

VSR INFRATECH PVT. LTD.

Plot No.14, Sector 44, Institutional Area,
Gurgaon-122003 (Haryana)

Sub: - Application for Registration for Provisional Allotment of commercial space/serviced apartments in your Proposed Commercial Project "114 Avenue" at Sector 114, Gurgaon, Haryana on Purchase and Lease back offer basis

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Commercial space/serviced apartments in the proposed project to be developed by M/s. VSR Infratech Private Limited (hereinafter referred to as the "Company") on a plot of land admeasuring approximately 2.96 acres at Sector-114, Gurgaon, Haryana.

I/We agree and note that the allotment of the said unit is entirely at the sole discretion of the Company which shall be made on finalization and approval of building plans and the Company has the right to reject any offer without assigning any reason thereof and without incurring / carrying any liability towards cost / damage / interest etc., except that the registration amount received on registration or thereafter shall be refunded to the applicants without any interest thereon.

I/We are maing this application with the full knowledge that the plans for the building(s) in which the commercial unit/Serviced apartment applied for will be located are under process of preparation and sanctioning by competent authorities.

In the event of the company accepting my/our application to allot a commercial unit/serviced apartment, I/we further agree to pay further installments of the sale price and all other dues, charges and taxes including fresh incidence of tax, if any, which may be levied by the Government as also in terms of standard agreement to sell and the payment plan opted, as explained to me/us, by the company and fully understood and accepted by me/us.

I/We agree to sign and execute, as and when required the Allotment Letter containing terms and conditions of allotment, Buyer's Agreement/lease back agreements and other related documents in the standard format as prescribed in registration for provisional

allotment as attached hereto and shall strictly adhere to all the terms and conditions stipulated by the company from time to time.

I/We have clearly understood that this application does not constitute an Agreement to Sell and I/We do not become entitled to the provisional and/or final allotment of Commercial space(s) notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/We sign and execute the Allotment Letter and Buyers' 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. If, however, I/We withdraw/cancel this application after issuance of allotment letter by the company, the Company shall be entitled to forfeit 10% of BSP and also no interest shall be paid on the balance amount, if any to be refunded to me/us.

I/We agree to abide by the terms and conditions of this application including those relating to payment of Basic Sale Price and other changes, forfeiture of provisional registration charges, etc. as laid down herein.

I/We remit herewith a sum of Rs. _____ (Rupees _____ only.) By Bank Draft/Cheque No. _____ dated _____ drawn on _____ in favour of "**VSR Infratech Private Limited**" towards provisional registration charges.

I/We have perused the "Schedule of Payment" and agree to pay further installments of the Basic Sale Price and Other Charges as stipulated / called upon by the Company and / or as contained in the Schedule of Payment.

I/We further understand that the expression "Allotment" of the commercial space as and when made by the Company shall always mean provisional allotment and shall be confirmed when the formal Buyers' Agreement is executed between the parties. I/we agree that the Buyers Agreement shall not be binding upon company until executed by the company.

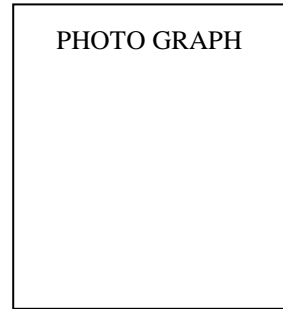
My\Our particulars as mentioned below may be recorded for reference and communication:

Sole/First Applicant

Second Applicant

SOLE/ FIRST APPLICANT

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



Mr. /Ms.....

S/W/D of

AgeDate of Birth

Guardian Name (in case of Minor).....

Nationality

Occupation:

Service () Professional () Business ()

Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()

Foreign National of Indian Origin () others ()

Mailing Address

.....Telephone (Res.) Mobile

E-Mail

Permanent Address

.....Telephone (Res.) Mobile

Office address

.....Telephone (Res.) Mobile

E-Mail

PAN No..... (Attach form 60 or 61 or 49 A as the case may be, if PAN not available)

SECOND APPLICANT

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

Mr./Ms.....

S/W/D of

AgeDate of Birth

Guardian Name (in case of Minor).....

Nationality

Occupation:

- | | | | | | |
|---------|-----|--------------|-----|-----------|-----|
| Service | () | Professional | () | Business | () |
| Student | () | Housewife | () | Any other | () |

Residential Status:

- | | | | |
|----------|-----|--------------|-----|
| Resident | () | Non Resident | () |
|----------|-----|--------------|-----|

Foreign National of Indian Origin () others ()

Mailing Address

.....

.....Telephone (Res.) Mobile

E-Mail

Permanent Address

.....Telephone (Res.) Mobile

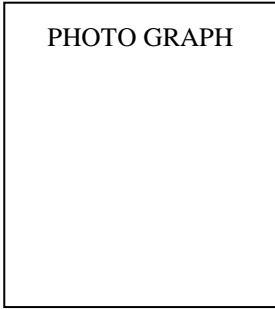
E-Mail

Office address

..... Telephone (Res.) Mobile

E-Mail

PAN No..... (Attach form 60 or 61 or 49 A as the case may be, if PAN not available)



****M/s.** _____ a partnership firm duly registered under the Indian Partnership Act 1932, through its partner authorized by resolution dated _____ Shri/Smt. _____ (copy of the resolution signed by all Partners required). PAN/ TIN: _____ Registration no. _____

******M/s.** _____ a Company registered under the Companies Act, 1956, having its registered office at _____ **through** its authorized signatory Shri/Smt. _____ authorised by Board Resolution dated _____ (hereinafter referred to as 'Intending Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) (Copy of the Board Resolution along with a certified copy of Memorandum & Articles of Association required) PAN/ TIN: _____ Registration no. _____

(**Delete whichever is not applicable)

DETAILS OF UNIT & PRICING:

Unit/Shop No Type of Space Floor No. _____
Block No. _____

Basic Sale Price @ Rs..... Super Area..... (Sq ft approx)

Payment Plan opted: Plan – A (Installment Payment Plan) ()
Plan – B (Down payment Plan) ()

Property Applied For: (i) Retail () (ii) Office () (iii) Serviced Apartment ()

Reserved Parking: (i) Covered () (ii) Open () (iii) Not Applicable ()

Mode of Booking: Direct: Broker: Broker Name with Address and Rubber Stamp

Broker Details:

Note:

1. All Charges like Car Parking(for right to use only), Prime Location , External Development Charges (EDC) , Infrastructure Development Charges (IDC), Power Backup & others charges will be charged by the Company as per the Payment Plan Opted by the Applicant.
2. Allotment to Non Resident Indians/Persons of Indian Origin shall be subject to exchange control laws of India and in compliance with the provisions of Foreign Exchange Management Act 1999 (FEMA) or any other statutory enactments shall be applicants own and sole responsibility.

DECLARATON

I/We the above applicant(s) do hereby declare that the above particulars / information given by me / us for registrant for allotment of a commercial unit/service apartment is irrevocable and are true and correct and nothing has been concealed thereform. In case of any false or misleading information provided by me/us, the company shall be entitled to cancel the allotment to me/us.

Sole/First Applicant

Second Applicant

Place : -----

Date : -----

Note:

Cheques / Demand Draft to be made in favour of "VSR Infratech Private Limited."
Payable at New Delhi/Gurgaon.

In case, the cheque comprising registration amount is dishonoured due to any reason the Company reserves the right to cancel the registration without giving any notice to be applicant(s).

All amounts received from Applicant(s) other than resident Indian shall be from NRE / NRO / Foreign Currency Account only.

For Office Use Only

1. Application: Accepted / Rejected

2. Basic Sale Price @ Rs..... Super Area..... (Sq ft approx)
Type Floor.....
Total Cost including all charges

3. Payment Plan opted: Plan - A (Installment Payment Plan)
()
Plan - B (Down payment Plan) ()

4. Registration Amount Received Vide Ch. No/DD No. Dt.
Rs. (Rs.Only)

5. Mode of Booking Direct ()
Broker ()

Broker Name with Address and Rubber Stamp

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.....

Check List:

Registration Amount:.....Local Cheques/ Draft.....

PAN :.....Copy of Form 60 / Form 61 / Form 49 A

Memorandum of Association/ Articles of Association and certified true copy of the board resolution (for registration in the name of Companies)

Copy of Passport and Account Details

(For NRI and PIOs to make payment through NRE/NRO/Foreign Currency A/C only)

- e. IPI-7/Passport Photocopy (in case of foreign nationals)
Photographs and Signatures of the Applicant(s)
Applicant Signature on all pages of the application form and payment
Address proof and self attested photograph
Authorization / POA duly attested where a person is signing the application form on someone behalf.

Name:
Authorized Signatory for the Company

Dated:

Place:

Term and Condition for Registration

That I/We do understand that this Application for Provisional Registration is not a confirmed registration/allotment of a Commercial space/serviced apartments, but is merely my Expression of Interest in your project and grabbing an opportunity to own a Commercial space at discounted price. The terms and conditions given below are only indicative in nature with a view to acquaint the Applicants with the terms and conditions as shall be comprehensively set out in standard Buyers Agreement, which, upon execution shall supersede the terms and conditions set out herein below in so far as ther are inconsistent with the Buyers Agreement.

1. The applicants(s) has/have made this application for the allotment of commercial unit with full knowledge of all the laws/notifications and rules applicable to the area where the commercial unit is proposed to be developed which have been fully explained by the company and understood by the applicant.
2. The Applicants(s) acknowledges and the company has fully disclosed that the title and requisite approvals including but not limited to license application by the company in respect of the commercial complex being known as "114 Avenue"
3. The drawing/plans displayed in the office of the company or through our authorized agents showing the proposed projects hereinafter referred to as 'the project' are provisional and tentative. The Company can carry out such additions, alterations, and deletions in the layout plan, building

plans, and floor plans as the company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the intending allottee.

4. That I/We do acknowledge that the Company has not finalized any agreement with the Operator for the serviced apartments and agree and undertake that the Company shall be entitled to enter into the agreement with any Operator at its own discretion and choice on such terms and conditions as may be agreed to with such Operator. In case, any agreement/understanding if any, with such Operator is not entered before allotment of serviced apartments, the Company shall be at its liberty to refund the provisional registration amount without any interest.

5. It is clearly understood by the Intending Allottee that the Commercial space/serviced apartment is being sold to the Intending Allottee with the clear understanding that the Intending Allottee shall lease back the said space allotted, to the Operator or any other agency/third party that may be appointed by the Company in this respect for such period and on such terms and conditions including initial lock in period 6. That confirmed registration/allotment for a Retail/office space in the project shall be made available to me/us within 6 months from the date of Advance Provisional Registration, and the said deposit made by me/us will be adjusted in the money payable by me/us if and when confirmation of registration/allotment for a commercial space is made to me/us.

7. The timely payment of installments as per the opted payment plan shall be of the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest on the rate to be decided by the company on the amounts in default.

8. That the Commercial space/serviced apartments will be allotted to me/us at the basic discounted rate as herein below. The Preferential Location Charges (PLC), , Power Back up, Car Park (for right to use only), EDC, IDC and any enhancement thereof, value added service tax, stamp duty, registration fee and other charges of any other statutory levies shall be borne by me/us. It is further understood by the applicant that the calculations of all the charges as applicable shall be more clearly defined in the Buyers Agreement and upon execution of Buyers agreement, the method of payment stated therein shall become binding upon parties to Buyer's Agreement.

9. The Applicant (s) agree(s) that he/she/they shall pay the consideration of the commercial unit and such other charges calculated on the basis of super area, which is understood to include pro rata share of the common areas in the project and proportionate share of the other common

facilities, specifically provided in the Buyer's Agreement, which may be located anywhere in the said project, at the sole discretion of the company. It is further understood by the Applicant(s) that the calculation of super area of the commercial unit shall be more clearly defined in Buyer's Agreement and up on execution of the said Buyer's Agreement, the method of definition of super area, as stated therein, shall become binding on both parties. The intending allottee shall not raise any dispute/claim in the manner in which the calculation of super area is done. That the final area and measurement of Commercial space/serviced apartments may vary at the time of allotment and/or on completion of the project and accordingly, difference amount will be paid by me/refunded to me.

10. The amount paid to the extent of 10% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/ or breach of any of the terms & conditions of allotment as also in the event of the failure by the intending allottee to sign the Unit Buyers Agreement/Allotment Letter within 45 days of booking.

11. The intending allottee(s) shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.

12. The Company on completion of the construction/ development shall issue final call notice to the intending allottee, who shall within 30 days thereof, remit all dues & take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.

13. The intending allottee(s) shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the company/its nominated agency. This agreement shall remain fully effective until the services are handed over to a body corporate or society or association of the buyers. The Company/Maintenance Agency shall be entitled to withdraw from maintenance of the project without assigning any reasons. The intending allottee(s) agree(s) and consent(s) to this arrangement. The intending allottee shall sign a separate maintenance agreement with the Company/Maintenance Agency; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/ Maintenance Agency.

14. The conveyance deed shall be executed in favour of the intending allottee on receipt of all payments as may be due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending allottee.

15. The intending allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/her address.

16. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company, Such approval shall be granted on payment to administrative charges as prescribed by the Company.

17. In case there are joint intending allottees, all communications shall be sent by the Company to intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purpose be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.

18. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company after provisional and / or final allotment is unable to deliver the unit to the intending allottee the Company shall be liable only to refund the amounts received from him/her without interest.

19. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Unit Buyers Agreement/ Allotment Letter over and above the terms and conditions of allotments set out in this application

20. That I/We will have to take prior permission to transfer my/our Advance Provisional Registration from the Company and will have to pay processing fees & transfer charges as decided by the Company from time to time.

21. The company reserves its right to cancel the Provisional Registration. Registration /Allotment if the future payments are delayed by two months from its due date. In case of continuance of Registration/Allotment, I/We shall be liable to pay interest and other penal charges as decided by the company from time to time.

22. That District Court in Gurgaon and High Court at Chandigarh alone shall have the jurisdiction in all matters arising out of and /or concerning this transaction

Sole/First Applicant

Second Applicant