

# APPLICATION FORM

*Mirage* imperia  
Homes At Sports City, Yamuna E-way

RERA Registration No.:

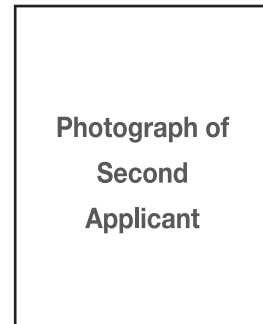
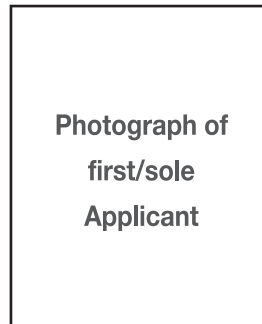
UPRERAPRJ3142 (Phase-I) & UPRERAPRJ4008 (Phase-II)



**BOOKING APPLICATION FORM FOR IMPERIA MIRAGE**  
**MY/OUR PARTICULARS AS MENTIONED BELOW MAY BE RECORDED**  
**FOR REFERENCE AND COMMUNICATIONS**

To,  
**Imperia Structures Ltd.**  
A-25, Mohan Co-operative Industrial Estate,  
New Delhi-110044

RERA Registration No.: **UPRERAPRJ3142 (Phase-I)**  
**: UPRERAPRJ4008 (Phase-II)**



Sirs,

I/we the undersigned request you to book/allot to me/us a Unit (particulars of which are given herein-below) in your project named **Imperia Mirage** being constructed & developed by you at **Imperia Mirage, GH-F Pocket, Jaypee Greens Sport City, SDZ, Sector-25, Yamuna Expressway Industrial Development Authority Area, Distt. Gautam Budh Nagar, Uttar Pradesh.**

**Particulars of Applicant(s)**

[If the Allottee is an Individual]

**(First Applicant/Sole Applicant)**

Mr./Ms. \_\_\_\_\_, (Aadhaar no. \_\_\_\_\_) son / daughter of \_\_\_\_\_  
\_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_

\_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter called the "Allottee"  
(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted A assigns).

**(Second Applicant/Co-Applicant)**

Mr./Ms. \_\_\_\_\_, (Aadhaar no. \_\_\_\_\_) son / daughter of \_\_\_\_\_  
\_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_

\_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter called the "Allottee"  
(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted A assigns).

**[OR]**

[If the Allottee is a company]

\_\_\_\_\_, (CIN No. \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at \_\_\_\_\_  
\_\_\_\_\_, (PAN \_\_\_\_\_), represented by its signatory,  
\_\_\_\_\_, authorized (Aadhaar No. \_\_\_\_\_) duly authorized vide board resolution

dated \_\_\_\_\_, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning hereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**[OR]**

Signature of Applicant(s)

x \_\_\_\_\_

[If the Allottee is a Partnership]

\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_,

(PAN \_\_\_\_\_), represented by its authorized partner, \_\_\_\_\_, (Aadhaar No. \_\_\_\_\_)

authorized vide \_\_\_\_\_, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee is a HUF]

Mr. \_\_\_\_\_, (Aadhaar no. \_\_\_\_\_) son of \_\_\_\_\_

aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_

\_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_

\_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter referred to as the "Allottee" (which expression shall unless pugniant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[Please insert details of other Allottee(s), in case of more than one Allottee]

#### Particulars of Authorised Signatory

Name : \_\_\_\_\_ Designation : \_\_\_\_\_

Address : \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Aadhaar No.: \_\_\_\_\_

Email: \_\_\_\_\_

#### Particulars of Booking

##### 1. Particulars of Unit:

(a) Type of Unit: Residential [ ] Other [ ]

(b) Nature of Rights which Applicant will get: Leasehold/Freehold

(c) Unit/Flat No.: \_\_\_\_\_ Tower/Block/Building No. \_\_\_\_\_

(d) Location: \_\_\_\_\_ Floor \_\_\_\_\_

(e) Parking Type: Covered [ ] Stilt [ ] Basement [ ] No. of Parking Slot \_\_\_\_\_

(f) Parking Area: \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

(g) Size of Unit: Super Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

Carpet Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

Covered Area \_\_\_\_\_ Square Mtr. ( \_\_\_\_\_ Square Feet)

(h) Date of Possession by Developer: Phase I - March 2021/occupation certificate whichever is earlier.  
Phase II - December 2024/occupation certificate whichever is earlier.

Signature of Applicant(s)

x \_\_\_\_\_

**2. Consideration payable by Applicant(s)/Allottee(s)**

Head of Charge	Amount (Rs.)	GST(as per rates prevailing on date of application)
Basic Sale Price (BSP) :	Rs. .... /-	Rs. .... /-
All Other Charges : PLC :	Rs. .... /-	Rs. .... /-
IFMS :	Rs. .... /-	Rs. .... /-
Lease Rent :	Rs. .... /-	Rs. .... /-
FFC :	Rs. .... /-	Rs. .... /-
EEC :	Rs. .... /-	Rs. .... /-
ESSC :	Rs. .... /-	Rs. .... /-
EDC/IDC :	Rs. .... /-	Rs. .... /-
Other :	Rs. .... /-	Rs. .... /-
Car Parking :	Rs. .... /-	Rs. .... /-
Club Membership :	Rs. .... /-	Rs. .... /-
<b>Total Amount :</b>	<b>Rs. .... /-</b>	<b>Rs. .... /-</b>
<b>Total Sale Price : _____ /- (Rupees _____)</b>		

\_\_\_\_\_ only)

**Notes :**

- (i) In case of any increase/decrease in rate of Tax/Charge/Levy by government or in case of levy of any fresh Tax/Charge/Levy by government, Total Sale Price payable by Applicant(s)/Allottee(s) shall increase/decrease accordingly.
- (ii) Stamp Duty, Registration Charges and expenses involved in registration of Sub-Lease Deed/Agreement for Sale/Conveyance Documents shall be borne by Applicant(s)/Allottee(s) separately.
- (iii) Maintenance charges will be levied upon receipt of occupation certificate.

**3. Payment Plan opted by Applicant**

- (A) Construction Linked Plan [ ]      (B) Down Payment Plan [ ]      (C) Flexi Payment Plan [ ]  
 (D) Possession Linked Plan [ ]      (E) Subvention Payment Plan [ ]      (F) Other Payment Plan [ ]

**4. Booking Amount (i.e., earnest money):** Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_  
 \_\_\_\_\_ Only)

**5. Details of Payment of Booking Amount**

Cheque No.	Date	Drawn on	Amount (Rs.)

Signature of Applicant(s)

x \_\_\_\_\_

**6. KYC Documents to be submitted by Applicant(s)/Allottee(s)**

- a) Proof Address or Place of Residence (Address Proof)
- b) Identity Proof
- c) PAN Card
- d) Aadhaar Card

I/we have understood the Specifications of Unit, Payment Plan and Layout Plan of Unit attached herewith. I/we declare that the particulars given hereinabove are true and correct to my/our knowledge.

I/we understand that this application shall be treated as complete only when this application form is duly filled and signed by Applicant(s) and is supported by all the necessary documents mentioned above. I/we understand that unsigned or incomplete application can be rejected by developer at its sole discretion.

I/we further declare that I/we have taken all information of the project from the website of Real Estate Regulatory Authority/Company and have got all relevant information about the project.

Date : \_\_\_\_\_

Signature of First Applicant/Second Applicant

Place : \_\_\_\_\_

Name of Applicant : \_\_\_\_\_

: \_\_\_\_\_

Contact No. : \_\_\_\_\_

Email : \_\_\_\_\_

**Witness 1**

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Contact : \_\_\_\_\_

Email : \_\_\_\_\_

**Witness 2**

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Contact : \_\_\_\_\_

Email : \_\_\_\_\_

## TERMS AND CONDITIONS

1. Applicant(s)/Allottee(s) has taken all information about the project from the website of Real Estate Regulatory Authority/website of Company.
2. Applicant(s)/Allottee(s) has understood the Total Sale Price payable by Applicant(s)/Allottee(s) and each component comprising the Total Sale Price. Applicant(s)/Allottee(s) has understood that in case of any increase/decrease in rate of Tax/Charge/Levy by government or in case of levy of any fresh Tax/Charge/Levy by government, Total Sale Price payable by Applicant(s)/Allottee(s) shall increase/decrease accordingly. Applicant(s)/Allottee(s) further understand that Stamp Duty, Registration Charges and expenses involved in registration of Sub-Lease Deed/Agreement to Sell shall be borne by Applicant(s)/Allottee(s) separately.
3. Applicant(s)/Allottee(s) shall execute the Agreement to Sell in conformity with RERA Act, copy of the Agreement to Sell has been provided to Applicant(s)/Allottee(s) at the stage of booking itself.
4. In case Applicant(s)/Allottee(s) commits delay/default in making payment of any installment or any other amount due to company, Applicant(s)/Allottee(s) shall pay interest on defaulted amount for the period of delay/default at rates prescribed under Rules framed under Real Estate Regulatory Authority and in case no rates are so prescribed, that @ 9% per annum.
5. In case company commits delay/default in making offer of possession of unit, company shall pay interest on amount of consideration received from Applicant(s)/Allottee(s), for the period of company's delay/default at rates prescribed under Rules framed under Real Estate Regulatory Authority and in case no rates are so prescribed, that @ 9% per annum
6. In case Applicant(s)/Allottee(s) commits violation any material term or condition of booking/allotment, company shall be entitled to cancel the booking/allotment and the booking amount (which is earnest money) shall be forfeited by company.
7. Since construction of said complex is a large project, company shall construct the same in phases. Irrespective of whether construction of other phase(s) is complete or not, company will offer possession of said unit after completion of construction of phase, wherein said unit situates. Applicant(s) must take the possession of said unit within 60 days from the date of occupation certificate. Applicant(s) shall never have any objection to company constructing or continuing with the construction of remaining structures in said complex or other buildings adjoining the said unit. All major common facilities shall be completed and provided only after completion of construction of all phases. However all services necessary for making use of said unit like supply of water, electricity and connection to sewerage shall be provided at the time of delivery of possession of said unit.
8. With effect from possession of unit, Applicant(s)/Allottee(s) shall be responsible to bear and pay reasonable charges to developer/-maintenance agency for providing maintenance services, till taking over of the maintenance of the project by the association of the Allottees, as applicable.
9. Applicant(s)/Allottee(s) shall use the Unit only for its permitted purpose and for no other purpose.
10. After handing over of the possession of said unit by company, Applicant(s) shall himself be responsible for repairs and maintenance of said unit. Applicant(s) shall never make any structural changes in said unit. Applicant(s) shall not add or remove (either in part or whole) or cause any damage to any pillar or RCC slab in said Project (including if same forms part of said unit).
11. Applicant(s) shall be entitled only to the covered area of said unit. Applicant(s) shall not claim exclusive rights over any part of common areas.
12. Applicant(s) shall not be entitled to transfer/assign his rights/claims/interests in said unit without prior written approval of the company. Company may in its sole discretion, permit such transfer/assignment on such terms and conditions (including levying of transfer fees/charges) as it may deem fit and proper. However, there will be no transfer fee for the first transfer of said unit.
13. In case prior to execution of Agreement to Sell, Applicant(s) wishes to get the accompanying application/booking cancelled, Developer will have the right to forfeit the booking amount paid for said unit by the Applicant(s)/Allottee(s).
14. Applicant(s) shall make all payments towards consideration/price for allotment of said unit by way of cheques/drafts/pay orders issued in favour of "**Imperia Structures Limited-Mirage-Collection A/C - 917020052748548 (Phase I)**" and "**Imperia Structures Limited-Mirage-II-Collection A/C - 917020052585677 (Phase II)**" payable at New Delhi. All cheques/drafts/pay orders shall be deemed to be accepted by company subject to there realization only.

**15.** Foreign Applicant(s), Applicant(s) having NRI/PIO status shall himself be exclusively responsible to comply with necessary formalities as laid down in Foreign Exchange Management Act, Reserve Bank of India Act and/or any other law governing this transaction including remittance of payments in India and acquisition of immovable properties in India. It shall be the sole responsibility of Applicant(s) to ensure that payment is remitted only through authorised accounts/channels. Company shall not be responsible in any manner if any third party makes any payment/remittances on behalf of Applicant(s) and company shall issue payment receipts in favour of Applicant(s) only. All financial and penal consequences (if any) for violation of any law or rule shall be borne exclusively by Applicant(s) himself. In case it is ever found that any provision of any applicable law is not complied with, allotment of said unit shall be liable to be cancelled and in such a situation company shall be entitled to forfeit earnest money and shall refund, without any interest, the remaining amount (if any) paid by the Applicant(s) to the company for said unit after deducting broker's commissions/discounts.

**16.** Company shall send all letters/notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 (five) days from the date of dispatch. Company shall not be liable to send separate communication, letters and notices to the second Applicant or to Applicant(s) other than the first Applicant.

**17.** No one, (including any broker/dealer or even any employee of company) is authorised to make any concession in any of the terms and conditions contained herein. Company shall not be bound by any oral or written commitments beyond the scope of these terms and conditions made by any person including any broker or employee of company.

**18.** For all intents and purposes including for interpretation of these terms and conditions a word or an expression which denotes a natural person shall include an artificial person (and vice versa), any one gender shall include other genders, singular shall include plural (and vice versa).

**19.** This transaction shall be governed by laws of India.

**20.** Acceptance of this application by Company shall not amount to confirmation of booking. Company may reject this application without assigning any reason before execution of Agreement to Sell. In case of rejection of Application, company's liability shall be limited to refund the amount received from applicant(s) alongwith interest thereon @ 9% (nine percent) with effect from 31st day of receipt of application by company till the date of refund.

**21.** Company has informed the Applicant(s) that M/s. "**Imperia Structures Ltd.**" is the landowner and the developer for the said project. Applicant(s)/Allottee(s) has satisfied himself with company's authorities & entitlements to develop and market said complex.

**22.** In case of any dispute between the parties hereto (including their successors) concerning accompanying application or matters arising there from, the same shall be adjudicated by way of arbitration, which shall be conducted by an arbitrator nominated by company. Venue of arbitration shall be at New Delhi. Arbitration shall be conducted in accordance with Indian Arbitration and Conciliation Act, 1996. It is clarified that if due to any law or any other reason, this arbitration clause could not be enforced in the same manner as has been stated herein, it will be considered that there is no arbitration clause/agreement between the parties.

Date: \_\_\_\_\_

Place: \_\_\_\_\_

Signature of Applicant(s)

**Witness 1**

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Contact : \_\_\_\_\_

Email : \_\_\_\_\_

**Witness 2**

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Contact : \_\_\_\_\_

Email : \_\_\_\_\_

Signature of Applicant(s)

x \_\_\_\_\_

## PAYMENT PLAN

### (A) CONSTRUCTION LINKED PLAN

S.NO.	PARTICULARS	PAYMENT
01.	At the time of Booking	10%
02.	Within 30 days from Booking	15%
03.	On start of Excavation	10%
04.	On start of Basement Roof slab	08% + Car Park
05.	On start of Second Floor Roof slab	08% + IDC & EDC
06.	On start of Fifth Floor Roof slab	08% + PLC
07.	On start of Ninth Floor Roof slab	07%
08.	On start of Twelfth Floor Roof slab	07%
09.	On start of Fourteenth Floor Roof slab	07% + ESSC
10.	On start of Sixteenth Floor Roof slab	05%
11.	On start of Eighteenth Floor Roof slab	05%
12.	On start of Nineteenth Floor Roof slab	05%
13.	On offer of possession	05% + Club Membership + IFMS + Govt. Charges

### (B) DOWN PAYMENT PLAN

01.	At the time of Booking	10%
02.	Within 30 days from Booking	85% + Car Parking + IDC & EDC + PLC + ESSC
03.	On offer of possession	05% + Club Membership + IFMS + Govt. Charges

\*Upto 10% Discount On Down Payment Plan.

### (C) FLEXI PAYMENT PLAN

S.NO.	PARTICULARS	PAYMENT
01.	At the time of Booking	10%
02.	Within 30 days of Booking	40% + Car Parking + IDC & EDC + PLC + ESSC
03.	On casting of Basement Roof slab	09%
04.	On casting of Second Floor Roof slab	09%
05.	On casting of Sixth Floor Roof slab	09%
06.	On casting of Twelfth Floor Roof slab	09%
07.	On casting of Eighteenth Floor Roof slab	09%
08.	On offer of possession	05% + Club Membership + IFMS + Govt. Charges

\*Upto 5% Discount on Flexi Payment Plan



## PAYMENT PLAN

### (D) POSSESSION LINKED PLAN (35:65)

<b>Payment stage</b>	Booking amount	Within 30 days from date of Booking	On offer of possession
<b>Payable</b>	10% of BSP	25% of BSP	65% of BSP + other charges

### (E) SUBVENTION PLAN (10% now & Avail 80% loan, No EMI Till Possession )

<b>Payment stage</b>	Booking amount	On offer of possession
<b>Payable</b>	10% of COP	10% of COP

\*CUSTOMER WILL PAY ONLY 20% COST OF PROPERTY ( COP )

### PREFERENTIAL LOCATION CHARGES ( \*Per sq.ft.of Super Area )

PLC TYPE	Corner	Road Facing	Green Facing	Club Facing
<b>AMOUNT (INR)</b>	₹ 50.00 p.s.ft. ( ₹ 538.2 p.s.mtr. )	₹ 100.00 p.s.ft. ( ₹ 1076.4 p.s.mtr.)	₹ 50.00 p.s.ft. ( ₹ 538.2 p.s.mtr. )	₹ 100.00 p.s.ft. ( ₹ 1076.4 p.s.mtr.)

### FLOOR PLC ( \*Per sq.ft.of Super Area )

G - 5TH	6th - 10th	11th - 20th	21st & above
₹ 100.00 p.s.ft. (₹ 1076.4 p.s.mtr.)	₹ 75.00 p.s.ft. (₹ 807.3 p.s.mtr.)	₹ 50.00 p.s.ft. (₹ 538.2 p.s.mtr.)	₹ 100.00 p.s.ft. (₹ 1076.4 p.s.mtr.)

### ADDITIONAL CHARGES

Electric Sub-Station Charges	E.D.C/I.D.C	Lease Rent	I.F.M.S	Club Membership	Car Parking
₹ 40 p.s.ft.* (₹ 430.56 p.s.mtr.)*	₹ 125 p.s.ft. (₹ 1345.5 p.s.mtr.)	₹ 50 p.s.ft. (₹ 538.2 p.s.mtr.)	₹ 50 p.s.ft. (₹ 538.2 p.s.mtr.)	₹ 1,00,000/-	₹ 2,50,000/- (per unit)

**Bank loans are available from INDIABULLS, DHFL in Subvention plan & 35:65 plans. AXIS, ICICI, HDFC, are doing bank fund on CLP.**

For external Maintenance, M/s Jaypee Infratech will charge a monthly amount which is not decided as yet. Therefore external maintenance advance for one year would also be charged from the buyer On offer of possession which is @ INR 1.5 p.s.ft. (16.146 p.s.mtr.) of super area. The date from which is to be charged is finalized as maximum 90 days from the date of offer of possession.

**Note:**

1. GST as applicable shall be charged extra & borne by the Allottee(s)/Applicant(s).
2. All Cheques/ Demand Drafts to be drawn in favor of "Imperia Structures Limited-Mirage-Collection A/C - 917020052748548" and "Imperia Structures Limited-Mirage II-Collection A/C - 917020052585677" payable at New Delhi.

\*(Electric Sub Station Charges includes: Electricity Installation charges 2 kva Mandatory/Power backup 1 kva mandatory/Meter connection charges)

Signature of Applicant(s)

x \_\_\_\_\_

# LAYOUT/SITE PLAN

T1 T2 T3 T4

**LEGEND**

T-1 T-2 3BHK + 3TOILETS  
T-3 T-4 3BHK + 3TOILETS + SERVANT

- 1 ENTRANCE
- 2 TOT-LOT
- 3 OPENING-PARKING
- 4 CRICKET PITCH
- 5 WATER COURT
- 6 ELDERS CORNER
- 7 YOGA CORNER
- 8 LOTUS COURT
- 9 LUSH GREEN
- 10 OPENAIR THEATRE
- 11 SNAKE & LADDER COURT
- 12 PALM COURT
- 13 JOGGING TRACK
- 14 PARTY LAWN
- 15 SWIMMING POOL
- 16 FIRE-ESCAPE STAIRCASE
- 17 TOWER DROP-OFF
- 18 CHILDRENS PLAY AREA
- 19 BADMINTON COURT



# FLOOR PLAN

## UNIT PLAN : 3 BHK + 3 TOILET ( TYPE - T1)

SALE AREA : 125.41 SQ. MTR. (1350 SQ. FT.)  
 RERA CARPET AREA : 77.75 SQ. MTR. (837 SQ. FT.)  
 BALCONY AREA : 13.28 SQ. MTR. (143 SQ. FT.)

- 1 Living Room • 3 Bedrooms • 1 Kitchen • 4 Balconies • 3 Toilets



## UNIT PLAN: 3 BHK + 3 TOILET ( TYPE - T2)

SALE AREA : 125.41 SQ. MTR. (1350 SQ. FT.)  
 RERA CARPET AREA : 77.75 SQ. MTR. (837 SQ. FT.)  
 BALCONY AREA : 13.28 SQ. MTR. (143 SQ. FT.)

- 1 Living/Dining Room • 3 Bedrooms • 1 Kitchen • 4 Balconies • 3 Toilets





Signature of Applicant(s)

x \_\_\_\_\_



**Imperia Structures Ltd.**

**Corp. Office:** A-25, Mohan Co-operative Industrial Estate, New Delhi-110044,

T: (+91) 11 4646 9999 | W: [www.imperiastructures.com](http://www.imperiastructures.com) | E-mail: [care@imperiastructures.com](mailto:care@imperiastructures.com)

**Site Office:** Imperia Mirage, GH-F Pocket, Jaypee Greens Sport City, SDZ, Sector-25, Yamuna Expressway Industrial Development Authority Area, Distt. Gautam Budh Nagar, Uttar Pradesh | **Branch Office :** Noida | Lucknow | Gurugram | Patna | Ranchi

. \* Terms & Conditions apply. | 1sq.m tr. = 10.764 sq. ft. | Valid from 19th December, 2017.