



TRIDENT
EMBASSY-RESO

LUXURY APARTMENTS
G. NOIDA-WEST

APPLICATION FORM



RERA REGISTRATION NUMBER

PROMOTOR REGISTRATION NO. UPRERAPRM 1568
PROJECT REGISTRATION NO. UPRERAPRJ 785019

Details on UP-RERA Website (www.up-rera.in)

APPLICATION FORM

Application No.

Date.....

TRIDENT INFRAHOMES PVT. LTD.

H-58, SECTOR 63, NOIDA
UTTAR PRADESH

Dear Sir,

I/We request to register my/our expression of interest (EOI) for provisional allotment of a residential/dwelling unit as per details as given below, in the housing project "TRIDENT EMBASSY RESO "being developed by you at Plot no. GH-06C, Sector -01, Greater Noida (West) under

Down Payment Plan

Flexi Payment Plan

Construction Link Plan

Other Plan (tick one).

I/We hereby remit a sum of Rs.....Rupees.....
.....only) vide RTGS/NEFT/ Cheque/ Draft No.....

Drawn onpayable at.....

In favour of "**Trident Infrahomes Pvt. Ltd. - Trident Embassy Reso**" towards earnest money/part of earnest money.

I/We agree that in the event "Trident Infrahomes Pvt. Ltd." (Hereinafter referred to as the 'Company') agree to provisionally allot a unit, I/We agree to pay further instalment of sale price and other dues as stipulated/demanded by the company in accordance with the mode of payment agreed upon in this Application and the Builder Buyer Agreement (Allotment Letter) as explained to me/us by the company and understood by me/us

WHEREAS

1. M/s DEVIKA GOLD HOMZ PRIVATE LIMITED(herein referred as Land Owner)had acquired leasehold rights to the sub divided plot no. GH - 06C, Sector-01, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, totally admeasuring about 30,000 (Thirty Thousand) square meters, more specifically detailed out in **Schedule A** hereto ("**Larger Land**") which had been allotted to the Leaseholder by the Greater Noida Industrial Development Authority ("**GNIDA**") vide allotment letter no. PROP/BRS-02/2010/1513 dated April 27, 2010 ("**Allotment Letter**") and sub division letter no. Builders/2010/BRS-62/142 dated November 03, 2010 ("**Division Letter**") for the purpose of constructing residential flats / group housing plots.In this regard, a lease deed has been executed on December 07, 2010, between the said Land Owner and GNIDA, which had been registered with the relevant Sub Registrar-IV, Greater Noida, Dist –Gautam Budh Nagar(Uttar Pradesh) vide Bahi No. 1/7640 Patha No. 199 to 556/24314 ("**Lease Deed**") And Whereas the said Land Owner has already constructed / developed an area of approximately 17,000 (Seventeen Thousand) square meters out of the Larger Land.
2. **TRIDENT INFRAHOMES PVT LTD (The Company)** has acquired Development Rights on the balance part of the Larger Land admeasuring 13,022 (Thirteen Thousand and Twenty Two) square meters being PLOT No.- GH-06C, SECTOR-1, GREATER NOIDA (WEST,) U.P. (hereinafter referred to as 'said **Plot or Land or Said Land**', vide Joint Development Agreement dated 23.10.2020 executed between M/s DEVIKA GOLD HOMZ PRIVATE LIMITED and TRIDENT INFRAHOMES PVT. LTD., for development and marketing of a **Group Housing Project** on the Said Land by utilizing the FAR Area and Additional Area, which includes development of Common Areas and Facilities, parking spaces, services, amenities, fittings, fixtures and enjoy all rights, privileges and benefits arising there from **for FAR** of 3.50 (Three decimal point Five Zero) ("**Residential FAR**"),commercial FAR of 1% (One Percent) which is presently unutilized ("**Commercial FAR**") and total permissible and available density of 2,100 (Two Thousand One Hundred) people per hectare ("**Density**") including but not limited to exclusive right to/for:

- a). Enter upon the Said Land without any hindrance and with rights and liberty of ingress and egress;
 - b). Appear before the appropriate authority (ies) to pursue necessary applications, permissions, approvals etc., relating to the Group Housing Project;
 - c). Marketing and branding of the Group Housing Project;
 - d). Undertake designing, constructing and carrying out all ancillary activities relating to the Group Housing Project;
 - e). Booking, allotment, renting, license, transfer, nomination, substitution etc., of the apartment in the Group Housing Project and enter into agreements, contracts etc., with third parties for the same and receive in its name all revenues, receivables and consideration for the same and other facilities and amenities over the Said Land Owner shall have no right/claim of any nature whatsoever in such revenues, receivables and consideration and same shall accrue to the sole benefit of M/s Trident Infra Homes Pvt. Ltd., i.e., the "Company".
 - f). To execute sub-lease of impartible and undivided share/rights in the Said Land, by virtue of an Irrevocable Power of Attorney dated 23.10.2020 in favour of **M/s Trident Infrahomes Pvt. Ltd. i.e, the Company.**
 - g). Manage and maintain the Group Housing Project and Common Areas and Facilities in the Group Housing Project as per applicable laws; and
 - h). Enter into tripartite agreements with financial institution and apartment buyers for housing loans for which NOC(s) will be issued by Land Owner to M/s Trident Infra Homes Pvt. Ltd. i.e., the Company.
 - i). Finalize and execute the booking forms, allotment letters, space buyer agreements with the customers;
 - j). Decide on the pricing of the apartment and other facilities and amenities developed by the Company over the Said Land;
 - k). Appoint third party contractors for carrying out development works;
 - l). Levy appropriate administrative charges in case of transfer of Apartment by the customers; and
 - m). Generally do all other acts, deeds and things as per the terms of this Agreement for Joint Development as may be required for exercising the development rights.
3. In due exercise of the Development Rights, as stated hereinabove, **the Company is developing a Residential Group Housing project 'Trident Embassy Reso' (Said 'PROJECT')** on the Said Land and the Company is as such authorized for construction of Group Housing on the said Plot and also entitled to allot the dwelling units on sub lease basis to their Allottee(s) and also provide space for certain facility.
4. The Greater Noida Industrial Development Authority , which is the competent authority in respect of the Project in question, sanctioned the plan for the commencement of the subject project, vide sanction plan: 31-12-2018 dated bearing registration no: PLG/(BP) 2554 / 9137
5. The Company has registered the Project under the relevant provisions of the Real Estate Regulatory Act, 2016, with the Uttar Pradesh Real Estate Regulatory at Rajya Niyojan Sansthan, Naveen Bhavan, Kalakankar House Road, Old Hyderabad, Lucknow, UP, 226007 on 16/2/2021, vide Registration No: UPRERAPRJ785019

That upon having read and understood the above, that the Company is vested with the rights to develop the Project and has the rights to make the requisite booking , allotment and effect sub-lease of the unit in question and upon being fully satisfied of the rights of the Company under Joint Development Agreement, sanctioned plans, approvals, specifications as approved by the Competent Authority , development schedule, civic infrastructure, amenities and other facilities available/proposed in the Project:

I/We shall comply with the various terms and conditions of the said Lease Deed executed, Joint Development Agreement, as per above.

I/We have read and understood the company's terms & conditions forming part of this application and agree to abide by the same. I/We agree to sign and execute, as and when desired by the company, the Builder Buyer Agreement (Allotment Letter) on the terms & conditions laid down therein.

Signature of the Sole/First Applicant

Signature of the Co-Applicant(s)

Name :

Date :

Place:

PROMOTOR REGISTRATION NO. UPRERAPRM 1568

PROJECT RERA REGN. NO. UPRERAPRJ785019.....(whichever is applicable)

Disclaimer: All contents of this documents with respect to Trident's EmbassyReso Projects detail (flat/unit/price/area etc.) are subject to the Real Estate (Regulation and Development) Act 2016, rules framed thereunder as applicable to State of Uttar Pradesh and enactments thereof.

The area are approx. 1sq.mt = 10.764 sq.ft. (10.764 sq.ft.=1 sq. mt.=106 sq.mm.)

1. The particulars of the Applicant(s) are given below for Company's reference and record:

(i) SOLE OR FIRST APPLICANT(S) Mr./Mrs./Ms.....

S/W/Dof.....

Nationality.....DOB.....Years.....

Profession.....

Residential Status: Resident/ Non-Resident/Foreign National of Indian Origin
.....income-Tax

Permanent Account No.....

Ward /Circle/Special range and place where assessed to income-tax.....

Aadhaar No.....

Mailing Address.....

Tel No.....Fax No.....

Office Name & Address.....

.....Tel. Nos.....

E-mail ID.....Mobile.....

Please affix
your
photograph
here

(ii) JOINT OR SECOND APPLICANT(S) Mr./Mrs./Ms.....

S/W/Dof.....

Nationality.....DOB.....Years.....

Profession.....

Residential Status: Resident/ Non-Resident/Foreign National of Indian Origin
.....income-Tax

Permanent Account No.....

Ward /Circle/Special range and place where assessed to income-tax.....

Aadhar No.....

Mailing Address.....

Tel No.....Fax No.....

Office Name & Address.....

.....Tel. Nos.....

E-mail ID.....Mobile.....

Please affix
your
photograph
here

Signature of First Applicant

Signature of Co-Applicant

(iii) JOINT OR THIRD APPLICANT(S) Mr./Mrs./Ms.....

S/W/Dof.....
 Nationality.....DOB.....Years.....
 Profession.....
 Residential Status: Resident/ Non-Resident/Foreign National of Indian Origin
income-Tax
 Permanent Account No.....
 Ward /Circle/Special range and place where assessed to income-tax.....
 Aadhaar No.....
 Mailing Address.....

 Tel No.....Fax No.....
 Office Name & Address.....

Tel. Nos.....
 E-mail ID.....Mobile.....

Please affix
 your
 photograph
 here

(iv) APPLICANT

*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).

**M/s.....
 Company register edunder the Companies Act,1956, having its corporate identification no.and
 having its Registered officeat through its duly authorized
 signatory Shri/Smt.authorised by Board resolution Dated
(copy of Board Resolution a long with a certified copy of Memorandum
 & Articles of Association required). PAN:.....

Signature of First Applicant

Signature of Co-Applicant

2. DETAILS OF APARTMENT

Apartment No.: Floor:
 Type: Block:
 Carpet Area.....sq.ft. Built Up Area.....sq.ft.
 Lawn.....sq.ft.

DETAILS OF PRICING

Basic sale price: ₹ (₹Only)
 LawnArea Price ₹ (₹Only)
 Location PLC ₹ (₹Only)

3. SCHEDULE OF PAYMENT FOR TOTAL PRICE

SUMMARY OF SALE CONSIDERATION				
S.No.	Charges	Amount	GST	Total
1.	Basic Sale Price			
2.	Preferential Location Charges			
3.	Additional Power Backup			
4.	Any Other Charges			
	Total			

Car Parking Type: Stilt Basement

4. POSSESSION CHARGES

S.No.	Charges	Amount	GST	Total
1.	EEC			
2.	FFC			
3.	IDC			
4.	Lease Rent			
5.	I.F.M.S			
6.	Club Membership			
7.	Parking			
8.	FTTH			
9.	Dual Meter			
10.	Water & Sewage			
11.	PNG Development Charges			
12.	Maintenance Charges			
13.	IGL Charges if Any			

*GST as Application

*Registry & Legal Charges as per Actual

Signature of First Applicant

Signature of Co-Applicant

PLAN - 1 DOWN PAYMENT PLAN

S. No.	Perticulars	Date	Payment %	Amount
1.	Token amount		10 %	
2.	Booking amount			
3.	Amount due within 30 days of booking		5 %	
4.	Amount due within 45 days of booking		80 %	
5.	Amount due on offer of possession		5 %	

PLAN - 2 FLEXI PAYMENT PLAN

S. No.	Perticulars	Date	Payment %	Amount
1.	Token amount		10 %	
2.	Booking amount			
3.			%	
4.			%	
5.			%	

Signature of First Applicant

Signature of Co-Applicant

PLAN - 3 CONSTRUCTION LINKED PAYMENT PLAN

S. No.	Construction linked payment plan	Demand Percentage	Amount
1.	Token Amount	10%	
2.	Booking Amount		
3.	Within 45 days from date of booking	15%	
4.	On casting of Ground floor roof slab	10%	
5.	On casting of 4th floor roof slab	10%	
6.	On casting of 8th floor roof slab	10%	
7.	On casting of 12th floor roof slab	10%	
8.	On casting of 16th floor roof slab	10%	
9.	On casting of Top floor roof slab	05%	
10.	On casting of internal plaster	15%	
11.	At the time of offer of possession	5% + other charges	

Note: GST & other Tax Applicable.

PLAN - 4 TIME LINKED PAYMENT PLAN

S. No.	Construction linked payment plan	Demand Percentage	Amount
1.	Token Amount	10%	
2.	Booking Amount		
3.	Within 30 days from date of booking	10%	
4.	6 months from date of booking	20%	
5.	12 months from date of booking	20%	
6.	18 months from date of booking	20%	
7.	At the time of offer of possession	20% + other charges	

DECLARATION

This Applicant does hereby declare that this Application is irrevocable and that the above particulars/information given by the Applicant is true and correct and nothing has been concealed therefrom.

Signature of Sole/ First Applicant

Signature of Second Applicant

TERMS & CONDITIONS

1. That the Applicant hereby requests for the allotment of unit in the proposed Group Housing "**Trident Embassy Reso**" situated at Plot No. 06C, Sector-1, Noida Ext. Greater Noida (West) U.P. (hereinafter referred to as "Project") being developed and marketed by "Trident Infra Homes Pvt. Ltd." with full knowledge & satisfaction of all laws, notifications, terms & conditions of Joint Development Agreement, Lease Deed, Sanctioned Plans & Approvals, Specifications of the Unit, development schedule , facilities ,amenities, and other civic infrastructure etc., available/proposed in the project.
2. That the Applicant/s agrees to pay the consideration of the said unit and other charges on the basis of Carpet area (which is tentative and subject to change) as defined hereinafter and subject to changes in the rate of taxes, imposition of new taxes, fees and other charges by and statutory body(ies) of Government of India or state of Uttar Pradesh and all other authorities.
3. That the consideration of the said unit built to specification includes Basic Sale Price, Preferential Location Charges and the other charges as applicable mentioned elsewhere in this Application.
4. That the Applicant/s shall make all payments through Demand Draft (s) payable at Delhi or through Pay Orders or Account / Payee Cheque, in favour of the company, namely "**M/s Trident Infrahomes Pvt. Ltd. - Trident Embassy Reso**"
5. That timely payment of the instalment is the essence of the allotment which the Applicant/s agrees and accepts to pay on or before the due date. That in the event the Applicant/s fails to pay any instalment with interest within 60 days from the due date, the company shall have the right to cancel/terminate the allotment and forfeit the entire amount of Earnest Money deposited by the Applicant/s or impose and other condition to which the applicant will not object. The timely payment of the amounts specified in the Application, is an integral pre-requisite under this Application and the Allotment Letter. In the event the Applicant defaults in the timely payment of any amounts payable in respect of the Apartment in terms hereof, the default payment shall attract interest at prescribed interest rate as applicable under the UPRERA Rules from the date when such amounts become due for payment until the date of receipt by the Company. Notwithstanding the prescribed Interest Rate, in the event any payment is delayed beyond a period of 60 (sixty) days from its due date, the same shall be deemed to be a breach of this Application / Allotment., if any.
6. The Applicant understands that the final allotment of the Said Apartment is entirely at the discretion of the Company. The Applicant understands that his Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all the apartments in the Said Complex/Said Building to any body or altogether decide to put at abeyance the project itself, for which the Applicant shall only have right to claim the refund of the amount paid by him/her with such interest as per the provisions of the Act, and Rules made thereunder for the period such amount have been lying with the Company provided that the Applicant is not in breach of any of the terms and conditions of the application and shall not have any other right/title/interest on the mere acceptance of the Application and receipt of the booking amount.
7. The allotment of Apartment is at the sole discretion of the company and the company has the right to reject any offer/application without assigning any reason. In the event the company decides to reject any offer/application for allotment of Apartment the Company shall not be obliged to give any reason for such rejection and any such decision of the Company rejecting any offer/application for allotment of Apartment shall be final binding. The general terms and conditions as mentioned herein are only illustration and are not exhaustive for the purpose of final allotment.

Signature of Sole/ First Applicant

Signature of Co-Applicant

8. The Allotment, if and when made by the company, pursuant to the accompanying application shall be purely provisional and further be subjected to the terms and conditions, restrictions and limitations contained in the lease deed to be executed by Greater Noida Industrial Development Authority (GNIDA) in favor of the Devika/company and intending Applicant/s having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions restriction and limitations etc.
9. The layout plan of the entire project as drawn by the company are tentative and is subject to change ,if desired necessary by the company or as may be required by the regulatory authorities of Greater Noida. the company may effect or if so required by regulatory authorities make suitable alterations in the lay out plan, subject however to the consent of the applicants in accordance with the provisions of the Real Estate (Regulation & Development)Act, 2016 (referred as 'Áct') and Uttar Pradesh Real Estate (Regulation & Development) Rules ,2016 (referred as 'UPRERA Rules or Rules) as amended upto date or such laws as may be applicable on the date of such application. Such alteration may include change in the area of the apartment, Floor, block, number of apartment's location and increase /decrease in the number of car parking slots allotted to the Applicant/sApplicant/s. In regard to all such changes either at the instance of the regulatory authorities or otherwise, as per the pre-requisites Act and Rules or such othe relevant laws, as may be in force on the date of such application and subject to the compliance of such laws, as detailed herein, if there is any increase/decrease in the carpet area of the apartment or an apartment becomes preferentially located, if the area of the flat changes as described here, the cost of the flat shall be according to the change in the area and the applicant shall then in such circumstances not object to such change in cost of the flat on any ground.
10. As per the prevailing building Byelaws of the Greater Noida Authority, the FAR (Floor Area Ratio) of the said project is now presently 3.50, upon the basis of which the requisite approval vide revised plan sanction no. PLG/ (BP) 2554/ 9137 Dated 31-12-18 which have already been obtained , from the competent authority, i.e. Greater Noida Industrial Development Authority (GNIDA). In consonance with the said rights so vested in it. On the basis of which the present booking and allotment is being affected in favor of the Applicant/s/s, which has to be read accordingly by both the parties, for all intents and purpose. Further to this ,an additional F.A.R. of 5% is allowed for the Green Buildings as per regulations of GNIDA, which will be applied for once the necessary sanctions and approvals in respect of the Green Buildings are obtained by the Company from the competent authority i.e. I.G.B.C. The Company accordingly reserves the right to develop a total F.A.R. of 55720 sq. mts. The company can make any type of change in layout/elevation/design/floor plans/alteration in open spaces area/parking spaces etc. as and when required and deemed fit by the company to utilize the enhanced/additional F.A.R., by changing the number of additional floors , additional towers, increasing the number of units/dwelling units / population density, after getting the necessary approvals from the competent authorities, in accordance with the prevailing laws. All rights in the areas of said future block(s) and in the areas arising out of revisions/alterations in the said building/complex shall vest exclusively with the company and the same can be sold/disposed of by the Company without any hindrance whatsoever by the Apartment/unit Applicant/s individually or collectively. By signing this application, the Applicant/s (s) hereby convey his/their acceptance and approval of the changes to be carried out by the company, in future, as stated hereinabove.
11. The company shall be responsible only for providing internal services within the peripheral limits of the complex. It is clearly understood that external services such as sewer, water, drainage connection, external roads, electricity power connections and its feeder line and any other essential connectivity to Municipal / Government facility are to be provided by the Government /concerned local authority up to the periphery of the complex.

Signature of First Applicant

Signature of Co-Applicant

12. The Applicant shall pay the total price of the said unit in accordance with the payment plan opted by the said Applicant and in addition to the same he/she/they shall also be liable to pay all other Amount(s), charges and dues mentioned in this allotment in accordance with the demand raised by the company from time to time. The Applicant agrees and understands that the total price of the said unit and other charges are calculated on the basis of the saleable area of the said unit which may increase/ decrease marginally due to any change in plans. In case such increase/ decrease as may be permissible under applicable laws (however upto a maximum of 10%) or more over the Saleable /Carpet area of the unit, proportionate price thereof, shall be payable or refundable at the rate mentioned in this application. Other than the adjustment required for 'increase / decrease' by decrease as may be permissible under applicable laws however upto a maximum of 10%) , the prices shall be Escalation Free. It is further understood by the Applicants, the definition of saleable/Carpet area and the Applicant/s agrees and affirms to be bound by the same.
13. That the Applicant/s agrees that he/she shall not have any right to the Independent areas and facilities: the areas for shops, convenient stores, saloon, and restaurants / bar and kitchen. their approaches and spaces appurtenant to these in club complex, ownership of all parkings in the complex, all rights in basements, stilts, terrace and roofs , ramps, along with the required approaches and spaces appurtenant thereto and any other built up area not accounted for, in the saleable area, if any, shall vest with the company/Association of Allottee ,as the case may be, subject to the applicable laws . The Company shall have unfettered rights of ingress and egress in the above said areas. The Company shall be free to dispose , areas not forming part of common areas , on such terms and conditions as it may deem fit.
14. The company shall endeavor to complete the construction of the unit within a period specified in the Allotment Letter and / Builder Buyer Agreement to be entered into, subject to timely payment by the Applicant/s of the installment and other charges when due and payable or demanded by the company, The company on obtaining completion certificate/certificate of occupancy and use from Greater Noida shall hand over the unit to the Applicant/s having complied with all the terms and conditions of the flat buyers agreement.
15. That timely payment of dues in accordance with the agreed payment schedule is of essence to the allotment. Whereas the Company will endeavour to issue Demand Letters from time to time in respect of payments in respect of construction-linked instalments due from the Applicant/s 15 (fifteen) days in advance of the due date of payment, no such Demand letters will be issued in case of time-linked payments due. The Applicant/s agrees to pay the dues in time irrespective of the Demand Letters raised by the Company and that mere non—receipt of Demand Letter from the company for payment of dues will not constitute a valid reason for delayed payment on the part of the Applicant/s. However it shall be the obligation of the Applicant/s (s) to comply with the agreed payment schedule without any separate reminders for the due instalments. That interest at the rate of prescribed rates under the UPRERA Rules, from time to time, will be charged by the company on all delayed payments received after due dates, or such interest as per the applicable laws in force,
16. The Applicant/s agrees that the development of the project is subject to force majeure condition which include delay for any reason beyond the control of the company like non-availability of building materials and/or labour problems and / or enemy actions and /or natural calamities and/or act of god and/or in case of delay in possession as a result of any notice, order rule, notification of the Government / public / competent authorities, delay in use of completion certificate/occupancy certificate, water/electric power supply connection or any other reason/s beyond the control of the company including force majeure and in such an event of the company shall be entitled to reasonable extension of time without the Applicant/s being entitled to claim interest/ compensation of the nature whatsoever of the period of delay

Signature of First Applicant

Signature of Co-Applicant

17. That in case the Applicant/s requests the company for cancellation of the allotment, the same may be agreed to by the company subject to forfeiture of 10% of the total price which shall be treated as Earnest Money, non refundable amounts and payments made to financing bodies for loans of the Unit. The amount(s), if any, paid over and above, the Earnest Money, any amount paid to the financing bodies and any Non Refundable Amount, would be refunded to the Applicant/s by the Company as per the applicable UPRERA Rules.
18. That the Company shall be entitled to forfeit the Earnest Money along with the Non Refundable Amount in case of non fulfillment/breach of the terms and conditions of the Application Form/ Allotment letter herein including withdrawal of the Application, and also in the event of the failure by the Applicant/s to sign and execute with the Company, the sub-lease deed, within six months of the date of the offer of possession by the company, upon expiry of which the Applicant/s shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Unit.
The Company shall thereafter be free to resell and/or deal with the Said Unit in any manner whatsoever. The Company shall at all times have the first lien and charge on the Said Unit for all its dues payable by the Applicant/s to the Company. If the amount deposited/paid by the Applicant/s is less than the Earnest Money and the Non-Refundable Amount then the Applicant/s agrees and undertakes to make the payment of the difference forthwith at the first written request from the Company.
19. If the applicant has objection to such changes mentioned under Clause 9, 10 and elsewhere in this Application, effected in accordance with the provisions Act and Rules made thereunder and opts or company decides to cancel of his/her unit, then in such circumstances then the allotment shall be deemed to be cancelled and the Company's only liability shall be limited to refund of the amount received within period as specified in the Rules, excluding non-refundable amounts received from the Applicant/s along with prescribed interest per annum only for the periods, the deposited amount has remained with the company, and the Applicant agrees that he/she shall have any other right or claim whatsoever of any other nature and the Company shall be free to deal with/dispose of the Said Apartment in a manner in which it may deem fit.
20. Subject to other terms of Allotment letter, timely payment of the Total Price and other Amount(s), charges and dues as mentioned in the Application Form/ Allotment letter without any default, the Company shall endeavor to complete the construction of the tower housing the flat booked by the Applicant/s on or before _____ subject to Force Majeure circumstances. However, if the Company fails to handover the possession till said date, the Company would pay the Applicant/s, penalty/prescribed interest as per the Rules on the said project for the delay attributable to the inability of the Company in handing over the Said Apartment beyond expiry of the said possession date.
Similarly the customer/applicant would also be liable to pay holding charges @Rs.5/- per sq.ft/ month (Rupees Five only per sq.ft.) if he/she fails to take the possession within 30 days from the date of issuance of the offer of possession to the Applicant, which both parties agree as a just and equitable estimate of the damages that the Applicant may suffer and the Applicant agrees that it shall have no other rights/claims whatsoever, provided the Applicant is not in breach of any of the terms of this Application/Allotment. The adjustment of such interest at prescribed rates under Rules shall be done at the time of execution of conveyance deed. That the penalty/interest as detailed and stipulated in this para shall be payable only in case the Applicant/s(s) has made timely payment of all due instalments as stipulated in the agreed payment schedule. However in case of any non-compliance of agreed payment schedule by the concerned Applicant/s(s), the stipulation with regards to the payment of the agreed penalty/interest by the developer shall be deemed to have been waived off by the Applicant/s(s) and he/she shall not be entitled to any such payment under and in terms of this booking.

Signature of First Applicant

Signature of Co-Applicant

21. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the Said Complex/Said Building/Said Project may be handed over to the Maintenance Agency. The Applicants agrees to enter into a separate maintenance agreement with the Company or the Maintenance Agency appointed by the Company or as may be applicable, by the Association of Allottees (herein after referred as AOA) for maintenance and upkeep of the Said Complex (including common areas & facilities) and undertakes to pay the maintenance bills/charges there of. The Company/ AOA /Maintenance Agency reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable/payable after thirty days from the date of issue of notice of possession, irrespective of whether physical possession has been taken or not. The Applicants shall pay and clear all dues at the time of offer of possession. That an interest free maintenance security deposit @ Rs.35.00 only (Thirty five only) per sq . of the super area shall be paid by the Applicant in advance to the Company before possession or at the time as maybe demanded by the company. Further, the general monthly maintenance charges @ Rs.....per sq.ft on Super Area shall be payable by the Applicant to the Company/AOA/Maintenance Agency.

22. The Applicant/s shall also be required to pay requisite charges as fixed by the company for connection for water sewer and electricity for the Applicant/s residential unit and also the Electric Meter charges, PNG & FTTH Admin. Charges.

23. The Applicant agrees to pay applicable club usage charges and also such fees for the club facilities(if provided). The amount shall be paid as and when demanded by the Company. The actual usage will be payable as per the actual usages and service availed by the Applicant and the Applicant will be required to sign the necessary documents for necessary membership of the club, which shall contain the detailed terms and conditions. That the club and recreational facilities shall however be made functional, only upon completion of the project as a whole in all respects.

24. The maintenance of the Complex shall be handed over to a validly constituted AOA duly registered with the competent authority upon the expiry of the stipulated period of time from the date of completion, under and as stipulated by the Act & Rules made thereunder. However, it is clarified that the Company, in the overall interests of the upkeep of the Project and allottees, shall continue to have the maintenance through the appointed agency till AOA takes over the maintenance and the Allottee agrees to make the payments of maintenance charges till such takeover by AOA to the Company/Maintenance Agency. That only common services shall be transferred to the Applicant/Allottees/Association of Allottees .Independent areas and facilities: shops, convenient stores, saloon, restaurants / bar and kitchen. their approaches and spaces appurtenant to these in club complex, ownership of all parkings in the complex, all rights in basements, stilts, ramps, along with the required approaches and spaces appurtenant thereto and any other built up area not accounted for, in the saleable area and nit forming part of the Common areas shall vest with the company and shall not be handed over to the Allottee(s)/association of allottees. Post handover all the residuary rights for maintenance in the complex including various installations for maintenance shall vest either with the Company or with Allottees Association only and the residuary rights in respect of the prepaid meter system shall continue to vest with the Company till such time the electric connection from the state authorities are got transferred in their own name.

Signature of First Applicant

Signature of Co-Applicant

25. The Covered Car /open parking will be available on the request on payment basis and the applicant/s shall be allotted on the first come first basis. Scooter/TwoWheelers/Cycle will be parked within the same parking space Applicant/s allotted to the intending Applicant/s, as per the approved layout plan as well as the aesthetic requirement of the project.,Upon booking a separate agreement for the allotment of the car parking will be executed between company or its nominees and the intending Applicant/s. The intending Applicant/s shall not have any ownership rights over the said parking. It is further agreed and understood that the basement car parking shall be allotted only in the dedicated slots in the basement earmarked for this purpose only. It may further be clarified that the parking space shall not under any circumstances be limited to the tower in which the unit of the applicant is located, but shall be allotted by the company keeping in view the availability of the same and overall feasibility of the project's management in mind.
26. That the unit shall be used for residential purpose only and not put to use for any purpose, which is likely to cause public nuisance or not permissible under the law. Any type of encroachment/construction in the entire complex including common areas, roads, lobbies, roof etc. shall not be allowed to the applicant/s or associations of the applicant/ Applicant/ss.. They also shall not be permitted to closing of verandah, lounges, common corridors, even if particular floor/floors occupied by the same party. Any alteration in the elevation and outside colour scheme of exposed walls of verandah, lounges or any external wall or both faces of external door and windows of shop, signboard, publicity or advertisement material outside the unit or anywhere in the common areas shall not be permitted. Any type of change inside the unit which may cause or likely to cause damage to the safety, stability of the structure shall not be permitted, as there are hidden RCC column and RCC beam, RCC wall supporting whole the structure therefore no change is allowed. All products such as tiles, marble stones and wood etc.may haveslight variations in texture colour and behavior and may have surface cracks.The specification of the Unit are referred to in the Annexure to this Form.
27. Subject to the restrictions and limitations in the GREATER NOIDA lease deed the intending Applicant/s(s) may at its option raise finances for purchase of the Apartment.
However, responsibility of getting the loan sanctioned and disbursed as per Company's payments schedule will rest exclusively on the Applicant/s(s).In the event, the Applicant/s(s) loan is not being disbursed sanctioned or delayed,the payment to the Company as per schedule shall not be delayed by the Applicant/s(s) and in the event of default in payment as per the Payment Plan the intending Applicant/s shall be liable for consequences including cancellation of the allotment.
28. The Company may, at its sole discretion and subject to applicable laws ,NOC's from financial institutions, if any, and notifications or any Government directions as may be in force, permit the Applicant to get the name of his/her nominee substituted in his/her place subject to such terms and conditions and charges as the Company may impose. The Applicant/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Applicant that as understood by the Company at present there are no executive instructions of the competent authority to restrict any nomination/transfer/assignment of apartment. However, in the event of any imposition of such executive instructions at any time after the date of this Application to restrict nomination/transfer/ assignment of the apartment by any authority, the Company will have to comply with the same and the Applicant/s has specifically noted the same

Signature of First Applicant

Signature of Co-Applicant

29. The Applicant before making full payment and execution of sub-lease deed cannot assign his rights, titles and interest in the flat without the prior written consent of the Company. The Company at its sole discretion, only upon the expiry of fifteen months from the date of booking may however allow transfer of the allotment before execution of sub-lease deed on payment of transfer fee of four per cent of the total sale price in addition to applicable taxes levied by government, as prevailing at the time of desired transfer and consented to by the Company. The Company shall always have a first right to buy back the said apartment at the declared sale value. The sale consideration and the terms and conditions for the above said transfer between the transferor, (to whom the Company had allotted), and the transferee shall be settled mutually between them. The Company shall act as a facilitator, not having been financially benefited and as such not liable for any consequences of such transfer
30. On completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sub-lease deed shall be executed in favour of the intending Applicant/s(s) on the format approved by the GREATER NOIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Applicant/s(s).
31. If the applicant fails to execute the sub-lease deed within six months from the date of dispatch of the offer of execution of the sub-lease deed failing which the company shall have discretion to treat this application as cancelled and on such cancellation, the earnest money (hereinafter defined) along with non-refundable amounts (here in after defined), which is paid by the applicant shall stand forfeited. The applicant understands if for any reasons, the company is not in a position to finally allot the said apartment by the date of completion, the company shall refund the amounts deposited by applicant with interest at the rate as applicable under UP RERA Rules calculated for the period such amounts have been lying with the company for which the applicant will give notice to the company, as per above. The company shall refund such amounts upon realization of money from as stipulated under the applicable laws.. The applicant understands that the company has no other liability of any kind except to refund this amount.
32. The Applicant undertakes to pay all Government rates, tax on land, GST, municipal tax, property taxes, wealth tax, taxes, fees or levies of all or any kind by whatever name called, whether levied or leviable now or in
33. Signature of First Applicant / Signature of Co-Applicant future of any nature whatsoever by the Government, municipal authority or any other governmental authority on the Said Complex/Said Building/Said Apartment or land appurtenant thereto, 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 on pro-rata basis as determined by the Company in consequence of the levy of such taxes or levies, as detailed hereinabove and the determination of the share and demands in such cases shall be final and binding on the Applicant till the Said Apartment is assessed separately.
34. The Applicant agrees that in case the Applicant is an NRI or non-resident / foreign national of Indian origin/foreign nationals/foreign companies then all remittances, acquisition/transfer of the Said Apartment, any refund, transfer of security etc., shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable laws and it shall be the sole responsibility of non-resident/foreign national of Indian origin/foreign nationals/foreign companies to abide by the same. The Company accepts no responsibility in this regard.

Signature of First Applicant

Signature of Co-Applicant

35. The Applicant hereby covenants with the company to pay from time to time and at all times, the amounts which the Applicant is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against all payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of the non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant.
36. The Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or the Agreement and the Applicant is required to comply with all its obligations on its own.
37. The Applicant agrees to inform the Company in writing, by registered post only, any change in the mailing address mentioned in this Application, failing which all letters by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. In case of joint applicants and communication sent to the first name, Applicant in this Application shall be deemed to have been sent to all applicants. All e-mails/fax sent by the applicant to the Company on any matter, so as to be binding on the Company are required to be confirmed by a duly signed hard copy separate
38. The Applicant agrees that the Company shall have the right to transfer ownership of the Said Complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale/disposal/or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant and the Applicant shall not raise any objection in this regard whatsoever individually or collectively.
39. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the Applicant/s (s) will be refunded without any interest within one year from the date of abandonment of the Project.
40. The Applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the Applicant and the Company, shall be resolved through arbitration which shall be the mode of resolution of disputes, as aforesaid. Under "The Arbitration and Conciliation Act, 1996 with all other statutory amendments, modifications, for the time being in force. The arbitration proceedings shall be conducted by a sole Arbitrator. For the appointment of the sole arbitrator, the Company shall identify three retired High Court Judges of the Hon'ble High Court of Delhi and intimate in writing to the Applicant, the names of retired High Court Judges, so identified. The Applicant/s shall within 30 days from the receipt of such written intimation, nominate in writing to the Company, anyone of such retired High Court Judges to be appointed, as the sole Arbitrator. Upon receiving the written intimation from the Applicant/s as stated herein before, the company shall appoint the sole arbitrator to adjudicate upon the dispute between the parties. In the event, the Applicant fails to nominate in writing as aforesaid, within 30 days from the receipt of written intimation from the Company, then the Company shall have the sole right to nominate and appoint, from within the three names nominated, a sole arbitrator to adjudicate upon the disputes between the parties. The Applicant expressly acknowledges, accepts and agrees that he shall not be entitled to reject the names identified by the Company and rejection if any, by the Applicant of the names, so identified by the Company, shall be deemed to be failure of the Applicant/s to nominate. The Applicant/s further acknowledges, accepts and agrees that he/she shall not have any objection to the appointment of the sole arbitrator made by the Company. The arbitration proceedings shall be held at Gautam Budh Nagar only. It is also agreed by both the applicant/s and the Company that the dispute/matter will be referred for adjudication to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon both the parties.

Signature of First Applicant

Signature of Co-Applicant

41. This agreement shall be governed by and constructed in accordance with the laws of India.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as comprehensively set out in the Allotment Letter / Builder buyer's agreement which shall supersede the terms

Signature of First Applicant

Signature of Co-Applicant

ANNEXURE SPECIFICATIONS

<p>STRUCTURE</p> <ul style="list-style-type: none"> • Earthquake Resistance RCC Framed with Mivan form Aluminium Shuttering
<p>BEDROOM</p> <p>Floor: Vitrified Tiles/Wooden texture vitrified tile in Master Bedroom Walls: Plastic Emulsion Paint and POP Wardrobes in all bedrooms</p>
<p>WINDOWS</p> <ul style="list-style-type: none"> • UPVC / Powder coated aluminium gazing(PCAG)
<p>LIVING/DINING/LOBBY PASSAGE</p> <p>Floors: Premium quality vitrified tiles of (4'-0" X 2'-0") Walls: Plastic Emulsion Paint Ceiling: POP</p>
<p>LIFT LOBBY</p> <p>Floors: Granite stone Walls: Granite and Emulsion Paint Elevators: High speed Elevators</p>
<p>SEMI MODULAR KITCHEN</p> <p>Walls: Designer ceramic tiles upto 2 ft. above counter Floor: Vitrified tiles Counters: Granite working platform Fittings & Fixtures: CP Fitting, Stainless Steel Sink with drain board Wood Work: Below the counter, Semi Modular</p>
<p>TOILET</p> <p>Walls: Designer Ceramic Tiles, and Granite Counter at washbasin in master Bedroom Fixture and Fitting: Designer LightFitting Floor: Combination of anti-skid ceramic tiles Fittings & Fixtures: ISI Fittings, Standard chinaware fixture & Fitting for geyser water supply Water:Provision for Hot & Cold water pipeline</p>
<p>BALCONY</p> <p>Floors: Anti-skid ceramic tiles/ TerrazzoTiles Walls & Ceiling: Emulsion Paint</p>
<p>ELECTRICAL</p> <p>Modular switches. Provision for 24 hrs Power Back up Provision of split A/c points in all bedroom, Living/Dinning area Video door phone</p>
<p>DOORS</p> <p>Entrance Doors: Hardwood Flushdoors of 8' height Internal Doors: Hardwood frame with skindoor of 7' height</p>
<p>WATER</p> <p>Drinking water supply facility through Ganga Water Supply</p>
<p>SECURITY</p> <p>Three Tier Security Intercom facility DTH connection (T.V) provision Video Door Phone</p>

Signature of First Applicant

Signature of Co-Applicant

CONSENT LETTER-A

Greater Noida Industrial Development Authority
Greater Noida,

Sir/ Madam,

Mr/Mrs..... & Mr/Mrs.....

Address:

The allottees of flat/plot/shop/villa bearing unit no. /floor.....block.....

Project as per allotment letter/agreement date...../...../.....Between me/us and **TRIDENT INFRAHOMES PVT. LTD.** the developers thereof, having registered office at 310, Prakash Deep Building Tolstoy Marg, New Delhi - 110001, do hereby confirm that my/our objections vide letter/.....Date.....with regard to the revision plan approvals/completion drawing approvals that said developer to my/our satisfaction and I/we do not have any grievance in the present response to the public notice dated.....have been amicably settled between us and circumstances.

I/we further confirm that consequent upon resolution of the objection I/we hereby withdraw the above objection /s on my/our free volition without any compulsion. I/we not raise any objection before any forum in this matter in the future also. I/we therefore humbly request you to out objection as settled and withdrawn

Thanking you

Yours faithfully,

Signature of the Sole/First Applicant

Signature of the Co-Applicant(s)

DECLARATION

I/We.....
..... do hereby solemnly affirm and declare as under: -

1. That the deponent is applicant of flat/commercial space No. in Project Trident Embassy Reso, situated at Plot No.GH - 06C, Sector - 01, Greater Noida (West) U.P. and is well conversant with the facts thereof and competent to swear this affidavit.
2. That I have applied for the booking of above flat/commercial space.
3. That I am aware of new tax GST (Goods & Services Tax) which is applicable on my above menoned booking.
4. That I extend my undertaking that I have taken the Input Credit Benefit (An Profitability GST Refund) against my above-menoned booking, and I will not claim of whatsoever nature related to it in future

DEPONENT

VERIFICATION:

Verified at on this day of 20....., that the contents of the affidavit are true and correct to my knowledge and belief No. part of this affidavit is false. Nothing material concealed there-from.

DEPONENT

Signature of the Sole/First Applicant

Signature of the Co-Applicant(s)

CUSTOMER'S REQUEST

To.
The Director
Trident Infrahomes Pvt. Ltd.
H-58, Sec- 63
Noida - 201301 (UP.)

Sub:Application for Booking of flat

No.....Tower.....in Trident Embassy Reso

Sir,

I wish to inform that I have applied for booking the above said flat in your project Trident Embassy Reso the said request for the booking has been made through M/S.....(Name of agent) having its office at.....
.....The above said booking agent has explained to the terms and conditions of sale in all respects and I agree to abide by the same. I have further remitted and amount of Rs..... by way of and account payee cheque no:.....dated..... drawn on Branch.....in your favour towards the said request for booking.

Thanking you,

(Signature of customer/s)

Agent's Confirmation & Signature

CUSTOMER FEEDBACK FORM

1. How did you get to know about Trident Embassy Reso?

- a) News Paper b) Outdoor c) Radio d) Website
 e) Reference f) broker

2. Whom did you contact regarding your requirement of apartment

.....

3. Please name the member of Direct Sales Team / Channel Partner

.....

4. Please rate your experience so far on following parameters –

a) Attitude of the Sales Team

- Excellent Good Average Poor

b) Ambience of Sales Office

- Excellent Good Average Poor

5. Suggesons/Feedback

.....

Signature of the Sole/First Applicant

Signature of the Co-Applicant(s)

FOR OFFICE USE ONLY

Payment Plan.....Payment received vide RTGS/Cheque/Demand Draft no.....

Dated.....for ₹.....

Provisional booking receipt no.....Dated.....

Mode of Booking- Direct/ Authorized Agent ('AG')- if 'AG', details.....

Receiving/ Dealing Officer..... Agent Code.....RERA Regn. No.....

Name..... Name.....

Signature Signature.....

Date..... Remarks.....

Sales Organizer Site Sales Head Checked by GM Sales Director

Checked By:

Signature

CHECK LIST FOR RECEIVING OFFICER

1. Booking Amount by RTGS/RTGS/Cheque/Demand Draft.
2. Customer's Signature on all pages of the application form.
3. PAN No & Copy of PAN Card/ Undertaking Form No 60.
4. Aadhar card copy of all the applicant.
5. For Companies: Memorandum & Articles of Association including Incorporation Certificate and Certified copy of Board Resolution.
6. For Foreign Nationals of Indian origin: Passport photocopy & funds from NRE/FCNR A/c.
7. For NRI: Passport Photocopy & Payment through NRE/NRO A/c.

BASIC PRICE IS EXCLUSIVE OF:

1. Registration charges including cost of stamp papers, documentations etc.
2. All additional items such as parking, installation charges for power backup, membership charges for club and monthly usages charges of club facilities.
3. Necessary payment required for external electrification, water connection charges, sewage connection charges, fire fighting installation charges, IFMS and Maintenance Charges, Individual Electric Meter Connection charges shall be charges as applicable.
4. Impositions of taxes of Duties, GST as applicable/imposed by the local authorities for the said flat and any change in Govt, taxation or levies shall be charged extra.
5. Any other charges as referred in the Allotment Letter.

Signature of the Sole/First Applicant

Signature of the Co-Applicant(s)

Note:



Corporate Office: Trident Realty H-58, Sector 63, Noida-201301, UP
Tel: +91-(0)120-4100093 • Email: sales@tridentrealty.co.in

