



Project Name : One Estate

RERA Registration No. : UPRERAPRJ.....

UPRERA Website : www.up-rera.in

Project Launch Date :

Promoter Name : Krishna Apra Projects Pvt. Ltd.

Promoter ID : UPRERAPRM.....

Name of the Collection Account : Krishna Apra Projects Private Limited Collection Ac for One Estate

Account No. : 739105000598

Name of Bank : ICICI Bank Limited

IFSC Code : ICIC0007391

Application Form for Registration

WHEREAS Leasehold Land situated at Plot No. A-37 and A-38, Sector-62, Noida, Gautam Buddha Nagar, Uttar Pradesh, admeasuring 40,000 Square Metres (“**Larger Land**”) was allotted by New Okhla Industrial Development Authority (“**NOIDA**”) to the Chambal Tradings Pvt. Ltd. (“**Landowner**”) on leasehold basis for 90 Years.

WHEREAS thereafter a registered Lease Deed dated-01.08.2005 (“**Lease Deed**”) was executed between the “**Landowner**” and “**NOIDA**” with respect to the said “**Larger Land**”, registered in the Office of Sub Registrar Noida, Gautam Buddha Nagar, Uttar Pradesh on 01.08.2005 as document No. 5419-20, Book No.1, Volume No. 649, Page No. 453 to 552.

WHEREAS “**NOIDA**” Authority in its standing committee meeting dated 25.09-2008 resolved that “**Larger Land**” is eligible to be developed as Information Technology Enabled Services (ITES) project under the UP IT Policy 2004. “**Larger Land**” (Plot A-37 & A-38) which is to be developed in two parts as Part A Land & Part B Land, each having an area of 20,000 Square Metres (100 x 200 square metre each).

WHEREAS the “**Landowner**” has executed an Agreement with another party regarding the Part A land area admeasuring 20,000 square metres, abutting Plot No. A-36 forming part of Plot Nos. A-37 & A-38, Sector-62, Noida (“**Part A Land**”).

WHEREAS the “**Landowner**” entered into a Development Agreement on 6th day of January, 2026 (“**Development Agreement**”) with Krishna Apra Projects Pvt. Ltd. (hereinafter referred to as “**Promoter**”) regarding the Part B Land area admeasuring 20,000 Square Metres, (“**Part B Land**” or “**Project Land**”), which is adjoining/abutting Plot No. A-39, Sector 62, Noida, Gautam Buddha Nagar, Uttar Pradesh.

WHEREAS the said “**Development Agreement**” was registered in the Office of Sub Registrar Noida, Gautam Buddha Nagar, Uttar Pradesh on 06.01.2026 on Bahi No 1, Jild No. 14579, Page No. 333 to 458 at Sr. No. 243.

WHEREAS the said “**Promoter**” is developing a I.T./I.T.E.S. Project on the above said “**Project Land**” in the name of “**One Estate**” (“**Project**”).

WHEREAS the “**Landowner**” has also entered into business understanding for the said “**Project**” with the “**Promoter**” through various documents, all such written agreement, understanding, memorandum, document or arrangement, whether executed prior to or subsequently be executed after the date of the said “**Development Agreement**” relating to the “**Project**” shall deemed to be an integral part of the said “**Development Agreement**”.

WHEREAS the said “**Project**” has been registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (“**UPRERA**”) with Registration No. UPRERAPRJ.....
(www.up-rera.in).

WHEREAS the said “**Project**” comprises Commercial building, an Information Technology/ITES Project having multistoried building(s) with various facilities.

WHEREAS the said **“Project”** comprises One Tower of 37 Floors and Two Towers of 2 Floors each, along with 2 Basements and a Ground Floor.

WHEREAS the **“Promoter”** is fully competent to enter into this Agreement regarding the said **“Project”**. All the legal formalities with respect to the right, title and interest of the **“Landowner”** regarding the said **“Project Land”** on which **“Project”** is to be constructed have been completed.

WHEREAS the **“Promoter”** is authorized to develop and market the said **“Project”**, the terms & conditions of the above said Allotment / **“Lease Deed”** and **“Development Agreement”** and all or any other related documents shall be mutatis-mutandis applicable on the Allottee(s).

To,

Krishna Apra Projects Pvt. Ltd.
(Hereinafter referred to as the “**Promoter**”)
B-127, First Floor, Sector-63
Noida-201301.

Dear Sir/Madam,

I/we request that I/we may be registered for Allotment of Apartment/Unit (hereinafter referred to as the “**Apartment/Unit**”) in “**One Estate**” proposed to be developed by “**Krishna Apra Projects Pvt. Ltd.**”.

I/We agree to sign and execute, as and when required, the “**Agreement for Sale**” containing the terms and conditions of Allotment of the Apartment/Unit and other related documents as prescribed, on the format provided by the “**Promoter**”.

I/We also agree to abide by the General terms and conditions of registration for allotment of an Apartment/Unit in the said “**Project**” as given herein below, which I/We have read and completely understood.

I/We remit a sum of Rs.
(Rupees.....) by the Bank
Draft/Cheque/NEFT/RTGS/IMPS/Funds Transfer No. Dated..... Drawn
on Bank payable at Gautam Buddha Nagar (All drafts and cheques to be
made in favour of Krishna Apra Projects Private Limited Collection Ac for One Estate, A/c No.-
739105000598, IFSC Code- ICIC0007391, ICICI Bank Limited) as registration amount for the
allotment of the Apartment / Unit.

I/We understand and agree that this application submitted by me / us for the registration for allotment shall not mean that I/We am/are entitled for the allotment of the Apartment / Unit in the said “**Project**”. The allotment of Apartment / Unit is solely at the discretion of the “**Promoter**” and the “**Promoter**” has the right to reject any application for allotment without assigning any reason. In the event the “**Promoter**” decides to reject any application for allotment of Apartment / Unit, the “**Promoter**” shall not be obliged to give any reason for such rejection and any such decision of the “**Promoter**” rejecting any application for allotment of Apartment / Unit shall be final and binding on the intending Allottee(s).

I/We understand that the expression “**Allotment**” wherever used in the general terms and conditions for registration of allotment, as, mentioned herein, shall always means provisional allotment of the Apartment / Unit and the allotment shall remain provisional till such time as the “**Agreement for Sale**” is unconditionally executed by me / us and returned to the “**Promoter**”.

I/we have perused the **Pricelist cum payment plan** and agree to pay as per the **Payment Plan** opted by me / us.

a) Details of Apartment / Unit to be purchased

Apartment / Unit No. Floor Tower/Block
No. Type Carpet
Area..... Square Metres (..... Square Feet) and. (10.764
Square Feet= 1 Square Metres)

Total Unit Sale Price:

“Carpet Area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation. — For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

b) **Payment Plan option:** D.P. _____ C.L.P _____ Flexi _____ Super
Flexi _____

I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree affirm and undertake to abide by the terms and conditions of the application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

(I).....
Sole/First applicant

(II).....
Co- Applicant

Place: -

Date: -

Note :-

(1) In case the cheque comprising the registration amount is dishonoured due to any reason, the “Promoter” reserves the right to cancel the registration without giving any notice to the applicant(s).

(2) All amounts received from the intending Allottee(s) other than resident Indian shall be from NRE/NRO/Foreign currency account only.

For Office Use Only

1. **Application received by**.....
2. **Application accepted/rejected**.....
3. **Registration money received vide R. No**..... **Dated**.....
Rs...../-

PARTICULARS OF INTENDING ALLOTTEES

SOLE/FIRST INTENDING ALLOTTEE

Mr./Mrs./Ms.: _____

S/W/D of : _____

Guardian's Name (in case of minor): _____

Residential Status: Resident/Non-Resident: _____

PAN: _____

Aadhaar No.: _____

Occupation: _____

Address: _____

Phone/Mobile: _____

E-Mail: _____

Please sign across the Photograph
Please sign across the Photograph

CO – SECOND INTENDING ALLOTTEE

Mr./Mrs./Ms.: _____

S/W/D of: _____

Guardian's Name (in case of minor): _____

Residential Status: Resident/Non-Resident: _____

PAN: _____

Aadhaar No.: _____

Occupation: _____

Address: _____

Phone/Mobile : _____

E-mail: _____

A. BIRTHDAY
i. _____
ii. _____ B.
ANNIVERSARY
i. _____
ii. _____

IN CASE THE APPLICANT IS A COMPANY/FIRM/TRUST/SOCIETY/HUF/ANY OTHER

Name of the Applicant : _____

Through Mr./Mrs./Ms. : _____

Authorized vide Document No. : _____

CIN Registration No. : _____

PAN : _____

Aadhar No. of the Authorised Signatory : _____

PAN of the Authorised Signatory : _____

Address (Registered Office) : _____

Address (Corporate Office) : _____

Designation : _____

Dated : _____

Please sign across the
Photograph

TERMS AND CONDITIONS FOR ALLOTMENT

1. That the intending Allottee(s) has / have applied for registration of allotment of an Apartment / Unit in **“One Estate”** Project at abutting Plot No. A-39, forming part of Plot Nos. A-37 & A-38 situated at Sector – 62, Noida, District Gautam Budh Nagar, Uttar Pradesh, the intending Allottee(s) confirms that he/she/they has/have seen all the documents of titles & other relevant papers/documents, agreements, arrangements entered into by the **“Landowner”** & **“Promoter”** pertaining to the aforesaid **“Project”** and has/have fully satisfied themselves about the title & rights of the **“Landowner”** in respect of the said **“Project”**.
2. That the intending Allottee(s) shall pay to the **“Promoter”** the entire consideration of the Apartment / Unit, as per the Payment Plan opted by the intending Allottee(s).

Important: - It is to be noted that the **“Promoter”** has not authorized any broker/property agent/sales agent/sales organizer to issue credit notes or any cash back schemes. The broker/property agent/sales organizer is not authorized to collect cash from the intending Allottee(s). If the intending Allottee(s) accept any credit notes or any cash back schemes from the broker/property agent/sales agent/sales organizer or gives cash to any broker/property agent/sales agent/sales organizer, the **“Promoter”** is not liable for the same and intending allottee(s) shall do so at his/her own risk and cost.

3. That the intending Allottees shall pay the total unit sale price of the Apartment / Unit on the basis of **“Carpet Area”**. The term 'Carpet Area' shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit and **“Common Areas”** and facilities shall mean all such parts/areas in the entire said complex which the Allottee shall use by sharing with other occupants of the complex including common corridors and passages, services areas including but not limited to, machine/pumping set room, security/fire control rooms, maintenance offices/ stores, guards cabin, generator area etc., if provided.
4. That all taxes and statutory levies/compensation presently payable in relation to **“Project Land”** comprised in the said **“Project”**, have been included in the price of the Apartment / Unit. However, in the event of any further increase and/or any fresh tax, GST, charge, cess, duty, or levy imposed by the government, any authority or Court Order, in future the same shall be payable by the Allottee(s) on a pro-rata basis.

5. The intending Allottee(s) has seen, understood and accepted the plans, designs, specification which are tentative and agrees that **“Promoter”** may affect such variations, additions, alterations, deletions and modifications therein as it may deem appropriate and fit or as may be done by the architect or the competent authority(ies).
6. In case there are joint intending Allottee(s) all communication shall be sent by the **“Promoter”** to the intending Allottee(s) whose name appears first and at the address given by him/her for mailing and which shall for all purpose be considered as served on all the intending allottees and no separate communication shall be necessary to be sent to the other named intending Allottee(s). The intending Allottee(s) has agreed to this condition of the **“Promoter”**.
7. The intending Allottee(s) shall get his/her complete address registered with **“Promoter”** at the time of booking and it shall be his/her responsibility to inform the **“Promoter”** by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those ordinarily reach such address and the intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur there from. In all communications the reference of property booked must be mentioned clearly.
8. The punctual payment of instalment is the essence of the contract. It shall be incumbent on the intending Allottee(s) to comply with the terms of the payment and other terms and conditions of registration, failing which the **“Promoter”** reserve the right to cancel the above said booking after deducting the booking amount i.e., 10% of the total cost of the Apartment/Unit after deduction of GST deposited against the said unit and the balance amount (if any) will be refunded without interest. However, in exceptional and genuine circumstances the **“Promoter”** may at its sole discretion condone the delay in payment by charging interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on Home Loan of State Bank of India + 1% P.A. and restore the registration in case such property is not allotted to someone else.
9. That in the case the **“Project”** progresses ahead of schedule or is completed before time or the occupancy is handed over to the Intending Allottee(s) before the scheduled date, then the Intending Allottee(s) will mandatorily pay his/her/their dues ahead of original schedule, in accordance with the existing stipulations/actual stage wise completion of construction. No penalty/interest/costs shall be payable by the **“Promoter”** for such preponement of construction/payment.
10. That in case the **“Promoter”** is not in a position to allot the Apartment / Unit applied for, the **“Promoter”** shall be responsible only to consider allotment of an alternative property or refund the

amount deposited by the Allottee(s) without any interest. However, the **“Promoter”** shall not be liable for any other damages/compensation on this account.

11. (i) The intending Allottee(s) shall not be entitled to get the names of his/her /their family member /nominees substituted in his/her place. The **“Promoter”** may, however, in its sole discretion, may permit such substitution, in the name of the intending Allottee(s) as registered /recorded with the **“Promoter”**, on such terms and conditions including payment of such administrative / documentation charges.

(ii) The request letter for change of the right of the intending Allottee(s) would be duly signed by all the concerned parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions in case payment against the said Apartment / Unit was made by the intending Allottee(s), by raising funds/loans against allotted Apartment / Unit as security from bankers or financial institutions.

(iii) The substitution /change of name in place of the intending Allottee(s) will be done as per the applicable law and after submission of required documents as per the policy of the **“Promoter”**.

12. Any request for any change in construction of any type in the Apartment / Unit from the intending Allottee(s) will not be entertained /allowed.

13. The intending Allottee(s) is /are aware that Apartments / Units are being allotted to various persons under terms and conditions mentioned in this application. The intending Allottee(s) agrees that he/she /they will use the said Apartment / Unit only for the purpose for which the same has been allotted and shall not use the aforesaid Apartment / Unit for any other purpose which may or likely to cause nuisance to other intending Allottee(s) in the **“Project”** or to crowd the passages or to use it for any illegal or immoral purpose. The intending Allottee(s) shall not store any hazardous or polluting articles/substances in the said Apartment / Unit.

14. That the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartments /Units) in the complex, as determined by the **“Promoter”** or its nominated Maintenance Agency.

15. The intending Allottee(s) shall have to make the payments in time of all the bills on account of electricity, as consumed by them to the **“Promoter”** / its nominated Maintenance Agency or any Authority as the case may be and Maintenance charges or any other charges etc. for providing such services to the **“Promoter”** / its nominated Maintenance Agency.

16. It is hereby agreed, understood and declared by and between the parties that the Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed shall be executed and registered in favour of the intending Allottee(s) after the Apartment / Unit has been fully and finally constructed at the site and Completion Certificate (CC) / Occupancy Certificate (OC) is obtained from the Competent Authority (NOIDA) and after receipt of the total sale consideration and other charges agreed herein between the **“Promoter”** and the intending Allottee(s). Other connected expenses i.e. cost of stamp duty for registration of Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed, registration charges/fee, miscellaneous expenses and advocate legal fee/charges shall be borne and paid by the intending Allottee(s). After the registration of the Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed in favor of the Allottee(s), the possession of the Apartment/Unit shall be handed over to the Allottee(s) by the **“Promoter”**.
17. The intending Allottee(s) shall permit the **“Promoter”** or their representatives when so required to enter his/her/their Apartment / Unit for the purpose of performing installations, alterations, or repairs of mechanical or electrical services, and that such entry will be at the time convenient to the **“Promoter”** /intending Allottee(s). In case of an emergency, such right of entry shall be immediate.
18. It is hereby agreed, understood and declared by and between the parties that the **“Promoter”** may take construction finance/demand loan / Term Loan / Unsecured Loan for the construction of any Block/tower/building in the said **“Project”** or part thereof from the Banks/Financial institutions after mortgaging the **“Project Land”**/Apartments /Units of the said **“Project”** however, the Sale Deed / Conveyance Deed in respect of the said Apartment / Unit in favour of Intending Allottee(s) will be executed & registered free from all encumbrances at the time of registration of the same.
19. The intending Allottee(s) agree(s) and undertakes that before or after taking possession of the Apartment / Unit or at any time hereafter, he/she/they shall have no right to object to the **“Promoter”** constructing or continuing with the construction of the other buildings adjoining to or otherwise in the **“Project”**.
20. The intending Allottee(s), if residing outside India shall be solely responsible to comply with the necessary formalities as laid in the **“Foreign Exchange Management Act”** and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The intending Allottee(s) shall furnish the required declaration for the same to the **“Promoter”**.
21. Further, if there is any change in the present structure in Taxes, levies, cess, fees or any other charges etc. as assessed unpaid and attributable to the **“Promoter”** as consequence of Government/New Okhla Industrial Development Authority (NOIDA) / Statutory or other Local Authority (ies) order or the Order of the Court, the intending Allottee(s), shall pay the same in their proportionate share.

22. That the additional compensation/price (if any) payable to NOIDA or antecedent owners of the said **“Project Land”**, if required to be paid by the **“Landowner”** after the allotment date of Apartment/Unit, as a consequence of any order from any Competent Authority, Government, Court of competent jurisdiction or as directed by Land Owning Agency/Statutory Body, shall be charged on pro-rata basis additionally from the Intending Allottee(s), and the Intending Allottee(s) shall make payment of the same without any demur and shall not raise any objection for the same.
23. Until a Sale Deed / Conveyance Deed / Sub-Lease Deed is executed and registered, the **“Promoter”** shall continue to be the owner of said Apartment / Unit and also the construction thereon and the allotment of the Apartment / Unit shall not give to the intending Allottee(s) any rights or title or interests therein even though all payments have been received by the **“Promoter”**. The **“Promoter”** / financial institution / bank shall have the first lien and charge on the said Apartment / Unit (including on any income/ rent there from) for all its dues and other sums as are and / or that may hereafter become due and payable.
24. That all disputes or disagreements arising out of in connection with or in relation to this registration shall be mutually discussed and settled between the Parties. If such discussions remain inconclusive then the same shall be referred to the sole arbitrator, a person to be appointed by the **“Promoter”**, The Intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator shall be final and binding on all parties. The arbitration proceedings shall always be held at Gautam Buddha Nagar, Uttar Pradesh, India. The Arbitration and Conciliation Act, 1996 or any statutory amendment / modification for the time being in force shall govern the arbitration proceedings thereof. The High Court of Allahabad and the courts subordinate of it at District Gautam Buddha Nagar, Uttar Pradesh shall have jurisdiction in all matters arising out or touching and/ or concerning of said Apartment / Unit.
25. Terms and conditions of Agreement for Sale will supersede this Application for Registration, in case of any contradiction between these terms and conditions.

I/we have fully read and understood the terms and conditions mentioned herein above and agree to abide by the same. I/we also understand that this is only an Application for Registration submitted by me/us for the allotment of the unit and the terms and conditions given herein are indicative. The detailed terms and conditions shall be given in the Agreement for Sale after the allotment is confirmed by the **“Promoter”**. The Allotment, subject to the availability of unit, shall be treated as confirmed only after the signing of the Agreement for Sale by the intending Allottee(s) and the **“Promoter”**. It is also understood that the

“Landowner” shall also endorse the confirmation of the Allotment by signing the said Agreement for Sale as confirming party.