



STARTLE INFRASTRUCTURE PRIVATE LIMITED

GROUND FLOOR, TOWER-B, PLOT NO.-A41, CORENTHUM SECTOR-62, NOIDA PH-01204757777  
CIN: U70109DL2012PTC238674

To

**M/s. Startle Infrastructure Pvt.Ltd**

201 Namdhari Chambers,  
Deshbandhu-Gupta Road ,  
Karol Bagh  
Delhi – 110005 (hereinafter referred to as “**Company**”)

Dear Sir(s),

I/We hereby apply for allotment of a shop /office space in your proposed commercial complex known as “**DELTA CITY CENTRE**” situated at commercial plot at land bearing plot No. **CS-19, Sector – Delta-01, Greater Noida** (hereinafter referred to as “**Said Project**”) on the terms and conditions of the Company (the salient terms and conditions are attached herewith) which I/We have read and understood and agreed to abide by them.

I/We hereby pay/remit a sum of Rs. \_\_\_\_\_/  
(Rupees \_\_\_\_\_ only) vide Bank  
Draft/Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in  
favour of “**M/S STARTLE INFRASTRUCTURE PVT.LTD .** payable at Delhi/NCR (“Registration Amount”) towards registration for allotment of shop/office space in your aforesaid Project.

I/We have clearly understood and agreed that this application form will be processed by the Company only after encashment of the cheque(s) submitted by me/us together with application form complete in all respects otherwise application shall be liable for rejection and amount(s) paid by me/us up to the extent of earnest money shall be forfeited.

In the event **M/S. Startle Infrastructure Pvt. Ltd.** (herein referred to as “The Company”) agreeing to provisionally allot Shop/Commercial Office Space, I/we agree to execute Space Buyer Agreement on Company's standard format within stipulated period and to pay further Installments of sale price and all other dues as stipulated in this application and/or in the Space Buyer Agreement and payment plan as explained to me/us by the Company's Sales Organizer/ executive and understood by me/us.

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

**(\*\* Applicable in case of individuals)**

**\*\*FIRST/SOLE APPLICANT**

Mr./ Mrs./ Ms.....

Son / Wife / Daughter of Mr.....

Date of Birth ..... Profession ..... Designation .....

Company/Firm Name .....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian ☐ Origin

Residential Address .....

Office Address .....

Tel. Res. .... Off ..... Mobile.....

Fax No. .... E-Mail ID.....

Marital Status ..... No. of Children .....

Name of Nominee ..... Passport No. ....

Income Tax Permanent Account No. / Ward No. ....

PHOTOGRAPH

**SECOND APPLICANT**

Mr./ Mrs./ Ms.....

Son / Wife / Daughter of Mr.....

Date of Birth ..... Profession ..... Designation .....

Company/Firm Name .....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian ☐ Origin

Residential Address .....

Office Address.....

Tel. Res. .... Off ..... Mobile.....

Fax No. .... E-Mail ID.....

Marital Status ..... No. of Children .....

Name of Nominee ..... Passport No. ....

Income Tax Permanent Account No. / Ward No. ....

PHOTOGRAPH

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

**\*\*THIRD APPLICANT**

Mr./ Mrs./ Ms.....

Son / Wife / Daughter of Mr.....

Date of Birth ..... Profession ..... Designation .....

Company/Firm Name .....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian ☐ Origin

Residential Address .....

Office Address .....

Tel. Res. .... Off ..... Mobile.....

Fax No. .... E-Mail ID.....

Marital Status ..... No. of Children .....

Name of Nominee ..... Passport No. ....

Income Tax Permanent Account No. / Ward No. ....

PHOTOGRAPH

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

**(\*\* Applicable in case of a Company or Partnership Firm)**

\*\* M/s \_\_\_\_\_ a Company incorporated and registered under the provisions of Companies Act, 1956/2013, having its registered office at \_\_\_\_\_ acting through its Director/representative Mr. \_\_\_\_\_ duly authorized vide board resolution of the Company dated (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators, executors, assigns, liquidators, legal representatives)

**Note:** Copy of Board resolution and certified copy of Memorandum & Articles of Association required)

OR

\*\* M/s \_\_\_\_\_, a Partnership firm duly registered under the provisions of The (Indian) Partnership Act, 1932 through its partner Mr. \_\_\_\_\_ duly authorized by resolution dated \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its legal representatives, successors, executors, assigns)

Note: Copy of Partnership Deed and copy of resolution signed by all the partners required)

- Note: (i) All Cheques/Drafts to be made in favour of "**M/S STARTLE INFRASTRUCTURE PVT LTD.**" payable at Delhi/NCR only.
- (ii) Persons signing the application on behalf of other person/firm/Company shall file proper Authorization/ Power of Attorney.

I/We the above named applicant(s) do hereby declare that the particulars given by me/us are true and correct and nothing has been concealed there from. Any allotment against my/our application shall be subject to the terms and conditions attached to this application form and marked as Schedule A and as may be comprehensively set out in the Allotment and/or Agreement, the terms whereof shall ipso-facto be applicable to me/us and to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particular/information, given above, till the shop/unit/office is registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us. I/we have read and signed all the pages of this application form and the "Payment Plan" after fully understanding the contents thereof.

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**Name of the Applicant(s)**

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

**Details of the Shop/Unit/Office Space applied for in Commercial Project "DELTA CITY CENTRE".**

Shop/Unit/Office Space No. \_\_\_\_\_ Floor \_\_\_\_\_ approx. SuperArea: \_\_\_\_\_ Sq.ft.  
(Subject to availability and allotment)

**Consideration:**

i) **Basic Sale Price (BSP):** Rs. \_\_\_\_\_/- per sq. ft of Super Area

**Other Charges:**

- ii) Preferential Location Charges (PLC) Rs. \_\_\_\_\_/- per sq.ft of Super Area  
 iii) IFMS (Interest Free Maintenance Security) Rs. \_\_\_\_\_/- per sq.ft of Super Area  
 iv) Lease Rent Rs. \_\_\_\_\_/- per sq.ft of Super Area  
 v) Meter installation & Power Back Up (Per Actuals)  
 vi) Stamp Duty, Registration Fees and other incidental charges :As may be intimated prior to registration of Conveyance Deed based on applicable rates  
 vii) \*\*other charges (Taxes) if any,

**Payment Plan Opted\*:**

Down Payment Plan (DP) ☐ Construction Linked Plan (CLP) ☐  
 Flexi Payment Plan (FPP) ☐

\*Tick mark whatever is applicable.\*\*Other Charges: VAT, Service Tax and other statutory charges as may be applicable, as and when decided & demanded by the Company or any Competent Authority from time to time.

# ( 1 Square Meter = 10.764 Square feet )

**DECLARATION**

I/We the undersigned do hereby declare that the above-mentioned particulars/information given by me/us are true and correct to my/our knowledge and no material facts have been concealed there from.

I/We have signed this Application Form accepting the terms and conditions stipulated hereunder and agreeing to abide by the same. I/We am/are aware that signing the Application Form and paying the Registration Amount does not amount to allotment of the Space in the said Commercial Complex. The Company in its sole discretion may accept the application and allot the Space or reject the Application. In case my/our Application is accepted and an allotment is made, the Registration Amount paid hereunder shall be treated as Earnest Money and/or part Basic Sale Price. I/We agree and undertake to pay the Basic Sale Price and Other Charges as per payment plan to be opted by me/us. I/we further agree and undertake to sign the Space Buyer Agreement and other document/s as and when so required by the Company in its prescribed Format, I/ We am/are aware that, in case I/We do not sign the same within the stipulated period as may be laid down by the Company, my/our entire Registration Amount paid here under shall be forfeited by the Company and I/we shall be left with no claim in the proposed allotment in any manner whatsoever. I/We declare that in case of non-allotment of the Space in the said Commercial Complex, my/our claims shall be limited only to refund of the amount to the extent of the said Registration Amount without any interest, compensation or damages. I/We further declare and confirm that I/We shall have no claim against the Company for non-allotment and/or withdrawal of the allotment for any reason whatsoever.

\_\_\_\_\_  
Name Of Applicant (s)

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

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

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT

**FOR OFFICE USE ONLY**

RECEIVING OFFICER: Name \_\_\_\_\_ Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**ACCEPTED / REJECTED**

Shop/Unit No. \_\_\_\_\_ Floor \_\_\_\_\_ Super Area \_\_\_\_\_ sq.ft.  
 Basic Sale Price (super area): Rs. \_\_\_\_\_ per sq. ft. aggregating to Rs. \_\_\_\_\_  
 Preferential Location Charges: Rs. \_\_\_\_\_ per sq. ft. amounting to Rs. \_\_\_\_\_  
 IFMS Charges: Rs. \_\_\_\_\_ per sq ft amounting Rs. \_\_\_\_\_  
 Lease Rent (super area): Rs. \_\_\_\_\_ per sq. ft. aggregating to Rs. \_\_\_\_\_  
 Meter installation & Power back up (Per Actuals)

**Total price payable for the Unit Rs. \_\_\_\_\_**

PAYMENT PLAN : Down Payment / Construction linked Plan /Flexi Payment Plan Payment received  
 vide Cheque/DD/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ for  
 Rs. \_\_\_\_\_ (In words \_\_\_\_\_)  
 Out of NRE/NRO/FC/SB/CUR/CA \_\_\_\_\_ Acct \_\_\_\_\_  
 Booking Receipt No. \_\_\_\_\_ dated \_\_\_\_\_

**BOOKING : DIRECT / THROUGH SALES ORGANISER****Sales Organizer's Details**

Name \_\_\_\_\_

Address. \_\_\_\_\_

Stamp with signature \_\_\_\_\_

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## SCHEDULE "A"

### **TERMS AND CONDITIONS OF ALLOTMENT FOR REGISTRATION AND ALLOTMENT OF SHOP/COMMERCIAL SPACE IN PROJECT KNOWN AS "DELTA CITY CENTRE" BEING DEVELOPED AT PLOT NO. CS-19, Sector-DELTA -01, GREATER NOIDA, UTTAR PRADESH.**

The terms and conditions given below are of indicative nature with a view to acquaint the applicant(s) (hereinafter referred to as "Applicant") with the terms and conditions as may be comprehensively set out in the Allotment/Agreement, which upon execution shall supersede the terms and conditions as set out in the application in particular whereof have been understood by the Applicant/Intending Allottee(s).

1. The Applicant has clearly understood that the Company is building a Commercial building known as "DELTA city Centre" on Commercial plot bearing No. CS-19, Sector – DELTA-01, Greater Noida admeasuring about 1400 sq. mts allotted by Greater Noida Authority. The company is constructing the building known as "DELTA CITY CENTRE".
2. The applicant has been provided the copies of the title documents and the applicant has read and understood the same.
3. The applicant has clearly understood that the said plot has been allotted for setting up a Commercial project and the allotment of unit herein agreed to be allotted is purely provisional and shall be confirmed only once the Complex is functional. All charges shall be paid and borne by the Allottee/Applicant as per the payment plan opted.
4. The term 'Super Area' shall comprise the covered area, inclusive of the area under periphery walls, area under columns and walls within the Space/Unit, areas under staircase, balconies, circulation areas, walls, lifts, shafts (all types), passages, corridors, lobbies, refuge areas plus proportionate share of the area utilized for common use and facilities such as installation and placement of DG sets and the like.
5. The applicant(s) has seen the plans, designs, specification of the Space, which are tentative and agrees that the said company may affect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the overall interest of the Commercial Complex or as may be required to be done by Greater Noida Authority and/or Government and/or any competent authority.
6. The applicant(s) agree that he/she/it/they shall not raise any claim, monetary or otherwise in case of any such change in the area or in the location. It is clarified that the initial rate of booking of the Unit/Space will be applicable on the changed area in case of refund or demand.
7. The applicant(s) agree that ten percent (10%) of basic price of the Space/Unit shall constitute the earnest money.

SOLE/FIRST APPLICANT

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8. Timely payment of installments of basic price and allied charges pertaining to the unit is the essence of the terms of the booking/allotment. However in the event of breach of any of the terms and condition of the allotment by the Applicant(s)/Intending Allottee(s), the allotment will be cancelled at the discretion of the said company and the earnest money together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited. The balance amount shall be refundable to the Applicant/Intending Allottee(s) without any interest, after the said Unit is allotted to some other intending Allottee and after compliance of requisite formalities by the Allottee(s). The Company, in its absolute discretion, may condone the delay by charging penal interest of 18% p.a. for up to three months delay from the due date of payment and of 24% p.a. thereafter on all outstanding dues from their respective due dates.
9. All payment by the Applicant(s)/Intending Allottee(s) shall be made to the Company through demand drafts/Cheques drawn upon scheduled banks in favour of "Startle Infrastructure Pvt Ltd." Payable at Delhi/NCR only.
10. Assignment/Transfer of the said Unit, in case of allotment thereof, by the applicant(s) shall be permissible at the sole discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided that such transferee conforms to the dedicated usage of the Space and the terms of allotment of the Space.
11. All statutory charges, levies and applicable charges/transfer charges as may be demanded or imposed by the authorities/concerned agencies shall be payable proportionately by the applicant(s) from the date of booking as per demand raised by the Company and/or concerned authority/agency.
12. Non-payment of any of consumption and maintenance charges within the time specified shall also disentitle the applicants(s) to the enjoyment of the common areas and services.
13. Applicants(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/RBI the amount paid towards booking and further consideration will be returned by the company as per rules without interest and the allotment of the Space shall stand cancelled forthwith. The applicants(s) agree that the Company shall not be liable in any manner whatsoever on such amount.
14. The Company shall have the first lien and charge on the said Unit for all its dues and other sums/ payment by the applicants(s) to the Company in respect of the Space.
15. The applicant(s) undertakes to abide by and comply with all the laws, rules and regulations applicable to the said complex.

16. That, in case of cancellation of interest by the Applicant(s) prior to signing of the "Allotment or at any time thereafter for any reason whatsoever, the company shall be entitled to forfeit the earnest money as well as deduct the brokerage amount paid to the broker/sales organizer out of the amount received from the Applicant(s). The applicant(s) hereby agrees and confirms that the Company shall refund the balance amount in accordance with other terms and conditions mentioned herein.
17. The Applicant(s) agrees that in case due to any legislation, order, rule or regulation made or issued by the Greater Noida Authority/Government or any other Authority or if the competent authority refuses, delays, denies the grant of necessary approvals from the Space in the said commercial building or if any matters/issues relating to such approvals, permissions, notices, notification by the competent authority become subject matter of any suit/writ before any court of law or due to force majeure conditions, the company after provisional and/or final allotment, is unable to deliver the Space to the Applicant(s), the Company shall refund the amount paid by the applicant(s) without any interest or compensation whatsoever.
18. The applicant(s) shall, before taking possession of the said Space, clear all the dues/payment in respect of the said Space executed in his/her/their favour after payment of requisite transfer charges, stamp duty, registration fee and other charges/expensed to Greater Noida Authority.
19. The applicant(s) shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Speed Post letter about all subsequent changes in the address, failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach such address and he shall be responsible for any default in payment and other consequences that might occur. In all communications the reference of the allotted Space must be mentioned clearly.
20. In case there are joint applicant(s), all communication shall be sent by the Company to the applicant whose name appears first, at the address given for mailing and which shall for all purposed be considered as served on all the applicant(s) and no separate communication shall be necessary to the other named applicant(s).
21. Courts in District Gautam Budh Nagar alone shall have jurisdiction in case of any dispute.
22. Singular shall mean and include plural and masculine gender shall mean and include all the genders wherever applicable.

**Startle Infrastructure Pvt Ltd.**

**Signature of Applicant/(s)/intending Allottee(s)**

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

(Authorized Signatory)

Place \_\_\_\_\_

SOLE/FIRST APPLICANT

SECOND APPLICANT

THIRD APPLICANT



Application Form