

SRS Tower

Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121 003

Developed by SRS Real Infrastructure Ltd. [CIN: L65910HR1990PLC040431]

To,
M/s. SRS Real Infrastructure Limited
 SRS Tower, 124-126 1st floor,
 Near Metro Station Mewla Maharajpur,
 G.T. Road, Faridabad (NCR Delhi) – 121 003

Subject: Request for allotment of unit/space.

Sir,

I/we the undersigned request you that a unit/space may be allotted to me/us in Information Technology Unit named 'SRS Tower' situated at Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121 003 as per your terms and conditions, which are annexed herewith. I/we have read, understood, signed the annexed terms and conditions and undertook to be bound by the same.

I/we hereby remit a sum of ₹ _____ (Rupees _____ only)
 by way of Demand Draft/Cheque No. _____ Dated _____ drawn on
 _____ issued in favour of "M/s. SRS Real Infrastructure Ltd.",
 payable at New Delhi/Faridabad towards the earnest money for the allotment of requested unit/space.

My/our particulars are given below:

	Sole/First Applicant	Second Applicant (if applicable)
Photograph	Photo of Applicant (s)	Photo of Applicant (s)
Name		
Date of Birth		
S/D/W of		
Nationality		
Address (Residence)		
Address (Office)		
Phone Nos.	Residence _____ Office _____ Mobile _____	Residence _____ Office _____ Mobile _____
E-mail		
Profession		
PAN No.		
Passport No.		

My/our preferred location and size of the unit/space requested for is as follows

Super Built Up Area _____ Square Feet Floor No. _____

Unit No. _____ Complete Unit/Undivided Area: _____

I/we understand that the Basic Price for allotment of the unit/space requested for is ₹ _____
Per Square Feet of Super Built up area.

I/we opt for *Down Payment Plan or Construction Linked Plan* (please tick your option) for paying the cost of the unit/space.

I/we declare that the particulars given hereinabove are true and correct to my/our knowledge.

Date: _____

Signatures of applicant(s)

Place: _____

Particulars of Dealer, if any

(i)	Firm Name:	_____
(ii)	Contact Person	_____
(iii)	Designation	_____
(iv)	Address:	_____

(v)	Phone No.	_____
(vi)	Mobile	_____
(vii)	Fax No.	_____
(viii)	E-mail	_____

Signature of Dealer
with rubber seal

Name of Signatory _____

Designation _____

For office use only

Application received on _____ by _____
Cheque/draft for booking amount cleared on _____

**Terms and Conditions applicable for allotment of unit/space at
"SRS Tower", Near Metro Station Mewla Maharajpur, G.T. Road,
Faridabad (NCR Delhi) 121 003**

1. The applicant(s) has checked, verified and satisfied itself/themselves regarding the authorities and entitlements of the company to construct and develop the Information Technology Unit named SRS Tower, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121 003. Applicant(s) understands that the construction of SRS Tower is complete and applicant(s) has inspected the Unit/space booked by him.
2. The applicant(s) has checked, verified and appraised itself/themselves with all the laws, rules, regulations, notifications, circulars and policies of the Government applicable on the land, where aforesaid SRS Tower is constructed.
3. The money paid along with this application shall be considered as 'earnest money' for the allotment of requested unit/space. This earnest money shall stand forfeited in case of non fulfillment of these terms & conditions and also those of allotment letter/agreement.
4. The company may at any stage and at any time reject/cancel this application without assigning any reason and in case of such rejection/cancellation by the company the applicant(s) will not be entitled to claim anything except the refund of amount paid/deposited by the applicant(s) without any interest/compensation.
5. Total cost/price for the allotment of requested unit/space includes the Basic Sale Price, Preferential Location Charges, Parking Charges, Power Back-Up Charges, Electric Meter & Installation Charges other additional charges which the company may impose/levy and Statutory Charges/Taxes including the proportionate External and Infrastructural Development Charges which the Government may impose/levy.
6. Timely payment by the applicant(s) of the installments of the aforesaid total cost/price for the allotment of requested unit/space, as per the payment plan opted is the essence of this transaction. Delayed payments (if any) by applicant(s) shall entail interest on defaulted amount for delayed period @ 18% per annum where delay is upto three months and @ 24% per annum where delay is above three months. In case the applicant(s) fails to pay any of the installments within 60 (Sixty) days of the demand thereof by the company, the company shall be entitled to cancel this application without giving any further notice to the applicant(s). In case this application is cancelled by the company on the ground of non payment of any installment by the applicant(s), the company shall be entitled to forfeit the earnest money, which is being paid alongwith this application and shall refund the remaining amount (if any) paid by the applicant(s) to the company for the allotment of requested unit/space, without any interest.
7. In addition to the aforesaid total cost/price for the allotment of requested unit/space the applicant shall also be liable to pay Interest Free Maintenance Security as well as Monthly Common Area Maintenance Charges to the company or to any agency nominated by the company for maintaining the Common Areas and providing common facilities in aforesaid SRS Tower. Rates for monthly Common Area Maintenance Charges shall be exclusively determined by the company or its said nominated agency. In case the applicant(s) fail to pay the Monthly Common Area Maintenance Charges within the time allowed by the company or its said nominated agency the allotment of unit/space shall be liable to cancelled by the

company and in such situation the applicant(s) shall not be entitled to claim to any refund. Applicant(s) shall also keep deposited Interest Free maintenance security with the company.

8. Subject to compliance of all the terms & conditions, all laws and company's guidelines by the applicant(s) and payment of total cost/price of the requested space/unit to the company, the allotment of the requested space/unit shall be perpetual.
9. Foreign applicant(s) and applicant(s) having NRI status shall themselves be exclusively responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act and/or any other law governing this transaction/deal including remittance of payments/considerations and acquisition of immovable assets in India. In case it is ever found that any provision of any applicable law is not complied with, this application shall be liable to be cancelled and the company shall not be liable for anything more than the refund of the amounts paid by the applicant(s) to the company, without any interest. All other financial and penal consequences (if any) shall be borne exclusively by the applicant(s) themselves.
10. The applicant(s) shall not be entitled to transfer/assign its/their claims/interests in this application without the written prior approval of the Company. The company may in its sole discretion, permit such transfer/assignment on such terms and conditions (including levying of fees/charges) as it may deem fit and proper.
11. The applicant(s) shall not be entitled to get the name of its/their nominee(s) substituted in its/their place without the written prior approval of the Company. The company may in its sole discretion, permit such substitution on such terms and conditions (including levying of fees/charges) as it may deem fit and proper.
12. After the allotment of requested space/unit, the applicant(s) shall use the same only in accordance with law and the broad guideless issued by the company. After the allotment of requested space/unit the applicant(s) shall not use the same for any purpose other than the one permitted by law. In case the applicant(s) violate any law, the allotment shall be liable to be cancelled by the company and in such a situation, the applicant(s) shall not be entitled to claim any refund.
13. The applicant(s) shall execute the allotment deed in company's standard formats for the allotment of requested space/unit, within such time as may be specified by the company. The applicants(s) has read the draft of allotment deed and has given its/their consent thereto. In case the applicant(s) fail to execute the allotment deed within the specified time, the company may in its sole discretion cancel this application/allotment. In case this application/allotment is cancelled by the company on this ground, the company shall be entitled to forfeit the earnest money and shall refund the remaining amount (if any) paid by the applicant(s) to the company for the allotment of requested unit/space, without any interest.
14. The company shall send its all letters/notices and communications to the Sole/First applicant at his residential/office address given in the application through registered/speed post or through courier. All such Letters/notices and communications so sent to the Sole/First applicant shall be deemed to has been duly received by all the applicant(s) within next 72 (seventy two) hours of dispatch. It is clarified that the company shall not be liable to send the separate communication, Letters and notices to the Second Applicant or to applicant(s) other than the First Applicant.
15. In case of any dispute concerning this application or matters arising there from, the same shall be adjudicated by way of arbitration, which shall be conducted by an arbitrator

nominated/appointed exclusively by the company. The venue of arbitration and procedure to be followed shall be decided by the arbitrator as and when need arises. The applicant(s) shall have no right to challenge the nomination/appointment of such arbitrator. Arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996.

16. For all legal matters between the company and applicant(s) the courts at Faridabad shall have the exclusive jurisdiction.

Date: _____

Signatures of applicant(s)

Place: _____

Note: Word/expression “company” used in these terms and conditions refers to “SRS Real Infrastructure Ltd. having registered office at SRS Multiplex, Sector 12, City Centre, Faridabad and corporate office at SRS Tower, Near Metro Station Mewla Maharajpur, G.T. Road, Faridabad (NCR Delhi) 121 003.

Rate Card

FLOOR	(Per Sq. Ft.)
Ground Floor	₹8500/-
Upper Ground Floor	₹8400/-
First Floor	₹8200/-
Second Floor	₹8000/-
Fourth Floor	₹7500/-

PAYMENT PLAN

At the time of Booking	15% of BSP
Within 30 Days of Booking	15% of BSP+25% of other Charges
Within 45 Days of Booking	25% of BSP+25% of other Charges
Within 60 Days of Booking	15% of BSP+25% of other Charges
Within 75 Day of Booking	25% of BSP+25% of other Charges
On Possession	Balance BSP + IFMS & other Charges (if any)

Note:

- ❖ IFMS (Interest Free Maintenance Security) @ ₹100/- Per Sq. Ft.
- ❖ Preferential Location Charges (PLC) for external facing units will be charged @ ₹400/- Per Sq. Ft.
- ❖ Power Back up charges @ ₹25000/- Per KVA.
- ❖ Electric meter charges @ ₹35000/- inclusive of meter box, inspection, testing & installation.