

REQUEST FOR REGISTRATION OF AN APARTMENT / UNIT IN FORTHCOMING PROJECT "AJNARA THE BELVEDERE" AT PLOT NO. SC-01/A, SECTOR-79, NOIDA

To,

M/s Ajnara India Ltd.

Regd. Office: 502, 5th Floor, Sachdeva Corporate Tower,
Plot No. 17, Karkardooma Community Centre, Delhi-110092

Dear Sir,

I/We, the undersigned, request you for registration of an Apartment / Unit in your forthcoming Project "AJNARA THE BELVEDERE", Noida, Distt. Gautam Budh Nagar (U.P.).

I/We undertake to sign and execute the Application and the Allotment Letter on the Company's standard format, as and when desired by the Company. I/We have read and understood the terms and conditions of the **Lease Deed dated 24.10.2011 registered at Serial No. 8585 in Book No. 1, Volume (Zild) No. 2975 on Page No. 266 to 315 on 24.10.2011 in the office of Sub- Registrar-III, Noida, Distt. Gautam Budh Nagar (U.P.)**, whereby the aforesaid Plot No. SC-01/A, Sector-79, Noida, Distt. Gautam Budh Nagar (U.P.) has been conveyed to the company namely **M/s Sequel Buildcon Pvt. Ltd.** for the period of 90 (Ninety) Years commencing from 24.10.2011 and I/We undertake to abide by the terms and conditions of the said Lease Deed and I/We shall always remain bound by the same. I/we am/are aware that **M/s Sequel Buildcon Pvt. Ltd. (herein "Lessee") is the subsidiary of M/s Ajnara India Ltd. (herein "Company")** and that in pursuant to arrangements and understandings interse between the Company and the Lessee, the Company is interalia entitled to advertise and market the Said Project, book and allot the Apartments/Units planned to be constructed in the Said Project and to receive money(ies), give receipts, cause conveyance/sub-lease deed executed through Lessee and also cause other required documents etc. executed in this regard.

I/We remit herewith a sum of Rs. _____ (Rupees _____) by Bank draft/Cheque No. _____ dated _____ drawn on _____ Bank payable at Delhi/New Delhi against my/our request for registration of an Apartment / Unit. I/We understand and agree that 10% (Ten Percent) of the Total Price/Consideration of the Said Apartment / Unit shall be considered as the Registration Money, which is required to be necessarily paid by me/us along with this request Application, which is a mandatory condition for consideration of this request Application by M/s **Ajnara India Ltd.**, failing which this request Application shall not become qualified for consideration by the Company and shall automatically stand rejected as disqualified without any prior notice/letter in writing to me/us and the amount paid by me/us shall be refunded by the Company without any interest and I/we shall have no claim whatsoever against the Company. I/we shall pay the applicable Service Tax in addition to the Registration Money along with this request Application. I/we understand and agree that realization of the Cheque of Registration Money tendered by me/us is the pre requisite condition for consideration of this request Application by the Company.

I/We agree that in the event the Company accepts this request Application to register the Said Apartment / Unit, I/We shall pay further installments of Total Price/Consideration and all other amounts, taxes and cesses, dues and charges as per the payment plan opted by me/us and/or as and when demanded by the Company.

I/We have clearly understood and agreed that this request Application does not constitute any offer of allotment or allotment or any Agreement to Sell and by submitting this request Application, I/We do not become entitled to registration or allotment of the Apartment / Unit requested for notwithstanding the fact that the Company may have issued the receipt/acknowledgement of the Registration Money or any amount paid by me/us. It is only after I/we sign and execute the Allotment Letter on the Company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become effective subject to the terms and conditions contained in the Allotment Letter.

I/we agree and acknowledge that the Company shall have unfettered right and discretion to reject my/our request Application without assigning any reason at any time before the execution of Allotment Letter by the Company and in that case I/we shall be entitled only for refund of the amount paid by me/us along with a simple interest @ 9% (nine percent) per annum calculated from the date of realization of such amount by the Company till the date of such rejection of request Application is done by the Company subject to the condition that I/we should not be in default of any kind whatsoever. I/we specifically agree and undertake that after such rejection of request Application and dispatch of such refund amount cheque by the Company, I/we shall have no right, interest, claim and lien of any nature whatsoever on the Said Apartment / Unit and/or against the Company. The acceptance of Registration Money or any amount paid by me/us does not make me/us entitled for allotment and the acceptance of this request Application and allotment of the Said Apartment / Unit is entirely at the sole and absolute discretion of the Company.

My/Our particulars as mentioned below may be recorded for reference and communication:

1. Sole or First Applicant Name..... S/D/W/o

Bank Account No. & Bank Name

Date of Birth Nationality

Income Tax PAN

Residential status: Resident Indian[] / Non Resident Indian[] / Foreign National of Indian Origin[]

Mailing Address

.....

Mobile No. E-mail ID.....

2. Second Applicant Name..... S/D/W/o

Bank Account No. & Bank Name

Applicant's
self attested
latest
photograph

Second
Applicant's self
attested latest
photograph

Date of Birth Nationality

Income Tax PAN

Residential status: Resident Indian[] / Non Resident Indian[] / Foreign National of Indian Origin[]

Mailing Address

.....

Mobile No.

E-mail ID.....

Details of Apartment / Unit requested for:

Apartment / Unit No. : Floor: Tower/Block: Type:

along with usage right of Car Parking: Open [] Covered []

Super Area: Square feet (Sq. Ft.) approx. Built-up Area: Square feet (Sq. Ft.) approx.

Phase: Other details, if any:

Note: For the purpose of this request Application, the conversion factor is taken as 1 Sq. Meter = 10.764 Sq. Ft.

Payment Plan: Down Payment Plan [] Construction Linked Payment Plan []

Details of Pricing/Consideration for the Said Apartment / Unit:

i) Basic Rate of Super Area : Rs. per Sq. Ft.

ii) **Basic Sale Price/Consideration (BSP): Rs.**

iii) **Preferential Location Charges (PLC) Location: Rs.**

iv) **Other Charges (one time non-refundable):** In addition to the Basic Sale Price and PLC (if any), I/we shall be liable to pay the following:

a) Electrification Charges(EC): Minimum Electricity Load shall be KW.

Rate shall be Rs. per KW (Kilo Watt). Electricity Load required KW.

Therefore EC amounting to Rs.

b) Power Back-up Installation Charges (PBIC): Load required KVA (minimum KVA) @ Rs. per KVA, therefore PBIC amounting to Rs.

c) Dual Electricity Meter Charges: Rs.

d) Fire Fighting Charges (FFC): Rs.

e) Any other charge, if any, Rs.

Total Price/Consideration payable for the Said Apartment / Unit: BSP + PLC + Other Charges =

Rs. (**Rupees**

I/we shall also pay the Interest Free Maintenance Security (IFMS) of Rs., advance Maintenance Charges and other charges to the Maintenance Agency nominated by the Company on or before offer of possession. I/we shall pay all the charges as decided by the Company or its nominated Maintenance Agency without any objection and without any delay.

Note: Service Tax and any other Taxes or Charges at the rates as applicable at the relevant time shall be payable extra by me/us as per the Government Rules.

Booking Mode: Direct [] Through Dealer/Agent []

DECLARATION

I/We, the undersigned Applicant(s), do hereby solemnly affirm and declare that the abovementioned particulars/information given by me/us are true and correct to the best of my/our Knowledge, nothing stated therein is untrue and nothing material has been concealed there from.

Yours Faithfully,

Date:

Signature and names of the Applicant(s)

Place: