INTERNATIONAL LAND DEVELOPERS

Booking Application Form

# ILD GREENS

37 C, GURUGRAM



2, 4 BEDROOM APARTMENTS & PENTHOUSES

**ILD Millennium Pvt. Ltd.**
9th Floor, ILD Trade Centre,
Sector-47, Sohna Road,
Gurugram-122018

# BOOKING APPLICATION FORM

## ILD MILLENNIUM PVT. LTD.

9th Floor ILD Trade Centre,
Sector-47, Sohna Road,
Gurugram-122018

Photograph of 1st Applicant (Application will not be accepted without photograph). Please Sign across the Photograph.

Photograph of 2nd Applicant (If any). Please Sign across the Photograph.

Dear Sir(s),

I/We hereby apply for the allotment of a Unit in the Group Housing Complex, known as "ILD GREENS" (hereinafter referred to as said Unit") located at sector - 37 C, Gurugram, Haryana (under License No. 13 of 2018).

Upon acceptance of my/our application I/We agree to sign and execute, as and when desired by the company, the Buyer Agreement, containing detailed terms and conditions of allotment and/or such other corresponding documents as prescribed on Company's standard formats.

I/We also agree to abide by the General Terms & Conditions of booking as enclosed hereto.

I/We remit herewith a sum of Rs _____ (Rupees _____) by Bank Draft/Cheque No. _____ dated _____ drawn on _____ towards the booking amount of the said Unit.

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

### SOLE/FIRST APPLICANT
(Compulsory to fill all the details along with a passport size photograph)

Mr./ Ms./ Ms. _____

S/W/D/o _____

Guardian's Name (If minor) _____

Date of Birth _____ Nationality _____

PAN _____ Ward/Circle/Range (Where assessed) _____

Occupation: Service ☐ Professional ☐ Business ☐
Student ☐ Housewife ☐ Any Other _____ (Please specify)

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin / Others (Please specify) _____

Correspondence Address _____

Permanent Address _____ Pin _____

_____ Pin _____

Phone No. _____ ISO/STD Code _____

Office Address _____ Pin _____

Contact No. Office _____ Residence _____ Mobile _____

E-mail _____ Fax _____

### SECOND APPLICANT
(Compulsory to fill all the details, if applicable, along with passport size photograph)

Mr./ Ms./ Ms. _____

S/W/D/o _____

| Signature of First/Sole Applicant |

| Signature of Second Applicant, if any |

Guardian's Name (if minor) _____

Date of Birth _____ Nationality _____

PAN _____ Ward/Circle/Range (Where assessed) _____

Occupation: Service [ ] Professional [ ] Business [ ]
Student [ ] Housewife [ ] Any Other _____ (Please specify)

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin / Others (Please specify) _____

Correspondence Address _____

_____ Pin _____

Permanent Address _____

_____ Pin _____

Phone No. _____ ISD/STD Code _____

Office Address _____ Pin _____

Contact No. Office _____ Residence _____ Mobile _____

Fax _____ E-mail _____

Property Applied For: (i) Flat [ ] (ii) Penthouse [ ] (iii) Other [ ]

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

## UNIT DETAILS:

Unit No. _____ Block No. _____

Type _____ Super Area _____ Sq.Ft.

[approx.] Terrace Area (if applicable) _____ Sq.Ft.

Payment Plan: ☐ Cash Down Plan ☐ Construction Linked Plan

Mode of Booking: ☐ Direct ☐ Broker

Broker Details: _____

Company Executive: _____

## Amount Payable:

| | | |
|---|---|---|
| (i) | Basic Sale Price | Rs. _____ |
| (ii) | Specification Charges | Rs. _____ |
| (iii) | EDC & IDC | Rs. _____ |
| (iv) | EEC/EFC/Electrical & Water Securities (if applicable) | Rs. _____ |
| (v) | Preferential Location Charges (if applicable) | Rs. _____ |
| (vi) | Parking Space Charges (Covered/Open) | Rs. _____ |
| (viii) | Club Membership Charges | Rs. _____ |
| (viii) | Interest Free Maintenance Security | Rs. _____ |
| (ix) | Registration & Stamp Duty Charges | Rs. _____ |
| (x) | Other charges, if any | Rs. _____ |
| | **Total Payable** | **Rs.** _____ |

I/we, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing *material has been concealed therefrom.*

(Signature of First/Sole Applicant) (Signature of Second Applicant, if any)

Date: _____

**Note:** All Cheques/Drafts to be made in favour of "ILD MILLENNIUM PVT. LTD." payable at Gurugram only.
All amounts received from intending Allottee(s) other than Resident Indian shall be from NRE/ Foreign Currency Account Only.

## FOR OFFICE USE ONLY

(i) Application Status: ☐ Accepted ☐ Rejected

(ii) UNIT DETAILS (strike off whichever is not applicable):

Unit No. _____ Block No. _____

Type _____ Super Area _____ Sq.Ft. (Approx.)

Terrace Area (If applicable) _____ Sq.Ft.

**Amount Payable:**

| | | |
|---|---|---|
| (i) | Basic Sale Price | Rs. _____ |
| (ii) | Specification Charges | Rs. _____ |
| (iii) | EDC & IDC | Rs. _____ |
| (iv) | EEC/EFC/Electrical & Water Securities (If applicable) | Rs. _____ |
| (v) | Preferential Location Charges (If applicable) | Rs. _____ |
| (vi) | Parking Space Charges (Covered/Open) | Rs. _____ |
| (vii) | Club Membership Charges | Rs. _____ |
| (viii) | Interest Free Maintenance Security | Rs. _____ |
| (ix) | Registration & Stamp Duty Charges | Rs. _____ |
| (x) | Other charges, if any | Rs. _____ |
| | **Total Payable** | Rs. _____ |

(1) **Payment Plan:** ☐ **Cash Down Plan** ☐ **Construction Linked Plan**

(2) Type of Account: SB / CA / NRE _____

(3) Booking Amount Received vide Rt. No. _____ dated _____

For Rs. _____ (Rupees _____

_____ )

(4) Special Instructions / Remarks _____

(5) Mode of Booking: Direct / Broker _____

(If Broker: Name & Address with Stamp _____

_____

ILD Executive _____

Verified By: _____

Place : Gurugram
Date: _____

(Authorized Signatory)

(Signature of First/Sole Applicant) (Signature of Second Applicant, if any)

## GENERAL TERMS & CONDITIONS FOR BOOKING OF FLAT / PENTHOUSE IN ILD GREENS (HEREINAFTER REFERRED TO AS "SAID UNIT") SITUATED AT SECTOR-37 C, DISTT. GURUGRAM, HARYANA.

**1.THAT** the intending Allottee(s) has applied for allotment of the "said Unit" in "ILD GREENS" to be developed at Sector-37C, Gurugram, Haryana, with full knowledge of the laws, notifications, rules and regulations applicable to this area.
**2.THAT** the intending Allottee(s) has fully satisfied himself/herself about the interest and title of the Company in the land where the project "ILD GREENS" is being developed.
**3.THAT** the intending Allottee(s) shall pay to the Company the entire consideration as per the agreed Payment Plan annexed hereto.
**4.THAT** the intending Allottee(s) shall pay the Basic Sale Price, Specification Charges and other charges on the basis of the "Super Area", which shall mean and include the covered area, inclusive of the area under peripheral walls, columns and walls, staircases, circulation areas, lifts, shafts, passages, corridors, lobbies, refuge areas and all service areas. The Basic Sale Price of the said Unit shall remain firm.
**5.THAT** the Company, apart from the Basic Sale Price, shall fix Preferential Location Charges (PLC) for certain Unit(s) in "ILD GREENS", and if the intending Allottee(s) opts for such a Unit, he/she/it shall be liable to pay such charges as fixed and demanded by the Company.
**6.THAT** timely payment of installments as indicated in the Payment Plan/Schedule of Payments is the essence of the allotment. If any installment is delayed or not paid as per the Payment Plan, the Company shall charge interest @ 18% per annum for the period of delay. If the default continues for more than two consecutive installments (under the Installment Plan) or for more than 30 days (under the Down Payment Plan), the allotment shall automatically stand cancelled without further notice. The amount deposited up to 15% of the Basic Sale Price, constituting the Earnest Money, shall stand forfeited and the balance, if any, shall be refunded without interest. However, under exceptional circumstances, the Company may, at its sole discretion, restore the allotment upon payment of interest @18% per annum, subject to availability.
**7.THAT** the Earnest Money shall be deemed to be 15% of the total sale consideration of the said Unit.
**8.THAT** all taxes and statutory levies presently payable in relation to the land comprised in "ILD GREENS" have been included in the price of the said Unit. However, any future increase or any fresh tax, GST, service tax, cess, duty, levy or charge imposed by the Government or statutory authorities shall be payable by the Allottee(s) on a pro-rata basis.
**9.THAT** the External Development Charges (EDC) and Infrastructure Development Charges (IDC) are not included in the Basic Sale Price and shall be payable separately as demanded by the Company. Any increase in EDC, IDC or other statutory levies shall be borne solely by the Allottee(s).
**10.THAT,** subject to Clause 11, possession of the said Unit shall be delivered within three years from the date of application, with a grace period of six months, provided all dues have been paid by the intending Allottee(s). The Company shall be entitled to a reasonable extension where delay is attributable to the Allottee(s).
**11.THAT** the development of the said Unit is subject to Force Majeure, including delays caused by non-availability of building materials, war, enemy action, natural calamities, Acts of God, Government orders, court orders or any reason beyond the Company's control. In such circumstances, the Company shall be entitled to a reasonable extension of time. The Company may also substitute equivalent quality materials where specified materials are unavailable at reasonable cost.
**12.THAT** if the Allottee(s) wishes to avail a loan from an employer, financial institution or bank, the Company shall extend reasonable cooperation. However, obtaining loan approval and timely disbursement shall remain the sole responsibility of the Allottee(s), and payment obligations under the Company's payment plan shall continue regardless of loan status.
**13.THAT** if, for any reason, the Company is unable to allot the Unit applied for, it shall either consider allotment of an alternative property or refund the deposited amount with simple interest @10% per annum. No further compensation or damages shall be payable.
**14.THAT** the allotment shall remain provisional until execution of the Sale Deed. The Company reserves the right to make suitable alterations in the layout plan, area, floor, block or Unit number if necessary. Any increase or decrease in the Super Area shall result in a proportionate adjustment of the sale consideration at the original booking rate.

**15.THAT** the specifications of the said Unit may be changed during construction if necessary, provided materials of equivalent quality are used.
**16.THAT** upon completion of the Unit and payment of the entire sale consideration and all other applicable charges, conveyance documents shall be executed in favour of the Allottee(s) in the format approved by the Company. All expenses relating to execution and registration of the conveyance documents shall be borne by the Allottee(s).
**17.THAT** the actual physical possession of the said Unit shall be handed over only after clearance of the total sale consideration, Stamp Duty and all other applicable charges.
**18.THAT** the Company shall pay compensation of ₹5 per sq. ft. of Super Area per month for any delay in offering possession beyond the period stipulated in the Buyer's Agreement, subject to Force Majeure conditions.
**19.THAT** the intending Allottee(s) shall take possession within 30 days from the date of issuance of the final possession notice, failing which possession shall be deemed to have been taken. Holding charges @ ₹5 per sq. ft. per month, along with maintenance charges, shall thereafter become payable.
**20.THAT** the intending Allottee(s) shall execute a separate Maintenance Agreement for the upkeep and maintenance of the common areas, facilities, services and installations of the complex.
**21.THAT** the intending Allottee(s) shall pay maintenance charges for common services and facilities (excluding internal maintenance of the Unit) as determined by the Company or its nominated agency.
**22.THAT** the Company shall provide Fire Safety measures in accordance with the prevailing Fire Safety Code. Any additional fire safety measures required due to future legislation or Government directives shall be payable by the Allottee(s) on a pro-rata basis.
**23.THAT** the intending Allottee(s) shall register his/her complete correspondence address with the Company and promptly notify any subsequent changes by Registered A.D. post. Failure to do so shall result in notices sent to the last registered address being deemed duly served.
**24.THAT** in the case of joint Allottees, all communications shall be sent only to the first named Allottee at the registered correspondence address and shall be deemed to have been served upon all joint Allottees.
**25.THAT** the intending Allottee(s) undertakes to comply with all applicable laws, rules, regulations and orders governing the said Unit.
**26.THAT** the Allottee(s) shall comply with all legal requirements relating to the purchase of immovable property and execute all applications, affidavits, declarations and documents required under applicable law.
**27.THAT** if the Allottee(s) is a Non-Resident Indian (NRI) or resident outside India, compliance with the Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India regulations and all other applicable laws shall be the sole responsibility of the Allottee(s). The Company shall bear no responsibility for any non-compliance.
**28.THAT** the allotment of the said Unit shall remain entirely at the discretion of the Company, which reserves the right to reject any application without assigning any reason.
29.THAT the Allottee(s) shall not transfer the said Unit or substitute any nominee without the prior written approval of the Company, which may grant or refuse such approval at its sole discretion.
**30.THAT** any dispute arising out of or relating to this Application or the Buyer's Agreement shall first be settled amicably, failing which it shall be referred to arbitration under the Arbitration and Conciliation Act, 1996, before a Sole Arbitrator appointed by the Managing Director of the Company. The arbitration proceedings shall be conducted at the registered office of the Company in New Delhi.
**31.THAT** the Courts at Gurugram alone shall have jurisdiction in all matters arising out of or relating to this transaction.

**Declaration**
I/We declare that the above Terms & Conditions have been read and understood by me/us and the same are acceptable to me/us.
(Intending Allottee(s))

Place : Gurugram
Dated.....
(Signature of First/Sole Applicant) (Signature of Second Applicant, if any)