tentative Layout Plan"

ANNEXURES -B "Floor Plan & Building Plan"

ANNEXURES -C "Location Plan"

ANNEXURES -D "Specifications"

ANNEXURES -E "Payment Plan"

  
First Applicant

  
Second Applicant

Third Applicant