

Date of Booking:

Mode of Booking: Direct/Broker's Name-

Dear Sir,

I/ We request that I/We may be registered for provisional allotment of a office space (hereinafter referred to as the "Unit") in the IT/Business Park known as "Logix Technova" being developed by **VIPUL IT INFRASOFT Pvt. Ltd. ("Developer")** on the plot bearing No 4, Sector 132, Express Way Noida, Gautam Budh Nagar, Uttar Pradesh India (hereinafter referred to as the "Plot")

I/We agree to sign and execute, as and when required by the Developer, the **ALLOTMENT LETTER** containing the detailed terms and conditions of the allotment of the Unit and other related documents as required by the Developer.

I/We have read and understood the accompanying Terms & Conditions for Provisional Allotment of a Unit in Logix Technova (the "Terms and Conditions") and acknowledge that the Terms and Conditions form a part of this Application and agree and undertake to abide by the same.

I/We remit herewith a sum of
Rs...../(Rupees.....)
in favor of **Vipul IT Infrasoftware Pvt. Ltd.** as registration amount for the provisional allotment of the Unit.

Detail here under:-

S.No.	Cheque/Draft No.	Cheque/Draft Date	Bank Name	Amount (Rs.)
1.				
2.				
3.				

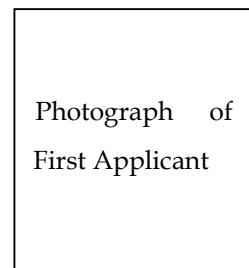
I/We clearly understand that the Allotment of a Unit by the Developer pursuant to this Application shall be purely provisional till such time that the final agreement for the sale/purchase of the Unit (the "Sale and Purchase Agreement ") on the format prescribed by the Developer is executed by the Developer in our favor. Further, the Allotment of a Unit in Logix Technova is also subject to the terms and conditions, restrictions, and limitations as contained in the Lease Deed to be executed by NOIDA in favor of the Developer for lease of the said Plot in favor of the Developer.

I/We have perused the Price List-cum-Payment Plan for the purchase of the Unit and agree to pay as per the "Payment Plan" opted by me.

1. **SOLE/FIRST APPLICANT**

Mr./Ms./M/s.....

S/W/D/ of



Date of Birth/Incorporation.....
 Guardian's Name (In case of minor).....
 NationalityOccupation.....
Resident Status: Resident () Non Resident ()
 Foreign National of Indian Origin () Other (Please Specify).....
Mailing Address:

 E-mail
 Tele No.....Fax No.....Mobile No.....
Permanent Address:

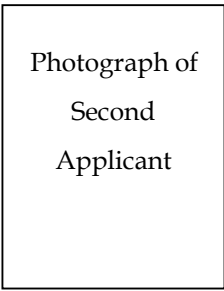
 Tele No.....Fax No.....Mobile No.....
 Permanent Account No.....
 Ward/Circle/Range.....Place where assessed.....

2. **SECOND/JOINT APPLICANT:**

Mr./Ms./M/s.....
 S/W/D/ of
 Date of Birth/Incorporation.....
 Guardian's Name (In case of minor).....
 Nationality
 Occupation.....
Resident Status: Resident () Non Resident ()
 Foreign National of Indian Origin () Other (Please Specify).....
Mailing Address:

 E-mail
 Mobile No.....Tele No.....Fax No.....
Permanent Address:.....

 Tele No.....Fax No.....Mobile No.....
 Permanent Account No.....
 Ward/Circle/Special Range.....Place where assessed.....



3. Details of the Unit applied for:

Unit No.....Floor.....Block.....Type.....

Super Area.....Sq. Ft. (appx.) (.....Sq. Mtr. appx)

Terrace Area.....Sq. Ft.(appx.) (.....Sq. Mtr. appx.)

4. Payment Plan Opted :

Plan A - Down Payment Plan ()

Plan B - Construction Linked Plan ()

5. Basic Sale Price, Charges and detailed payment plan :

Basic Sale Price per Sq.ft. : Rs.....

Less : Payment Plan Discount (%) Rs.....

Balance: Rs.....

Less : Discount By Company (%) Rs.....

Less : Special Discount (%) Rs.....

Less : Other Discount (if Any) (%) Rs.....

Net Basic Sale Price per Sq.ft. Rs.....

S.No.	Particulars	Area/Unit (A)	Rate Per Sq.Ft./ Per Unit (B)	Total Amount (A x B)
i)	Basic Sale Price (Super Area)			
ii)	Power Back Up Charges			
iii)	Interest Free Maintenance Security			
iv)	Car Parking charges			
v)	Lease Rent			
vi)	PLC			
vii)	Other Charges, if any			
			Total Amount	

5A. TOWER-A

PLAN A - DOWN PAYMENT PLAN

S.no.	Particulars	Installment
1	Booking Amount	40% of BSP
2	Within 30 days of booking date	50% of BSP + Parking + all other applicable charges
3	On possession (in 3 months)	10% of BSP + Lease registration and other Govt. charges

S.no.	Particulars	Due Date	Installment	Total Amount
1	Booking Amount			
2	Within 30 days of booking date			
3	On possession (in 3 months)			
			Total	

5B. TOWER - A

PLAN B - CONSTRUCTION LINKED PLAN

S.no.	Particulars	Installment
1	Booking Amount	10% of BSP
2	On Completion of masonry work including plaster (approx 30 days from booking)	15% of BSP + Parking + all other applicable charges
3	On completion of MEP services (approx 60 days from booking)	15% BSP
4	On possession (approx 3 months from booking)	Balance 60% of BSP + Lease registration and Govt. charges

S.no.	Particulars	Due Date	Installment	Total Amount
1	Booking Amount			
2	On Completion of masonry work including plaster (approx 30 days from booking)			
3	On completion of MEP services (approx 60 days from booking)			
4	On possession (approx 3 months from booking)			
			Total	

6A. TOWER-B**PLAN A - DOWN PAYMENT PLAN**

S.no.	Particulars	Installment
1	Booking Amount	40% of BSP
2	Within 30 days of booking date	50% of BSP + Parking + all other applicable charges
3	On possession (in 5 months)	10% of BSP + Lease registration and other Govt. charges

S.no.	Particulars	Due Date	Installment	Total Amount
1	Booking Amount			
2	Within 30 days of booking date			
3	On possession (in 5 months)			
			Total	

6B. TOWER - B**PLAN B - CONSTRUCTION LINKED PLAN**

S.no.	Particulars	Installment
1	Booking Amount	10% of BSP
2	On casting of 6 th Floor (approx 30 days from booking)	20% of BSP + other charges
3	On casting of 8 th Floor (approx 60 days from booking)	10% of BSP
4	On completion of external plaster (approx 90 days from booking)	10% of BSP
5	On commissioning of MEP Services (approx 120 days from booking)	10% of BSP
6	On possession (approx 5 months from booking)	40% of BSP + Lease registration and other Govt. charges

S.no.	Particulars	Due Date	Installment	Total Amount
1	Booking Amount			
2	On casting of 6 th Floor (approx 30 days from booking)			
3	On casting of 8 th Floor (approx 60 days from booking)			
4	On completion of external plaster (approx 90 days			

	from booking)			
5	On commissioning of MEP Services (approx 120 days from booking)			
6	On possession (approx 5 months from booking)			
			TOTAL	

I/We the above applicant(s) do hereby declare that the Terms & Conditions for Provisional Allotment have been read/understood by me/us and I/We shall be abiding by the same. I/We the above applicant(s) do hereby declare that I /We also understand that the Allotment of the Unit shall be subject to the terms and conditions, restrictions, and limitations as contained in the Lease Deed to be executed by NOIDA in favor of the Developer for lease of the said Plot in favor of the Developer and I/We undertake to abide by the same.

(i).....

(ii).....

Sole/First Applicant

Second Applicant

Date.....

Date.....

Note:-

1. Cheque/Demand Draft towards consideration of the Unit to be made in favor of “VIPUL IT INFRA SOFT PRIVATE LIMITED” payable at New Delhi/NOIDA.
2. In case, the Cheque comprising booking amount is dishonored due to any reason whatsoever the Application shall be deemed to be null and void and the allotment, if any, shall stand automatically cancelled/ revoked/withdrawn without any notice to the Applicant.
3. Applications shall be considered as incomplete if not accompanied by photographs, PAN or Form 60 of the applicant (s) & copy of Address proof.

7. Check List

1. Booking Amount : Local Cheque / Draft
2. PAN : Copy of PAN Card / Form 60 enclosed.
3. Address Proof : Copy of Passport/Vote Id/Driving Licence/Electricity Bill/Telephone Bill
4. Memorandum of Association & Articles of Association (For Bookings in the name of Companies)
5. Copy of Passport and Account details : (For NRI's and PIO's to make payment through NRE/NRO/Foreign Currency Accounts only)
6. Photographs and signatures of intending allottee(s).

BRIEF TERMS & CONDITIONS FOR PROVISIONAL ALLOTMENT OF UNIT IN “LOGIX TECHNOVA” SECTOR 132, NOIDA, Distt. GAUTAM BUDH NAGAR, U.P.

LOGIX TECHNOVA

1. The “LOGIX TECHNOVA” is an IT/Business Park being developed on the Plot of land numbered as No 4, Sector 132, NOIDA, Distt. Gautam Budh Nagar, U.P. admeasuring 20,000 sq.mtr (approx.) (hereinafter referred to as the 'Plot'). The Plot has been allotted by NOIDA to M/s Vipul IT Infracsoft (P) Ltd (the “Company”). Accordingly the lease deed dated 29/01/2010 for demise of the said Plot has been executed by NOIDA in favour of the Company on the terms and conditions contained in the said Lease Deed for development of a IT/Business Park.

2. THAT the intending Allottee(s) has applied for provisional allotment of a Unit in the IT/Business Park being developed on the said Plot known as LOGIX TECHNOVA. The Allottee(s) clearly understands that the allotment of a Unit by the Company shall be purely provisional till such time that the final agreement for the sale/purchase of the Unit (the “Sale and Purchase Agreement”) on the format prescribed by the Developer is executed by the Developer in favor of the Allottee(s). The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the Noida Lease.

3. The Allotment of a Unit in the LOGIX TECHNOVA, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the said lease deed executed with NOIDA in favour of the Company and the intending Allottee having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions, restriction and limitation etc.

4. That the intending Allottee(s) expressly agrees to adhere to and undertake only such activities, services, vocations as listed out and permitted by NOIDA and shall not act in derogation of any law, rules or notifications pertaining to such restrictions.

5. THAT the intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the said Plot.

6. THAT the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Noida Lease. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date for such payment, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Unit or any part of the Plot. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.

7. THAT the layout plan of the LOGIX TECHNOVA as drawn by the Company is subject to change as may be required by the regulatory authorities of Noida. The Company may effect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the Unit, floor, Block, number of Units, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the super area of the Unit, revised price and/or PLC shall be payable /adjustable at the original rate at which the Unit has been booked for allotment. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein.

8. THAT the intending Allottee(s) shall pay to the Company the entire consideration of the Unit, as per the Payment Plan opted by the intending Allottee(s)

9. THAT the Allottee(s) has understood that the rights of ownership of land(s), facilities and amenities other than those within the block/building in which the Unit is located and the common areas shall vest solely with the Company which shall have the sole right and authority to deal in any manner with such land(s), facilities and/or amenities.

10. THAT the intending Allottee shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Unit) in the complex of the LOGIX TECHNOVA as determined by the Company or its nominated agency.

11. THAT Earnest Money shall be deemed to be 10% of the total consideration of the Unit as mentioned in the allotment letter.

12. THAT the intending Allottee(s), subject to availability and such terms and charges as stipulated from time to time, may purchase car parking in the LOGIX TECHNOVA at the following rates:

- First basement -. Rs.2,75,000/-;
- Second basement-Rs 2, 50,000/-;
- Open parking- Rs 2,00,000/-.

13. THAT subject to the restrictions and limitations in the NOIDA Lease Deed, the intending Allottee(s) may at its option raise finances or a loan for purchase of the Unit. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s). In the event, the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee shall be liable for consequences including cancellation of the allotment.

14. THAT all taxes and statutory levies presently payable in relation to Plot comprised in "LOGIX TECHNOVA", have been included in the price of the Unit. However, in the event of any further increase and/or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Noida Power Authority or any competent authority shall also be additionally payable by the allottee(s).

15. THAT if for any reason the Company is not in a position to allot the Unit applied for, the Company shall be responsible only to consider allotment of an alternative Unit or refund the amount deposited by the Allottee(s) along with simple interest @ 10% p.a. It is clearly agreed and understood by the Intending Allottee that the Company shall not be liable for any other damages/compensation on this account. Further, for avoidance of doubt, it is clarified that the allotment of a Unit pursuant to the application made by the Intending Allottee, being purely provisional in nature, cancellation of Allotment for any reasons whatsoever shall not entitle the Allottee to or give rise to a cause of action for any injunctory relief or a relief of specific performance.

16. THAT upon completion of Unit and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Tripartite sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by the NOIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).

17. THAT the allotment of Unit is at the discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. In the event the Company decides to reject any offer/application for allotment of Unit, 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 Unit shall be final and binding.

18. THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

19. THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment.

I/We, the Applicants, do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the Applicant herein unequivocally agree, affirm and undertake to abide by the terms and conditions as mentioned hereinabove.

(i)

(ii)

Sole /First applicant

Second applicant

Place:.....

Dated:

For Office Use Only

1. Application: Accepted /Rejected

2. Mode of Booking : Direct / Broker

.....

Authorized Signatory for the Company

.....

Dated