

PARAS AVENUE
SECTOR 129, NOIDA

PARAS
Avenue

APPLICATION FORM

APPLICATION FORM FOR BOOKING/ PROVISIONAL ALLOTMENT OF A COMMERCIAL UNIT IN THE COMMERCIAL COMPLEX "PARAS AVENUE", SECTOR 129, NOIDA

Application No.:

Date:

REGISTERED OFFICE
AMBIT BUILDWELL PRIVATE LIMITED,
CIN: U45400DL2008PTC179714
Room no. 205, Welcome Plaza, S 551,
School Block II, Shakarpur, Delhi

Dear Sir/ Ma'am,

1. The Applicant(s) requests Ambit Buildwell Private Limited ("**Promoter**") for provisional allotment of a commercial unit having carpet area _____ square feet ("**Unit**"), in the commercial colony named '_____' ("**Project**") proposed to be developed by the Promoter over the land admeasuring 2.04 (two point zero four) acres, situated at Plot No. C3-H1 in Sector 129, Noida, Gautam Budh Nagar, Uttar Pradesh. The Applicant(s) is/ are making this application with the full knowledge and understanding that the Promoter is in the process of developing the Project and would make the allotment of the Unit in due course of time, subject to the availability.
2. The Applicant(s) request(s) that the Applicant(s) may be allotted the said Unit in the said Project as per the:
Down Payment Plan **Installment Payment Plan**
Special Payment Plan
3. The Applicant(s) enclose(s) herewith the details of payment of Rs. _____/- (Rupees _____ Only), vide Bank Draft/ Pay Order/ Cheque No. / RTGS No. _____ dated _____, drawn on _____ Bank, _____ Branch, in favour of the Promoter payable towards the booking amount of the Unit, or through Electronic Transfer bearing UTR No. _____ in account no. _____, maintained with _____ Bank, in _____ Branch, bearing IFSC Code _____, as booking amount of the Unit ("**Booking Amount**") and request(s) the Promoter to consider/ adjust it as part payment towards the Total Price of the said Unit to be paid by the Applicant(s) in lieu of purchase of the said Unit, in accordance with the terms of the Agreement for Lease/ Buyer's Agreement proposed to be executed between the Applicant (s) and the Promoter ("**Buyer's Agreement**").
4. The Applicant(s) state(s) and confirm(s) that the Promoter has made the Applicant(s) aware of the availability of the Buyer's Agreement at its site office. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Buyer's Agreement containing the detailed terms and conditions and in addition, the Applicant(s) further confirm(s) to have fully understood the terms and conditions of the Buyer' Agreement (including the Promoter's rights, entitlements and limitations) and the Applicant(s) is/ are agreeable to perform his/ her/ its/ their obligations as per the conditions stipulated in the Buyer's Agreement and thereafter, the Applicant(s) has/ have applied for allotment of a unit in the Project and has requested the Promoter to allot a unit. The Applicant(s) agree(s) and confirm(s) to sign the Buyer's Agreement in entirety and to abide by the terms and conditions of the Buyer's Agreement.
5. The Applicant(s) clearly understands and acknowledges that this application does not constitute an Agreement for Lease/ Buyer's Agreement and the Applicant(s) is/ are not entitled to the provisional and/ or final allotment of the Unit, notwithstanding the fact that the Promoter may have issued a receipt in acknowledgment of the money tendered along with this application. The Applicant(s) hereby further agrees that forwarding the Buyer's Agreement to the Applicant(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Applicant(s) until and unless, the Applicant(s) sign(s) and deliver(s) the Buyer's Agreement with all the Schedules and the payments due as stipulated in the Payment Plan (**Annexure C**) hereunder and the Buyer's Agreement, within a period of _____ (____) days from the date of receipt of the Buyer's Agreement by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub-Registrar at Gautam Budh

X _____
Sole/ First Applicant

X _____
Second Applicant

Nagar for registration of the said Buyer's Agreement, as and when intimated by the Promoter.

6. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Buyer's Agreement within ____ (____) days from the date of its receipt by the Applicant(s) and/ or appear before the Sub-Registrar at Gautam Budh Nagar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Applicant(s) for rectifying the default, which if not rectified within ____ (____) days from the date of its receipt by the Applicant(s), this application of the Applicant(s) shall be treated as cancelled and all sums deposited by the Applicant(s) in connection therewith including the Booking Amount shall be returned to the Applicant(s) without any interest or compensation whatsoever. If, however, after expiry of the period as mentioned in the notice given above to get the Buyer's Agreement executed, the Applicant(s) does not come forward or is/ are incapable of executing and registering the same, then in such a case, the Promoter shall have an option to forfeit the Booking Amount.
7. The Applicant(s) have clearly understood that the Buyer's Agreement to be sent by the Registered Post on the address as provided by the Applicant(s) herein below, shall be deemed to be delivered to the Applicant(s) after ____ (____) days from the date of dispatch by the Promoter. The Applicant(s) confirm(s) that in case there are joint Applicant(s), all correspondences/ communications shall be sent by the Promoter to the Applicant(s) whose name appears first and at the address given by him/ her/ it/ them, and all correspondences sent by the Promoter to that address/ email shall be valid and binding on the Applicant(s) as regards the contents therein and considered as properly served on all the Applicant(s).

Name of Applicant (s):

Applicant (s) Address:

8. The Applicant(s) agrees that in the event, the Promoter accepts this application and allots the Unit, the Applicant(s) shall pay the Total Price and all other amounts, applicable taxes, cess, other charges, interest and dues as per the Payment Plan (**Annexure C**) as explained to the Applicant(s) and agreed and opted by the Applicant(s) and/ or as and when demanded by the Promoter or in accordance with the terms of this application and the Buyer's Agreement. The Applicant(s) is/ are fully aware of the consequences on account of non-payment of instalments within the stipulated time. Any payment made without execution of Buyer's Agreement will not confirm allotment in the favor of the Applicant(s) in any manner whatsoever.
9. The Applicant(s) acknowledge(s) that the Promoter has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is/ are fully satisfied with the same and the Applicant(s) has/ have fully acquainted himself/ herself/ itself/ themselves of all the particulars of the said Project as has been provided on the website of the Authority established as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and the rules framed thereunder, and is subject to any mutually agreed variations thereto. The Applicant(s) hereby confirm(s) that he/ she/ it/ they is/ are signing this application with full knowledge of all the applicable laws, rules, regulations, notifications, etc., applicable to the Project. No oral or written representations or statements shall be considered to be a part of this Application and that this application is self contained and complete in itself in all respects.
10. The Applicant (s) has/ have seen, verified and has/ have satisfied himself/ herself/ itself/ themselves with the layout plan/ zoning/ site plan, which has been approved by the competent authority and has/ have satisfied himself/ herself/ itself/ themselves with the Payment Plan (**Annexure C**) and the amenities, facilities, etc. annexed along with this application and under the Buyer's Agreement. The Applicant(s) confirm(s) and acknowledge(s) that he/ she/ it/ they is/ are not in anyway influenced and/ or relied on any advertisements, offerings, brochures, or any type of promotion material by the Promoter or its nominated persons/ assignees/ channel partners/ brokers, and has willingly and after due inspection and verifications, has agreed to apply for the Unit.
11. Notwithstanding anything contained in this application, the Applicant(s) understand(s) that the application will be considered as valid, enforceable and proper only on realization of the amount tendered with this application.

Enclosed:-

- (i) Annexure A: Personal Details Form
- (ii) Annexure B: Description of the Unit
- (iii) Annexure C: Payment Plan
- (iv) Annexure D: Details of Total Price
- (v) Annexure E: List of Documents

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE A

My/ our particulars are given below for your reference and record:

(i) SOLE OR FIRST APPLICANT(S)

Title: Mr./ Ms./ Mrs.

Name _____

S/W/D of _____

Nationality _____ Age _____ years

Profession _____

Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Mobile No. _____

E-mail ID _____

PAN Number _____

Aadhar Number _____

Passport size

Photograph of the

First/Sole

Applicant

(ii) JOINT / SECOND APPLICANT (S)

Title: Mr./ Ms./ Mrs.

Name _____

S/W/D of _____

Nationality _____ Age _____ years

Profession _____

Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Mobile No. _____

E-mail ID _____

PAN Number _____

Aadhar Number _____

Passport size

Photograph of the

Joint /Second

Applicant

(iii) THIRD APPLICANT(S)

Title: Mr./ Ms./ Mrs.

Name _____

S/W/D of _____

Nationality _____ Age _____ years

Profession _____

Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Mobile No. _____

E-mail ID _____

PAN Number _____

Aadhar Number _____

Passport size

Photograph of the

Third

Applicant

OR

(*If the Applicant is a company/partnership firm/sole proprietorship)

M/s _____ a company registered under the Companies Act/LLP under the Limited Liability Partnership Act/Partnership Firm/Proprietorship Firm, having its registered office at _____, acting through its authorized signatory/Director/Partner/Sole Proprietor _____ duly authorized by the Board Resolution/Authority Letter of the Partners/Power of Attorney dated _____.

CIN/TIN/PAN No.:

Email :

Fax :

Telephone (Off.) :

Mobile :

Ward/Circle/Special Range and place where assessed for Income Tax

X _____
Sole/ First Applicant

X _____
Second Applicant

OR

(*If the Applicant is an HUF)

Mr. _____, (Aadhar 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 _____).

(*Strike out if not applicable)

Details verified by:

(Sales)

(Name & Signature)

(CRM)

(Name & Signature)

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE B

DESCRIPTION OF THE UNIT

Unit having carpet area ____ square feet and built-up area ____ square feet, type ____ on ____ floor tower/block/building no. ____, in the commercial complex '_____ ', along with right to use ____ car parking.

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE C

PAYMENT PLAN

NOTE:

- Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS only drawn in favor of " _____" **payable at** _____.
- Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.
- For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Unit and compliance shall be as per the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory obligations.

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE D**Description of Total Price****DETAILS OF TOTAL PRICE**

Block/Building/Tower no. [•] unit no. [•] Type [•] Floor [•]	Rate of Unit per square feet
Carpet Area (sq. ft.)	[•]
Super Area (sq. ft.)	[•]
EDC/IDC	
Basic Price (on the basis of Carpet Area)	[•]
Preferential Location Charges (PLC)	[•]
GST	
Total price (in Rupees)	[•]
Other Charges (<i>To be decided and charged at the time of offer of possession</i>)	

* Note: The Total Price shall not include the other charges such as electrical connection charges, water connection charges, advance common area maintenance charges for 2 (two) years, Meter Charges, CCTV Infrastructure, Sewerage Connection Charges, sinking fund, possession related charges, etc. and the same shall be charged over and above the Total Price and such charges are liable to change in case of increase or decrease of area and/or levy of any fresh taxes, cesses, charges by the Government and/or other circumstances mentioned in the Agreement.

X_____
Sole/ First Applicant

X_____
Second Applicant

Declaration

The Applicant(s) do hereby declare that my/ our application is irrevocable and that the above particulars/information given by the Applicant(s) are true and correct and nothing has been concealed therefrom.

Date:
Place:

Yours Faithfully

Applicant(s) Signature(s)

FOR OFFICE USE ONLY

MODE OF BOOKING

Direct Promoter Executive
Channel Partner Channel Partner Stamp
Special Instructions/Remark(s)
Source of Lead

Authorised Signatory

(Authorised Signatory for Promoter)

Application for Provisional Allotment of Unit

Accepted

Rejected

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE E

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Individual (Resident of India):

- 2 Passport size photographs of each Applicant.
- Self - attested copy of AADHAR Card of each Applicant.
- Self-attested copy of PAN Card of each Applicant.
- Self-attested copy of Address Proof of each Applicant.

Partnership Firms:

- 2 Passport Size photographs of each Partner.
- Notarized copy of Partnership Deed.
- Self-attested copy of PAN Card of Firm.
- Self-attested copy of PAN Card of Authorized Person/ Signatory.
- Self-attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Unit duly signed by all Partners.

Private Limited/ Limited Company/ LLP:

- 2 Passport Size photographs of the authorized person of the Company/LLP.
- Self-attested copy of PAN Card of the Company/ LLP
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director/Company Secretary of the Company/Registration certificate/Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy the Unit on behalf of the Company/LLP.
- List of Directors duly signed by the Director/Company Secretary of the Company/List of Partners under LLP Act, duly signed by all the Partners
- Self-attested copy of Form 32/ DIR 12 along with Challan in case of change of Directors
- Self-attested Copy of ID Proof of Authorized Person of the Company/ LLP.
- Self-attested copy of Address Proof of Company/ LLP.

Hindu Undivided Family (HUF):

- 2 Passport size photographs of Applicant.
- Self-attested copy of PAN card of HUF.
- Self-attested copy of Address Proof of Applicant.
- Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF/NRI/OCI/PIO.

FOR NRI CUSTOMER

- 2 Passport Size photographs of each Applicant.
- Self-attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self-attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

TOLL FREE: _____
T: _____

F: +_____

Email: _____
Website: _____

Corporate Office: _____

*T&C Apply.

X_____
Sole/ First Applicant

X_____
Second Applicant