



Sustainable Industry, Smart Future...



APPPLICATION FORM

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APPLICATION FORM
FOR
ALLOTMENT OF INDUSTRIAL PLOTS



Sustainable Industry, Smart Future...

NEW NOIDA INDUSTRIAL PARK

-: Correspondance Address :-

DREAMSMITH PROJECTS PRIVATE LIMITED

D-103, Export Promotion Industrial Park, Site-V, Greater Noida,
Gautam Budh Nagar, Uttar Pradesh - 201310

Web.: www.newnoidaindustrialpark.com

Email : dreamsmithindia@gmail.com

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New Noida Industrial Park

INVITING INDUSTRIES TO A PRADISE OF THEIR OWN

Dreamsmith projects Pvt. Ltd., A premier company for industrial development in Uttar Pradesh makes an offer of a lifetime for industrial units. An opportunity to belong to a fraternity of their own. To be located in an area which cares for their specific needs. A project they will be proud to be associated with.

New Noida industrial park is in close proximity of Noida airport. Come and be a part of this well-conceived project specially designed to suit the typical requirements of industrial units of various types and sizes.

General Conditions for Allotment of Plots and Grant of Lease

1. Every application for allotment of plot(s) should be made in duplicate on the prescribed application form, documents mentioned below
 - i. Brief project report
 - ii. Proposed land/space utilization plan
 - iii. Copy of partnership deed / memorandum and articles of association and certificate of incorporation, whichever is applicable.
2. The plots are allotted in the NNIP on 'as is where is' basis and leveling etc., if necessary is to be undertaken by the allottee himself at his own expense.
3. The company reserves the right to make its own assessment of the requirement of land and is not bound to make an allotment according to the demand made in the application. However, if the difference in the area allotted by the company and the area demanded is more than 20%, the allottee may refuse the allotment within the time allowed in the allotment letter to deposit the allotment money.
4. Plots in the NNIP will first be given on license and subsequently a lease for a total period of ninety years including the period of license will be granted.
5. The applicant will have to abide by the terms and conditions of the allotment letter, agreement and the lease deed and such other terms as are laid down by the company from time to time.
6. The allottee will be required to deposit the allotment money which would be 30% of the total premium of the allotted area, within the time stipulated in the allotment letter. In the event of failure to deposit the allotment money, within the stipulated period the allotment shall stand automatically cancelled. The allottee will be required to execute lease deed in the prescribed form. In case the allottee does not execute lease deed when asked by the company, it will have the right to cancel the allotment and forfeit the deposit of the allottee as per clause 14 below.
7. The allottee shall take possession of the allotted area after execution of lease deed as the case may be within 3 months from the date of allotment after submission of required documents and payment of outstanding dues as mentioned in the allotment letter.
8. The allottee will also pay service charges @Rs 10/- per sq. yard /P.M. for plots annually which will become due on the first day of every year starting from the date of offer of lease deed. The service charges will be increased periodically to cover escalation.
9. The stamp duty, registration charges and legal expenses involved in the execution of Lease Deed will have to be borne by the allottee.
10. The interest at the prevailing rates which are subject to revision at any time without notice, is to be calculated on the total balance premium outstanding from time to time and is payable quarterly subject to rebate if the payments are made on or before the due dates and there are no arrears of Company dues. In the event of non-payment of dues, the allotment is liable to be cancelled with consequence stated in clause 14 below.
11. The total balance premium together with the stipulated interest and service charges will continue to be first charge on the allotted plot / space till fully paid.
12. The date of the allotment letter will be the date of allotment of the plot.
13. The payments made by the allottee/licensee/lessee shall be first adjusted towards the service charges, then towards interest due, if any then towards the premium due, if any. The balance, if any, towards occupation charges.

14. In the event of cancellation of allotment on account of any default on the part of the allottee, the following amounts will stand forfeited to company
- (a) Service charges
 - (b) Interest calculated from the date of allotment to the date of cancellation on total balance premium from time to time without any rebate in interest whether or not payments were made by the due dates; AND
 - (c) Use and Occupation Charges from the date of allotment up to the date of cancellation As decided by company,
- And The balance, if any after adjusting the amount aforesaid in sub-clause (a) and (b) and (c), will be refundable. In case the total deposits of the allottee fall short of the total of the above deduction, the allottee is liable for payment of the balance which would be recoverable by the Company from him.
15. In case event of surrender of allotment, the following amounts will stand forfeited to company.
- (a) Service charges.
 - (b) Interest calculated from the date of allotment till the date of surrender of allotment of the total balance premium from time to time allowing rebate as per the said Table whether or not the payments were made by the due dates; AND
 - (c) Use and Occupation Charges from the date of allotment to the date of surrender, As decided by company,
- And, The balance, if any, after adjusting the amounts aforesaid in sub-clause (a) and (b) and (c), if applicable will be refundable. In case the total deposits of the allottee fall short of the total of the above deductions, the allottee is liable for payment of the balance which would be recoverable by the Company from him.
16. The premium for the allotted land will be chargeable at the rates which are in force on the date on which the letter of allotment is issued and not at the rates in force on the date of application or issuance of informal earmarking letter.
17. The allottee will be allowed to set up only non-polluting units.
18. In employing labour for the unit, skilled, semi-skilled or unskilled, the allottee shall give preference to one or two able-bodied persons from the families whose land has been acquired for the purpose of New Noida Industrial Park.

Note : The terms and conditions stipulated above are not exhaustive and are only illustrative and are subject to change any time without notice.

Application Form for Provisional Allotment of Plot

Checklist of Documents to be submitted along with the Application Form

It is mandatory to affix passport size photograph in designated area's in the Application form towards all mentioned below categories and provide the following documents :

Resident of India :

1. Copy of PAN Card
2. Photograph of all applicants
3. Any other document / certificate as may be required by the company

Partnership Firm :

1. Copy of PAN Card of the Partnership Firm
2. Copy of Partnership Deed
3. Incase of one of the Partner signing the document on behalf of other Partners an authority letter from other Partner authorizing the said person to act on behalf of the Firm.

Private Limited Company

1. Copy of the PAN Card of the Company
2. Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company.
3. Board resolution authorizing the signatory of the Application Form to buy property, on behalf of the Company

Hindu Undivided Family

1. Copy of PAN Card of HUF

NRI/ Foreign National of Indian Origin :

Copy of the Individuals Passport

In case of Demand Draft (DD) the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant

In case of cheque all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Customer's Signature : _____ Receiving Officer : _____

**Application For The Provisional Allotment of Plot in the upcoming project of Dreamsmith Projects Pvt.Ltd.,
"New Noida Industrial Park", in the Village Dharampur, Tehsil Khair, District Aligarh, U.P.**

Application No. _____

Date _____

DREAMSMITH PROJECTS PVT. LTD.

D-103, EPIP, Site 5, Greater Noida,

G.B. Nagar, U.P.-201310, India

Subject : Application for registration & booking of Plot in the upcoming project of Dreamsmith Projects Pvt. Ltd., "New Noida Industrial Park" situated in the Village Dharampur, Tehsil Khair, District Aligarh, U.P.

Dear Sir(s),

- (i) I/We, the Applicant, whose particulars are mentioned below in this Application, understand that M/s Dreamsmith Projects Pvt. Ltd. (hereinafter referred to as "Company"), has conceived, planned and is in the process of developing and constructing a industrial park known as "New Noida Industrial Park" ("Project") on a piece and parcel of land admeasuring 10 Acres (approximately) situated in the Village Dharampur, Tehsil Khair, District Aligarh, U.P. (hereinafter referred to as "Land"). The Company holds the land through its various Subsidiaries (hereinafter collectively referred to as "Subsidiaries/the Confirming Parties") in which the Company ultimately holds 100% beneficial interest. The Company has entered into collaboration agreements (hereinafter referred to as "Collaboration Agreements") with its Subsidiaries for the development of the Land into a Project (defined below) comprising inter-alia of industrial plots on the Land.
- (ii) The Company within the said Project is inviting Application for the provisional allotment and booking of the industrial plots, comprised in the said Land. The Applicant understands that this Application relates to one such plot admeasuring _____ bearing No. Null (hereinafter referred to as 'Plot') in block no. Null in the Project. The Applicant has been intimated that though the Project has various components includings hopping, community facilities etc. this Application shall be confined and limited in its scope to the Plot in the aforesaid Land.
- (iii) The Applicant, after having read, understood and agreed with the terms and conditions ("Terms & Conditions"), annexed here to as Annexure-I, pertaining to the registration & booking of the Plot, do hereby apply for registration & booking of the Plot, under the following payment plans:-
(a) Full Down Payment Plan* (b) Installment Payment Plan* (c) Cluster Scheme *
(Opt any one Payment Plan and tick the same)
- (iv) The Company may issue demand letters to the Applicant for making payments, however the Company shall not be obliged to do the same and the Applicant further undertakes and confirms that it shall pay to the Company the consideration mentioned in the schedule of payment ("Payment Plan").
- (v) The Applicant hereby remit a sum of Rs. _____
(Rupees _____ only)
vide Cheque/No(s) _____ dated _____ drawn on _____ in favour of "Dreamsmith Projects Pvt.Ltd." as the registration/booking amount for the said Plot in the Project.
- (vi) The Applicant understands that this Application does not constitute any offer or definitive allotment or any agreement to sell and the Applicant do not become entitled to the provisional and/or final allotment of a Plot, notwithstanding the fact, that the Company may have issued a receipt(s) in acknowledgement of the money tendered with this Application.

- (vii) The Applicant understands that this Application Form merely expresses the intent of the Company to allot the Plot to the Applicant and in no way shall be construed as a final allotment. The Applicant agrees that this Application shall become definitive only after the execution of the Plot Buyer's Agreement. It is also made aware to the Applicant that in case of any conflict between the Application Form and the Buyer's Agreement, the terms of the Buyer's Agreement shall supersede this Application Form and shall prevail.
- (viii) In the event of the Company accepting this Application to provisionally allot a Plot, the Applicant agrees to pay all further installments and all monies/dues as stipulated in the Payment Plan.
- (ix) The Applicant agrees to execute all the documents in the standard format provided by the Company as and when necessary for the allotment of the Plot in the upcoming Project "New Noida Industrial Park" and undertake to strictly adhere to all the terms and conditions stipulated by the Company from time to time.
- (x) The Applicant agrees that the Application and subsequent allotment of Plot on behalf of the Subsidiaries is at the sole discretion of the Company and in case the Plot is not allotted to the Applicant for any reason whatsoever, the Applicant shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein, shall be refundable to the Applicant without any interest within 30 (thirty) days from the date of notice regarding rejection of this Application.
- (xi) The Applicant undertakes to sign and return the Buyer's Agreement, together with all the annexures, draft maintenance agreement together with the amounts due and payable as set forth in the Payment Plan within a period of 30 (Thirty) days of the receipt of the Buyer's Agreement. If the Applicant fails to execute the Buyer's Agreement and deliver to the Company within the aforesaid stipulated time period, then the Application of the Applicant shall be treated as cancelled.
- (xii) The Applicant have read and understood the terms and conditions mentioned hereinabove and enclosed along with this Application including those relating to the payment of Sale Price, Total Consideration and other charges, rates, taxes, cesses, levies, etc. and forfeiture of Earnest Money and Non-Refundable Amounts as laid down herein. Further, the Applicant unequivocally undertakes to abide by the said terms and conditions.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Personal Details Form

Sole/First Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

DOB _____ Age _____

Profession _____ Designation _____

Office/Business Name _____

Address _____

Telephone _____ Telephone _____

Mobile _____

Email _____

Residential Status (Tick one) ☐ Resident ☐ NRI ☐ PIO

Passport No. _____

Income Tax Permanent Account No. _____

Nationality _____

Paste
Recent
Photo

Second Applicant _____

Son of/Daughter of/Wife of _____

Mailing Address _____

DOB _____ Age _____

Profession _____ Designation _____

Office/Business Name _____

Address _____

Telephone _____ Telephone _____

Mobile _____

Email _____

Residential Status (Tick one) ☐ Resident ☐ NRI ☐ PIO

Passport No. _____

Income Tax Permanent Account No. _____

Nationality _____

Paste
Recent
Photo

Detail of Unit Required for Allotment

Plot size (in sq. yds.) _____ (in sq.mtr.) _____

Details of Pricing: Basic Sale Price Rs. _____ per sq. yds.)

Total Cost of Unit Rs. _____ (Rs. _____ Only)

Payment Plan OPTED: DOWN PAYMENT ☐ INSTALLMENT ☐ CLUSTER SCHEME ☐

DECLARATION:

I/We the Applicant(s) do hereby declare that my/our Application is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by the Applicant(s), the Seller shall be entitled to forfeit the amount paid by the Applicant(s).

Yours faithfully,

Date _____ Place _____

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

FOR OFFICE USE ONLY

Tentative Plot No. _____ Plot size (in sq. yds.) _____ (in sq. mtr.) _____

Details of Pricing: Basic Sale Price Rs. _____ per sq. mtr.

(Rs. _____ per sq.yds.)

Total Cost of Unit Rs. _____

(Rs. _____ Only)

Payment Plan OPTED:

DOWN PAYMENT ☐ INSTALLMENT ☐ CLUSTER SCHEME ☐

Payment received vide Cheque/DD/Pay Order No. _____ dated _____ for

Rs. _____ out of NRE/NRO/FC/SB/CUR/CA _____

ACCT _____

Booking

Direct/Through Sales Organizer :

Sales Organiser's (Broker's Details) : _____

Name & Address, Stamp with signature: _____

Check List for Receiving Officer :

Booking Amount cheque/drafts.

Customer's signature on all pages of the Application form at marked 'X'.

PAN No. & Copy of PAN Card/Undertaking.

For Companies : Memorandum & Articles of Association and certified copy of Board Resolution.

For Foreign Nationals of Indian origin : Passport photocopy and payment either as Foreign Inward Remittance from the account of Applicant(s) or from Non-Resident/FCNR A/c. of Applicant(s).

For NRI : Copy of Passport & Payment either as Foreign Inward Remittance from the account of Applicant(s) or from Non-Resident A/c. of Applicant(s).

Special Remark :

RECEIVING OFFICER :

Business Development Associate's Seal

Annexure - I

Terms & Conditions forming part of the Application for Registration & Booking of Plot for Provisional Allotment, in the Industrial Park. "New Noida Industrial Park" A PROJECT of M/s Dreamsmith Projects Pvt.Ltd situated in the Village Dharampur, Tehsil Khair, District Aligarh, U.P.

I. Definitions and Interpretation:

In this Application, the following words and expressions, when written in capital letters, shall have the meanings assigned herein. When not written in capital letters, such words and expressions shall be attributed to their ordinary meaning and/or as specified in the Buyer's Agreement.

"Agreement" shall mean the Plot Buyer's Agreement which will be executed as per the standard format of the Company.

"Applicant(s)" shall mean the applicant, applying for allotment of the said Plot whose particulars are set out in this Application and who have appended their signatures on each page, as acknowledgement of having agreed to the terms and conditions of this Application.

"Application" shall mean this application for provisional allotment of Plot in the Project along with the terms and conditions contained herein in Annexure-I & II.

"Booking Amount" shall mean 10% of the Total Consideration to be paid by the Applicant as per the Payment Plan..

"Industrial Park" means the Industrial Park under the name and style of "New Noida Industrial Park", being developed by the Company situated in the Village Dharampur, Tehsil Khair, District Aligarh, U.P. and where the said Plot and other components of the Project are located.

"Maintenance Agency" means the Company or such other agency/ body/ entity, to whom the Company appoints for the maintenance and who shall be responsible for providing the maintenance services within the Industrial Park.

"Maintenance Charges" shall have the meaning ascribed to it in the draft tripartite maintenance agreement, which shall be annexed to the Plot Buyer's Agreement.

"Non-Refundable Amounts" means interests paid or due on delayed payment, interests paid or due on installments, brokerage etc.

"Payment Plan" means the details of the payments of the Plot and the time schedule for payment as tentatively shared with the Applicant and shall be set out as an Annexure to the Buyer's Agreement.

"Project" means Industrial Park under the name of "New Noida Industrial Park", being developed by the Company on piece and parcel of land situated in the Village Dharampur, Tehsil Khair, District Aligarh, U.P.

"Sale Price" means consideration payable for the said Plot along with the plot underneath more specifically detailed in the Payment Plan. The Sale Price does not include Taxes, charges, security amount/deposits, service tax etc., and other amounts payable as per the terms of the Agreement including but not limited to:

- i. Interest Free Maintenance Security, as applicable, for the said Plot shall be deposited by the Applicant(s), as may be decided by the Company.
- ii. Stamp duty, registration and incidental charges as well as expenses for execution of the Agreement and sale deed etc. which shall be borne and paid by the Applicant alone.
- iii. A sum equivalent to the proportionate share of Taxes (If applicable) for the said Plot which shall be paid by the Applicant to the Company.
- iv. The Maintenance Charges, property tax, municipal tax fees or levies of any kinds by whatever name called on the proportionate basis for the said Plot shall be payable by the Applicant.
- v. The cost of mainline electricity connection charges inside the Project, as applicable, shall be payable by the Applicant.
- vi. Any other charges or expenses as may be more particularly specified in the Buyer's Agreement.

"Plot" means the specific Plot applied for by the Applicant(s), details of which have been set out in this Application.

II. Terms:

- (1) The Terms and Conditions given below are only indicative to enable the Applicant acquaint himself/herself with the terms and conditions as will be comprehensively set out in the Buyer's Agreement. For all intents and purposes and for the purpose of the Terms and Conditions set out in this Application, singular includes plural and masculine includes feminine gender.
- (2) The Applicant acknowledges that he/she has seen the relevant documents/papers pertaining to the Land and is fully satisfied about the right and interest of the Company to develop the Project in the Land and has understood all limitations and obligations in respect thereof. The Applicant agrees that there will not be any further investigations or objections by him/her with respect to title/interest of the Subsidiaries and/or the right of the Company for the development of the Project in the Land.
- (3) The Applicant confirms and represents that neither the Subsidiaries nor the Company has indicated/promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever, that the Applicant shall have any right or title of any kind whatsoever, in any Land (other than the Plot), community facilities shopping area etc. save and except, as mentioned herein.
- (4) The Company has made clear to the Applicant that it may carry out extensive developmental/construction activities in future in the entire area falling outside the Plot and that the Applicant has confirmed that he/she shall not raise any objections or make any claims or default in any payments as demanded by the Company on account of any inconvenience, if any, which may be suffered by him/her due to such developmental / construction activities or incidental/related activities.
- (5) It is made clear by the Company and understood by the Applicant that he/she shall have no rights including right of ownership in the Land (other than the Plot), facilities and amenities, save and except, as specified herein. All rights and interest to develop the Land shall vest solely with the Company and the Company shall have the sole and absolute authority to deal in any manner with such Land, facilities and amenities. The Company relying on this specific undertaking of the Applicant in this Application may finally agree to allot the Plot and this undertaking shall survive throughout the occupancy of the Plot by the Applicant, his/her legal representatives, successors, administrators, executors, assigns etc.
- (6) The Plot applied for, along with the Project, shall be subject to the Acts and rules, applicable in the State of Uttar Pradesh, if any, or any statutory enactments or modifications thereof. In this regard, it is made clear by the Company and fully understood by the Applicant that the declaration to be filed in compliance of the Acts shall be in strict consonance with other clauses contained herein.
- (7) The Applicant has/have understood and agreed that the Plot does not include any recovery or payments towards Land, shopping areas, community buildings/sites etc as well as recovery of payment towards maintenance charges of any kind by the Company from the Applicant in any manner whatsoever.
- (8) The Company may at its sole discretion develop other/recreational facilities for recreational purposes in the Project. The right of usage of such/recreational facilities, shall be limited to the Applicant (and the occupants of the Plot claiming under them) and their dependants within the Project and is subject to the fulfillment of the terms and conditions as may be stipulated by the Company.
- (9) The Applicant authorizes the Company to formulate, at the Company's sole discretion, appropriate management structure and policies, rules and regulations for the said community centre/recreational facilities and upon intimation of the formalities to be complied, the Applicant undertakes to fulfill/comply with the same.

- (10) The Applicant shall bear and pay directly, or if paid by the Company, then reimburse to the Company, on demand, Government rates, Taxes, cesses, charges, taxes of all and any kind by whatever name called, whether levied or leviable now or in future, on the Project (in proportion to the Plot), as the case may be, as assessable/applicable from the date of Application of the Applicant. If such charges are increased (including with retrospective effect) after the conveyance/sale deed has been executed, then these charges shall be treated as unpaid sale price of the Plot and the Company shall have lien on the Plot of the Applicant(s) for the recovery of such charges.
- (11) The Applicant understands that the Company shall treat 10% (Ten percent) of the Total Consideration to be paid by the Applicant, as per the Payment Plan, as Earnest Money to ensure fulfillment by the Applicant of the Terms and Conditions contained herein and as may be specified in the Buyer's Agreement.
- (12) The Applicant agrees and understands that this Application is irrevocable. In the event, the Applicant is in breach of any Terms & Conditions subsequent to the allotment of the Plot, including but not limited to, send the duly signed copy of Buyer's Agreement within 30 days of receipt of the same, the Company will be released and discharged of all liabilities and obligations under this Application and/or Buyer's Agreement. Pursuant to any of the conditions aforesaid, the Applicant understands that the Company at any stage shall have the right to resell the Plot to any third party or deal with the same in any other manner as the Company may in its sole discretion deem fit. On happening of such event, the Company will refund to the Applicant the amount paid by the Applicant, without any interest after deducting the Earnest Money along with Non-Refundable Amounts, if any, payable by the Applicant. The Applicant agrees that in case of such cancellation, refund shall be made only after realization of such refundable amount on further sale/resale of the Plot to any third party.
- (13) The Applicant has seen and accepted the layout plans, tentative zoning plans, location of the Plot, all of which have been duly prepared by the architects and consultants of the Company, however the same is liable to be changed, altered, modified, revised, added, deleted, substituted or recast as per the directions of competent authority(ies). The Applicant has, in token of his/her/their acceptance of various plans of the Project signed this Application and the Applicant shall not raise any dispute/claim against the Company in this regard. However, in certain special circumstances, even after sanction of the layout plans of the Project, the Company may, at its discretion, change, alter, modify, revise, add, delete, substitute the said Plot. If the Applicant writes to the Company within 30 (thirty) days of intimation by the Company indicating his non-consent/objections to such alterations/modification, then the allotment shall be deemed to be cancelled and the Company shall refund the balance amount without any interest, after deducting the Earnest Money along with Non-Refundable Amounts, if any. The Applicant confirms and agrees to pay increase in the Total Consideration in case the Plot area is increased. The Company shall refund (without any interest) or adjust any refund which becomes due and payable to the Applicant, on account of reduction in the Plot area. It is agreed that the rate at which the booking is done shall be the sole criteria of determining the payment/refund.
- (14) If as a result of any legislation, order or rule or regulation made or issued by the Government, or any other authority or if the competent authority refuses, delays, withholds, or denies the grant of necessary approvals for the Project or the Plot comprised therein or if any matters relating to such approvals, permissions, notices, notifications by the competent authority(ies) becomes the subject matter of any lawsuit/writ before a competent court and the Company is unable to deliver the Plot even after the final allotment, the Applicant confirms and acknowledges that the Company may refund all amounts received by it from the Applicant without any interest or compensation whatsoever. The Applicant undertakes not to raise any dispute or claim whatsoever in this regard.

- (15) The Company shall make all efforts to handover possession of the Plot within a period of 24 (twenty four) months from the date of the execution of the Buyer's Agreement, subject to certain limitations as may be provided in the Plot Buyer's Agreement and timely compliance of the Payment Plan and other provisions of the Plot Buyer's Agreement by the Applicant. The Applicant agrees and understands that the Company shall be entitled to a grace period of 6 (Six) months, for applying and obtaining the necessary permission /approvals in respect of the Plot and/or the Project.
- (16) Subject to the terms as stated in clause 15 herein above, in the event the Company fails to deliver the possession of the Plot to the Applicant within the stipulated time period and as per the terms and conditions of the Buyer's Agreement, then the Company shall pay, to the Applicant, compensation at the rate of Rs. 10/- (Rupees Ten only) per sq. yds. of the Plot area per month for the period of default, subject to Applicant having fulfilled his/her/its part of the obligations as per the terms of provisional allotment/Buyer's Agreement.
- (17) In the event of the failure of the Applicant to take the possession of the Plot upon being intimated about the same by the Company and in the manner as specifically described in the Plot Buyer's Agreement, the Company shall have the option to cancel the allotment and avail of the remedies as may be stipulated in the Buyer's Agreement or the Company may, without prejudice to its rights under any of the clauses of the Buyer's Agreement, and at its sole discretion, decide to condone the delay by the Applicant in taking over the Plot in the manner as stated in that clause on the condition that the Applicant shall pay to the Company holding charges at the rate of Rs. 10/- (Rupees Ten only) per sq. yds. for the Plot per month for the entire period of such delay and to withhold conveyance or handing over for occupation and use of the Plot till the holding charges with applicable overdue interest, if any, are fully paid. It is made clear and the Applicant understands that the holding charges as stipulated in this case shall be a distinct charge not related to and shall be in addition to maintenance charges or any other outgoing cess, taxes, levies etc., which shall be separately payable at the risk, responsibility and cost of the Applicant.
- (18) The Applicant agrees, undertakes and confirms to maintain homogeneity of the Project, in terms of standard specifications of the industrial units being built in the Project. The Plot allotted to the Applicant can be used only for industrial purposes and the Applicant hereby undertakes to use and develop the Plot for industrial purpose only and not for any other purpose whatsoever.
- (19) The Applicant further agrees and understands that the Applicant shall be responsible for construction on the Plot allotted and for obtaining all the necessary permissions, sanctions and permits for the same on the Plot at the Applicant's sole costs and expenses. For this purpose, the Applicant undertakes that to abide by all rules, bye-laws, notifications, circulars of the local authorities and shall conform, abide by and adhere to the same at all times.
- (20) For the intents and purposes of developing the community in a time bound manner, the Applicant shall commence construction of the industry on the said Plot not later than 3 (three) years from the date of offer of Lease deed / Possession. In case the Applicant fails and or neglects to commence construction within the stipulated period, the Company shall be entitled, but not obligated, to resume the Plot, refund the amounts paid by the Applicant without any interest after deducting an amount equivalent to 15% of the Total Sale Price. Thereafter, the Company shall have the right to resell the said Plot.
- (21) The Applicant undertakes and agrees that the development of the Plot and construction on the Plot shall be carried out strictly in accordance with the plans/nomenclature prepared by the Company in accordance with the Government Approved Zoning and further undertakes and agrees that the facade (including the elevation style, themes, material finishes, frame, fenestrations and boundary walls etc.) of the building constructed by Applicant on the Plot shall be in accordance with the guidelines if any, provided by the Company to the Applicant in this regard, which shall be scrupulously followed by the Applicant.

- (22) The Applicant agrees and undertakes not to divide the Plot into two or more Plots and further not to cause or permit to be done upon the Plot, anything, that may grow to be a nuisance or annoyance to the owners and occupiers of any adjoining or neighbouring plots/property and the Community as a whole.
- (23) The Applicant agrees and understands that the Applicant shall abide by the community rules and regulations for the residents and visitors to the industrial park proposed to be developed by the Company which is more particularly known as New Noida Industrial Park made by the Company from time to time, which the Company may, from time to time, amend in its sole and absolute discretion. The said rules and regulations ("the Community Rules and Regulations") shall be made available by the Company at the time of possession of the Plot to the Applicant and shall be binding on all the applicant/occupant in the Project. The Company shall have a right to from time to time amend and update the Community Rules and Regulations. It shall be obligatory for all the applicant/occupant to abide by the Community Rules and Regulations which are incorporated as part and parcel of this Application.
- (24) The Applicant agrees to abide by the rules and regulations as prescribed by the Petroleum and Explosives Safety Organization (PESO) in terms of storage of hazardous, inflammable and Explosive substances within the Premises of the plot. The Provisions of the Inflammable Substances Act, 1952; The Petroleum Rules, 2002; The Gas Cylinder Rules, 2004 as updated and /or any other relevant Act or Rule as applicable from time to time on the Project and Plots.
- (25) The Applicant understands that the maintenance of the civic amenities of the Project and certain additional services shall be provided by the Maintenance Agency. In view whereof, the Applicant undertakes that upon possession, he shall become the member of any association/society of the Plot allottee(s) in the Project, as may be formed by the Company on behalf of the occupants in the Project. The Applicant shall pay the fees, subscription charges thereof and shall complete such documentation and formalities, as may be required by the Company for this purpose, as and when such association is formed. In order to secure adequate provision of maintenance services, till such time, the association/society of the Plot allottee(s) is not formed, the Company shall appoint /nominate a Maintenance Agency to provide services as may be required to maintain upkeep, security etc. of the Project. Further, the Applicant hereby undertakes to deposit with the Company, as per the Payment Plan and to always keep deposited with the said association/society/ Maintenance Agency, as the case may be, Interest Free Maintenance Security ("IFMS") as applicable. The Applicant undertakes to enter into a tripartite maintenance agreement with the said association/society/ Maintenance Agency.
- (26) The Applicant shall pay, as and when demanded by the Company, the stamp duty, registration charges and all other incidental and legal expenses for execution and registration of the conveyance/sale deed of the Plot in favor of the Applicant, which shall be executed and got registered upon receipt of the entire consideration as per the Payment Plan, other dues and charges and/or expenses as may be payable or demanded from the Applicant in respect of the Plot, allotted to him/her/them. The Applicant undertakes to get the sale deed executed within 60 (sixty) days from the date of the Company intimating in writing the receipt of the certificate for use and occupation of the building from the competent authority failing which the Applicant authorizes the Company to cancel the allotment and forfeit the Earnest Money etc. and refund the balance price paid by the Applicant without any interest after deducting Non-Refundable Amounts, upon realization of money from resale/re-allotment to any third party on behalf of the Subsidiaries.

- (27) Time is the essence with respect to the Applicant's obligations to pay the entire amount as provided in the Payment Plan along with other payments such as applicable stamp duty, registration fee and other charges that will be more specifically stipulated in the Buyer's Agreement, to be paid on or before due date or as and when demanded by the Company, as the case may be and also to perform or observe all the other obligations of the Applicant under the Buyer's Agreement. However, the Company may, in its sole discretion, waive its right to terminate the allotment/agreement and enforce all the payments and seek specific performance of the Buyer's Agreement. In such a case, the possession of the Plot will be handed over to the Applicant only upon the payment, by the Applicant, of all outstanding dues, penalties etc., along with simple interest at the rate of 18% (Eighteen percent) p.a. compounded quarterly till the date of payment.
- (28) The Applicant hereby authorizes and permits the Company to raise finance/loan from any financial institution/bank by way of mortgage/charge/ securitization of his/her/their respective Plot or the receivables, if any, accruing or likely to accrue therefrom, subject to the Plot being made free of any encumbrances at the time of execution of the conveyance/sale deed in favor of the Applicant(s) or his/her/their nominee.
- (29) The Applicant shall 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 this Application and to keep the Company and its agents and representatives, indemnified and harmless against the said 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 non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant. The Applicant further undertakes to indemnify the Company and its agents and representatives and keep harmless and indemnified against any loss, damages, penalties, fines or any other charges levied on the Company, its agents and representatives due to any misrepresentation on the part of the Applicant due to any reason whatsoever. If the applicant is unable to pay the required amount there will be an 18% interest rate imposed on them annually.
- (30) It is made abundantly clear that in respect of all remittances related to acquisition/transfer of the Plot, it shall be the sole responsibility of non resident Indian/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfill its obligations under the Buyer's Agreement. Any refund, transfer of security, if provided in terms of the Buyer's Agreement, shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. In the event of any failure on the Applicant's part to comply with the provisions of FEMA and/or prevailing exchange control guidelines issued by the Reserve Bank of India, he/she shall be solely liable for any action that may be taken by the competent authorities in this regard. The Company accepts no responsibility in this regard and the Applicant shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant, subsequent to the signing of this Application, it shall be the sole responsibility of the Applicant to intimate the same in writing to the company immediately and comply with all the necessary formalities, if any, under the applicable laws.
- (31) The Applicant shall not sell, transfer, assign or part with his/her/their/its right, title, or interest, in the said allotment or any portion thereof until 5% of the Total Consideration of the Prevailing rate of the Company are paid. The Applicant is/are, however entitled to get the name of his/her/their/its assignee(s) substituted in his/her/their/its place with the prior approval of the Company who may at its sole discretion permit the same on such terms and conditions and charges as it may deem fit. The Applicant shall pay to the Company transfer charges as applicable from time to time in respect of such substitutions or nominations.

- (32) The Company shall not be responsible towards any third party making payment/remittances on behalf of the Applicant and such third party shall not have right in the Application/allotment of the said Plot applied for herein in any manner whatsoever. The Company shall issue receipts for payment in favor of the Applicant only.
- (33) The Applicant has specifically acknowledged with the Company that the allotment of the Plot shall be subject to the strict compliance of bye laws, rules etc. that may be framed by the Company for occupation and use of the Plot and such other conditions as per the applicable laws.
- (34) The Applicant is/are, entitled to get the name of his/her/their nominee(s) substituted in his/her/their place with the prior approval of the Company who may at its sole discretion permit the same on such conditions as it may deem fit. The Applicant shall pay to the Company, transfer charges as applicable from time to time for the purpose of such substitution / nomination / transfer.
- (35) The Applicant shall use and occupy the Plot for industrial purposes in such manner and mode as may be provided in the Buyer's Agreement.
- (36) The provisional allotment of the Plot as well as the allotment thereafter of the Plot shall be subject to force majeure clause which, inter alia, includes delay on account of non-availability of the steel and/or cement and/or other building materials, water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company for the development of the Project, civil commotion or by reasons of war, enemy action, Pandemic, earthquake or any act of God. If there is any delay in the delivery of possession of the Plot or the Company is unable to deliver possession of the Plot due to a force majeure event or due to any notice, order, rule or notification of the Central or State Government and/or any other public or competent authority or for any other reason beyond the control of the Company, shall be entitled to a reasonable extension of the time for delivery of possession of the Plot. The Applicant understands and acknowledges that if due to any force majeure conditions, the whole or part of the Project is abandoned or abnormally delayed, the Applicant shall not be entitled to prefer any claim whatsoever except that the Company shall on demand refund the Applicant's money.
- (37) In case of joint Applicant, all communication shall be sent to the Applicant, whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named Applicant.
- (38) The Applicant shall inform the Company in writing of any change in the mailing address mentioned in failing which all demands, notices etc. by the Company shall be mailed to the address given in the Application and shall be deemed to have been received by the Applicant.
- (39) The terms and conditions mentioned herein shall be in addition to the terms and conditions of the Plot Buyer's Agreement. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Plot Buyer's Agreement, the terms and conditions specified in the Plot Buyer's Agreement, shall supersede the terms and conditions as set out herein.
- (40) All or any dispute arising out of or touching upon or in relation to the terms of this provisional allotment letter or its termination, including the interpretation and validity thereof and the respective rights and obligations of, the Parties shall be settled amicably by mutual discussion, failing which the same shall be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 (As updated), or any statutory amendments, modifications or re-enactment thereof for the time being in force. A Sole Arbitrator, who shall be nominated by the Company, shall hold the arbitration proceedings at the correspondence office of the Company in at Uttar Pradesh.

The Applicaan thereby confirms that he shall have no objection to such appointment even if the person so appointed, as the Arbitrator, is an employee or advocate of the Company or is otherwise connected with the Company and the Applicant confirms that not with standing such relationship/connection, the Applicant shall have no doubts as to the independence or impartiality of the said Arbitrator and shall not challenge the same. The Courts at Aligarh,Uttar Pradesh shall, to the specific exclusion of all other courts, alone have the exclusive jurisdiction in all matters arising out of/or concerning this Application, regardless of the place of execution or subject matter of this Application.

I/We have fully read and understood the 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 with the terms and conditions as shall be comprehensively set out in the Buyer's Agreement, which shall supersede the Terms and Conditions, to the extent of conflict or inconsistency, set out in this Application. I/We are fully aware that it is not incumbent upon the Company to send out notices/reminders in respect of my/our obligations set out in this Application and I/we shall be liable for any default committed by me/us in abiding by the Terms and Conditions. I/We have sought all clarifications that I/we required with respect to the terms, conditions and representations made by the Company and the Company has readily provided the same to me/us. I/We have now signed and paid all monies herein after being fully conscious of all my/our liabilities and obligations, including but not limited to the forfeiture of Earnest Money, as may be imposed upon me/us. I/We further undertake and assure the Company that in the event of cancellation of my/ our allotment, either by way of forfeiture or refund of all my monies or in any manner whatsoever, including but not limited to the Terms and Conditions set out in this Application, I/we shall be left with no right, title interest or lien on the Plot applied for and/or allotted to me/us in any manner whatsoever.

Signature of the Applicant(s)

1. _____

2. _____

Date: _____

Place: _____

Annexure - A

Documents Required For Execution Of Licence Agreement/lease Deed

1. Non judicial stamp papers purchased from U.P. of Rs. denomination no.s each.
2. Non judicial stamp papers purchased from U.P. for the value of Rs. subject to verification from the concerned Sub-Registrar.
3. Attested signatures of the executants by manager of any nationalized bank or magistrate or notary public.
4. Rubber seal of the firm, if any.
5. Provisional / Final S.S.I. registration of the proposed / existing unit from the general manager, district industries centre.
6. D.G.T.D. registration / Letter of intent / Industrial license
7. The following additional papers are also to be furnished.

A. IN CASE OF PARTNERSHIP CONCERN :

- 1) True copy of Registered partnership deed attested by Notary Public.
- 2) Attested/photostat copy of statement in form No.1 from Registrar mentioning therein name of the partners.
- 3) Attested/photostat copy of certificate of registration issued by the Registrar.
- 4) Registered power of attorney in case other partners are not able to execute the Lease Deed Agreement

B. IN CASE OF PRIVATE LTD. OR PUBLIC LTD. COMPANIES :

- i. Memorandum and Articles of Association.
- ii. Certificate of Incorporation/ Commencement of Business.
- iii. Resolution of the Board of Directors authorizing a responsible person to execute the documents. This should be in the following manner:
 - a) Resolved that the Applicant company be informed that the applicant is authorized to acquire the land on License/Lease and/or shed on Hire purchase from the said company. Under the clause of Memorandum of Association of the Company and the Board of Directors of the Company is authorized under Articles of Association to exercise that power.
 - b) Resolved further that Managing Director/Secretary/Director of the Company be and is hereby authorized to execute License Agreement/Lease Deed/Hire Purchase Agreement/Sale Deed and other documents necessary in order to acquire the plot/built up space in question on behalf of the Company.
- iv. Resolution of the Board of Directors to surrender the plot/built up space should be in the following manner:
 - a) Resolved that the company be informed that the Company is authorized to surrender the said Plot/built up space No leased out vide lease deed dated by company under clause of the memorandum of association of the company, and the board of directors of the company is authorized under article of articles of association to exercise that power. The company relinquishes all the claims in respect to the plot No. site No In industrial area.
 - b) Resolved further that the Managing Director/ Secretary/ Director of the Company be and is hereby authorized to execute surrender deed of Plot No site No In New Noida Industrial Park
- v. List of Share holders in case of Pvt. Ltd. Company duly certified by Chartered Accountant.
- vi. List of Directors with their addresses duly certified by Chartered Accountant.

New Noida Industrial Park

Details of Cost

INDUSTRIAL PLOTS :

The size for industrial plot varies from a minimum of 500 sq.yard. upwards.

The plots are available @ Rs. 20000/- per sq.yard.

APPLICATION FEE : Processing fee amounting to Rs. 1000/- is to be paid with each application. This processing fee is non-refundable and non-adjustable.

MODE OF PAYMENT : Payment shall be made through account payee cheque/demand draft/ NEFT drawn in favour of "Dreamsmith Projects Pvt. Ltd." Payable at New Delhi.

PAYMENT PLANS :

PLAN A - DOWN PAYMENT

1. Booking amount – 10% of total plot cost.
2. Within 30 days – 85% of total plot cost.
3. At the time of possession of plot - remaining 5% of total plot cost.

PLAN B - INSTALLMENTS

1. Booking amount – 10% of total plot cost.
2. Within 30 days – 20% of total plot cost.
3. 7 Quarterly installments - 70% amount of premium to be paid in 7 (seven) quarterly installments (12% interest).
4. Interest @ 18% p.a. is to be charged on the unpaid premium from time to time from the date of allotment.

PLAN C – CLUSTER SCHEME (Special Discount Scheme)

1. Booking amount - 10% of total plot cost.
2. Within 30 days – 20% of total plot cost.
3. 7 Quarterly installments - 70% amount of premium to be paid in 7 (seven) quarterly installments (18% interest).

EXTRA CHARGES:

12m road facing - General rate

18m road facing - +10% extra

Park facing - +5% extra

Two side open - +5% extra

Maintenance Charges – 10/- per sq. yard /P.M. (Late payment interest rate 18%)

Electrical load / connection/ security deposit/Govt. cess – As per demand load directly to DVVNL/ Electricity supply company.

Maintenance charges will start immediately after offer of possession.

Grass cutting charges / Vacant plot cleaning (After offer of possession) as when required.



Sustainable Industry, Smart Future...

NEW NOIDA INDUSTRIAL PARK

- CORRESPONDANCE ADDRESS -

DREAMSMITH PROJECTS PRIVATE LIMITED

D-103, Export Promotion Industrial Park, Site-V, Greater Noida
Gautam Budh Nagar, Uttar Pradesh - 201310

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