

RERA NO.: \_\_\_\_\_  
<https://up-rera.in/projects>

## APPLICATION FORM

<b>APPLICANT NAME</b>	:.....
<b>APARTMENT/UNIT Number</b>	:.....
<b>FLOOR</b>	:.....

**APPLICATION FORM FOR BOOKING OF APARTMENT/UNIT IN  
TREVANA RESIDENCES (Project)**

Provisional Apartment/unit No. .... FLOOR: ..... Tower .....

**RERA REGISTRATION NO. ....**

To,  
**M/s Karyan Buildcon Private Limited  
(Promoter/company of the Project)**

(A Private limited company incorporated under the companies Act, 1956 and validly existing under the Companies Act,2013)

**Project:** the group housing complex admeasuring 23657 square meters and named as “**TREVANA RESIDENCES**”

**Corporate Office at:** B-9, FIRST FLOOR,  
SECTOR-67, NOIDA, UP-201301.

Dear Sir,

I/We request to book above-mentioned Apartment/unit under ..... Payment Plan.  
I/We remit herewith a sum of Rs..... (Rupees.....only) By Bank  
Draft/Cheque No. / UTR No. .... Dated ..... Drawn on ..... as  
booking amount.

The applicant(s) have clearly understood that this application does not constitute an Agreement for Sale/Sale deed and the applicant(s) do not become entitled to the provisional and/or final allotment of an apartment/unit notwithstanding the fact that the Promoter/company has issued a receipt in acknowledgement of the money tendered with this application.

The Applicant(s) acknowledges that the Promoter/company has provided all the information and clarifications as sought by the applicant(s), and satisfied with the same. The applicant have relied on own judgment and conducted inquiry before deciding to apply for purchase of the said apartment/unit. The applicant(s) has neither relied upon nor is influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral made by Promoter/company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the said project/said apartment/unit. This application is complete and self-contained in all respects. No oral or any written representation or statements shall be considered constituting part of this application.

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

**1. SOLE OR FIRST APPLICANT**

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

S/W/D of.....

Date of Birth..... Profession/Service ..... Nationality .....

Residential Status: Resident Non-Resident Foreign National of India Origin

Income Tax Permanent Account No.....

Aadhaar No.....

Permanent Address. ....

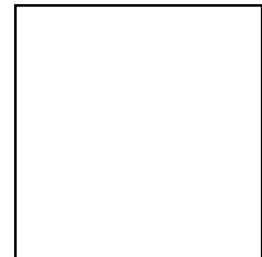
Correspondence Address. ....

..... Mobile /Phone. ....

Email Id .....

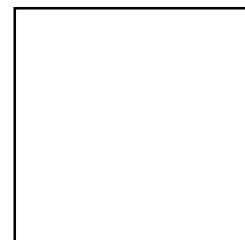
Designation, Office Name & Address .....

Official Phone No ..... Official E-mail ID .....



**2. SECOND APPLICANT (Co-Applicant)**

Mr. /Mrs. /Ms. ....  
S/W/D of .....  
Date of Birth ..... Profession/Service ..... Nationality .....  
Residential Status  Resident  Non Resident  Foreign National of India Origin  
Income Tax Permanent Account No.....  
Aadhaar No.....  
Permanent Address.....  
Correspondence Address.....  
.....Mobile /Phone.....  
E-mail ID.....  
Designation, Office Name &Address.....  
Official Phone No.....  
Official E-mail Id.....  
Relationship with First Applicant .....



**OR**

**3. IN THE NAME OF COMPANY/ PARTNERSHIP/ LLP**

**M/s** .....a company registered under the Company Act, 1956 its corporate identification no (CIN No).....and having its registered office at ..... Through its duly authorized signatory Shri/Smt. ....S/D/W/o.....Shri/Smt. ....Authorized by Board resolution dated ..... (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required), PAN No.....Telephone No.....Fax No.....Email Id.....

**OR**

**M/s**..... a partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at..... through its partner authorized by along with firm resolution. (Copy of the resolution signed by all Partners required). Shri/Smt. ....S/D/W/o Shri/ Smt. ....PAN/TIN .....Registration No. ....Telephone Nos.....Fax Nos.....Email Id.....

**OR**

**M/s**..... A partnership firm duly registered under the limited liability partnership Act 2008, having its registered office at .....through its partner's authorized by along with firm resolution Shri/Smt. .... S/D/W/o ..... Shri/Smt. .... [Copy the resolution signed by all partners required].PAN/TIN ..... Registration No. .... Telephone Nos. .... Mobile No. .... Fax Nos. .... Email ID.....

**4. ADDRESS FOR CORRESPONDENCE: .....**

**5. DETAILS OF APARTMENT/UNIT**

Apartment/Unit No: ..... On..... Floor of the tower..... Block .....

Type of Apartment/Unit No: .....

Carpet Area ..... Sq. Mtr. [..... Sq. Ft.] approx.

Open Area/Terrace Area (if any)- ..... Sq. Mtr. [..... Sq. Ft.] approx.

**\*Note: - 1(Sq. Mtr.) = 10.764 (Sq.Ft.)**

- **"Total Area"** means the Carpet Area and the proportionate Common Area.  
(Note): For the purpose of clarity, Common area maintenance charges and other facility charges are taken and calculated on the Total Area which includes Carpet Area and proportionate share in the Common Area.
- **"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"
- **"Common Area"** means:
  - (i) the entire land for the real estate project, or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase.
  - (ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
  - (iii) the common basements, terraces, parks, playground, open parking areas and common storage spaces;
  - (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel,
  - (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
  - (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
  - (vii) all community and commercial facilities as provided in the real estate project  
**Explanation:-** community & commercial facilities shall include only those facilities which have been provided as common areas in the real estate project
  - (viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

## 6. COST OF APARTMENT/UNIT

Rs..... (In words .....)

The said rates are exclusive of certain charges/taxes mentioned hereinafter.

**Note:** Payments to be made by A/c Payee Cheque(s), Demand Draft(s) in favor of **'KARYAN BUILDCON PRIVATE LIMITED TREVANA RESIDENCES MASTER COLLECTION ACCOUNT'** payable at Noida/Delhi/Gzb, A/c payee cheque should be of Delhi NCR or at par.

## 7. GST Rs..... (Payable as per payment plan).

\***Note:** GST is subject to change depending on Govt. Policies.

## 8. TOTAL COST OF APARTMENT/UNIT (inclusive of GST)

Rs...../(Rupees..... only)

### Notes:

- The above-mentioned Total Cost of the Apartment/Unit has been calculated on Carpet Area.
- GST of @ 5% is included in on Total Cost of Apartment and is subject to change depending on Govt. Policies.
- TDS shall be deducted by the Applicant(s), as per the provisions of Income Tax Act, 1961, on the basic cost of the Apartment/Unit (excluding the GST amount).

## 9. The Total Cost of Apartment is exclusive of one year maintenance charges, water and common area electricity charges and Interest Free Maintenance Security and other charges (if any).

### Notes:

- Maintenance charges shall be applicable from the expiry of 3 months from the date of offer of possession or actual possession, whichever is earlier.
- GST of @18% or as applicable will be levied on Maintenance Charges, water charges and common area electricity charges.

## 10. ONE YEAR MAINTENANCE CHARGES (exclusive of GST)

Rs. ..../- ( Rupees .....only)

### Note:-

- Tentatively the amount of maintenance is Rs...../- (Rupees.....only) per month on the Unit/Apartment (GST Additional), to M/s. Karyan Buildcon Private Limited or its nominated agency on account of maintenance Charges. These charges are tentative which is based on current costing and these shall be revised at the time of offer for possession and these charges shall be calculated on Unit/Apartment only. Terrace/paved/green area shall not be considered for calculation of maintenance charges of respective Apartment/Unit. The said maintenance charges shall be escalated 10% every year and maintenance also be escalated proportionately.
- The Company will charge for water supply charges at the rate of minimum Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_only) per Apartment/ Unit per month or the actual bill on basis of consumption whichever is higher and Common Area Electricity charges at the rate of minimum Rs. \_\_\_\_\_/- per apartment/unit per month or the actual bill on basis of consumption whichever is higher.

GST shall be charged additionally. These charges are apart from Maintenance charges. These rates shall be subject to escalation every year by minimum @ 10% per annum. Water meter cost shall be borne by the applicant(s) himself.

### 11. IFMS (Interest Free Maintenance Security)

Rs. .... /- (Rupees .....only) payable at the time of offer of possession). this amount of IFMS shall be transferred to M/s karyan Buildcon Private Limited or its nominated agency, Further the IFMS amount can also be used by the Company for the replacement of any capital equipment or for any capital expenditure.

The balance amount of IFMS will be handed over to RWA/AOA at the time of handing over the maintenance and common area of the Project after the deduction of security deposit or any other deposit with any other statutory authority which was deposited earlier by the Company/Developer for electricity, connection and any further work for the Project. Further any outstanding charges due from the Applicant(s)/residents on account of electricity, maintenance or any other charges shall also be deducted from the total IFMS amount to be transferred to the RWA/AOA.

### 12. ELECTRICITY INFRASTRUCTURE

I/We require electrical connection..... (K.V.A) through single point connection/multipoint connection.

Note:-

Although I/ we have chosen the above option, I/we understand and acknowledge that at the time of obtaining Occupancy/Completion, the Company will apply for electrical connection and at that time there may be the following two scenarios:

**a) Single Point Connection:** In this case Company shall provide the infrastructure and meter to the Applicant(s). The proportionate security deposit with the respective electricity / power authority will be deducted from the IFMS at the time of handing over the maintenance and common area of the project to RWA/ AOA.,

**b) Multi point Connection:** In this case, the Company shall provide the infrastructure for electricity in the Apartment/ Unit and the Applicant(s) will apply directly for electricity connection to Competent Authority/ UPPCL/PVVNL. The cost of the meter, installation, and security deposit shall be borne by the Applicant(s) itself/ themselves.

- I. The electrical installation/ transformers/ E.S.S. equipment and cabling shall be designed with 60 % diversity factor. For example for 10000 KV A load only 6000 KVA capacity shall be installed.
- II. **POWER BACK-UP** ..... K.V.A.) facility shall be provided through DG subject to applicable norms) and its fixed and variable charges shall be payable by the Applicant(s) and its rates shall be decided at the time of offer of possession depending upon prevailing prices of fuel.
- III. The DG equipment and cabling shall be designed with 80 % diversity factor. For example for 100 KVA load only 80 KVA capacity shall be installed.

### 13. PIPED NATURAL GAS (PNG):

That the company has made provisions for Piped Natural Gas (PNG) pipeline infrastructure in the common areas of the Project for the benefit of Allottees, however, the same shall not form part of the Apartment specifications or sale consideration. The Allottee shall independently apply to the authorized PNG supplier (e.g., IGL/Adani Gas) for domestic connection/meter installation at their own cost, including security deposit, pipeline laying charges within the Apartment, conversion of appliances, and recurring usage/maintenance bills as per supplier's terms. The Allottee shall obtain necessary No Objection Certificates (NOCs) from the Society/RWA if required for internal pipeline routing, ensure safe usage for household purposes only (no commercial/resale), and indemnify the Developer/Society against any damages, leaks, or disputes arising from PNG installation/operation. The company shall not guarantee connection availability or timelines, subject to supplier feasibility and project approvals.

### 14. PARKING TYPE:

- Stilt/Podium .....
- Basement .....
- Big Basement (this is back-to-back parking space for 2 Cars) .....

**Other Details**.....

15. OTHER AMENITIES (if any): .....  
.....  
.....  
.....  
.....

16. ESTIMATED DATE FOR THE POSSESSION OF APARTMENT/UNIT: ...../...../.....

17. IN CASE OF CANCELLATION OF APARTMENT/UNIT. Refund to be made as details mentioned below

- a) Main Applicant's name: .....
- b) Bank Name & Branch: .....
- c) Account Number: .....
- d) IFSC Code: .....

18. EARNEST MONEY: 10% of the total cost of the apartment.

19. SOURCE OF PAYMENT:

- I. Own Saving
- II. Family & Relatives
- III. Home Loan
- IV. Any Combination (i) to (iii)

20. CHANNEL PARTNER (COMPANY NAME)/ (BROKER(S) OR DIRECT SALES TEAM  
(EXECUTIVE NAME) .....  
RERA Number of Channel Partner .....

21. BOOKING UNDER SCHEME/OFFER/PRICE LIST .....

22. ALL RULES & REGULATIONS OF RERA SHALL BE APPLICABLE.

23. ANNEXURE:

- Payment Plan
- Apartment/Unit Floor Plan
- Specifications of Apartment/unit
- Parking No. with Parking Layout Plan
- Project Layout Plan

24. DECLARATION

I/We the applicant(s) do hereby declare that my/our above particulars/information's given by me/us are true and correct and nothing has been concealed there from. It is also clear to me/us that this application form is not an allotment and does not constitute any right in the said apartment/unit. I/We shall be considered as intending allottee(s) only.

DATE.....

PLACE.....

Yours Faithfully

**FOR OFFICE USE ONLY**

**RECEIVING OFFICER**

Name ..... Signature ..... Date .....

1. Apartment/Unit No. .... Floor ..... Tower .....

2. Parking Type:  Stilt/Podium  Basement  Big Basement (this is back-to-back parking space for 2 cars)

Parking Space No. with Details. ....

3. PAYMENT PLAN: .....

4. Total price payable for the Apartment/Plot/Unit Rs. ....

5. Payment received vides Cheque/DD/Pay order No/RTGS UTR No ..... Dated  
..... Drawn..... On..... for Rs. .... (Rupees .....

6. Provisional Booking Receipt No..... Dated.....

7. BOOKING:  DIRECT  THROUGH SALES ORGANISER

8. Sale Organizer's Name & Address, Stamp with Signature: .....

9. Any Other Remarks: .....

10. Check List for Receiving Officer: .....

(a) Booking Amount/ Earnest Money/Application Money cheques/drafts/RTGS

(b) Customer's signature on all pages of the application form

(c) Photographs of the applicant(s)

(d) PAN No.& copy of PAN Card/Undertaking Form No.60

(e) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution

(f) For partnership firms: photocopy of Firm Registration and partnership deed

(g) For Foreign Nationals of Indian origin: Passport Photocopy / funds from NRE/FCNR A/c

(h) For NRI: Copy of Passport & Payment through NRE/NRO A/c

(i) For Hindu Undivided Family (HUF): Authority letter from all co-parcener's of HUF  
authorizing the Karta to act on behalf of HUF.

Sales Organizer

Received by

Checked by

Director

(CRM)

(CRM Accounts)

.....

.....

.....

.....

Signature

Signature

Signature

Signature

ACCEPTED

REJECTED

## GENERAL TERMS AND CONDITIONS AS PART TO THIS APPLICATION FORM

The Applicant(s) acknowledges, understand, accepts, agrees and confirms that: -

1. The project, i.e., “\_\_\_\_\_” (“Project”), forms an entire group housing complex comprising a total area admeasuring 23657.11 square meters (approximately 28294.46 square yards), which has been acquired by the Company from several farmers, the land being located at Khasra Nos. 939, 940, 948, 949, 950, 954, 955, and 956, situated at Village Mehrauli, on NH-9 (Old NH-24), Pargana Dasna, Tehsil and District Ghaziabad, Uttar Pradesh, through thirty (30) registered sale deeds. Whereas the Company, M/s Karyan Buildcon Private Limited, jointly with M/s SKD Estates Private Limited, had acquired the said total land admeasuring 23657.11 square meters at the aforementioned location, the title for the same continues to vest with the Company. The said land was purchased vide thirty (30) registered sale deeds, the details of which are as follows: (1) Sale deed of 970 sq. mtr., Khasra No. 939, Village Mehrauli, executed by The Ved Prakash Mukund Lal Educational Society, Document No. 11144, Book No. 1, Volume No. 19128, Pages 271–292, dated 03.09.2024; (2) Sale deed of 303.33 sq. mtr., Khasra No. 940, executed by Mr. Anuj Kumar, Pavitra and Sweta Choudhary, Document No. 11793, Book No. 1, Volume No. 11515, Pages 255–284, dated 19.09.2024; (3) Sale deed of 151.667 sq. mtr., Khasra No. 940, executed by Mrs. Bhagwati, Document No. 12262, Book No. 1, Volume No. 21948, Pages 177–206, dated 18.09.2024; (4) Sale deed of 379.16 sq. mtr., Khasra No. 940, executed by Mr. Chandra Pal, Document No. 11760, Book No. 1, Volume No. 19172, Pages 171–192, dated 13.09.2024; (5) Sale deed of 379.16 sq. mtr., Khasra No. 940, executed by Mr. Harendra Singh, Document No. 12099, Book No. 1, Volume No. 43675, Pages 311–340, dated 18.09.2024; (6) Sale deed of 303.33 sq. mtr., Khasra No. 940, executed by Mr. Arun Kumar, Document No. 12004, Book No. 1, Volume No. 19189, Pages 51–80, dated 23.09.2024; (7) Sale deed of 151.667 sq. mtr., Khasra No. 940, executed by Mr. Veersain, Document No. 11797, Book No. 1, Volume No. 21439, Pages 47–76, dated 18.09.2024; (8) Sale deed of 379.16 sq. mtr., Khasra No. 940, executed by Mr. Rajkumar, Document No. 11903, Book No. 1, Volume No. 21446, Pages 249–278, dated 23.09.2024; (9) Sale deed of 379.16 sq. mtr., Khasra No. 940, executed by Mr. Manoj Kumar, Document No. 11662, Book No. 1, Volume No. 11505, Pages 383–410, dated 13.09.2024; (10) Sale deed of 125 sq. mtr., Khasra No. 940, executed by Mr. Shivam Chaudhary, Document No. 11905, Book No. 1, Volume No. 21923, Pages 103–130, dated 10.09.2024; (11) Sale deed of 303.33 sq. mtr., Khasra No. 940, executed by Mr. Viresh Kumar, Document No. 11895, Book No. 1, Volume No. 11523, Pages 51–80, dated 25.09.2024; (12) Sale deed of 178.33 sq. mtr., Khasra No. 940, executed by Mr. Sohan Pal, Document No. 11938, Book No. 1, Volume No. 11526, Pages 1–30, dated 25.09.2024; (13) Sale deed of 750 sq. mtr., Khasra No. 940, executed by Mr. Ravinder, Document No. 11904, Book No. 1, Volume No. 21923, Pages 75–102, dated 10.09.2024; (14) Sale deed of 766.66 sq. mtr., Khasra No. 940, executed by Mr. Ravinder, Document No. 11903, Book No. 1, Volume No. 21923, Pages 47–74, dated 10.09.2024; (15) Sale deed of 3410 sq. mtr., Khasra No. 955, executed by RMS Club & Resort Pvt. Ltd., Document No. 20239, Book No. 1, Volume No. 1953, Pages 177–208, dated 28.02.2023; (16) Sale deed of 1138.97 sq. mtr., Khasra No. 956, executed by PVGMB Petrochem LLP, Document No. 7869, Book No. 1, Volume No. 10211, Pages 299–328, dated 28.07.2023; (17) Sale deed of 1138.14 sq. mtr., Khasra No. 956, executed by PVGMB Petrochem LLP, Document No. 7868, Book No. 1, Volume No. 10211, Pages 269–298, dated 28.07.2023; (18) Sale deed of 663.75 sq. mtr., Khasra No. 954, executed by DGSR Infrahomes LLP, Document No. 8588, Book No. 1, Volume No. 10264, Pages 217–246, dated 17.08.2023; (19) Sale deed of 4037.23 sq. mtr., Khasra No. 954, executed by PVGMB Petrochem LLP, Document No. 7528, Book No. 1, Volume No. 20153, Pages 205–234, dated 28.07.2023; (20) Sale deed of 609.02 sq. mtr., Khasra No. 954, executed by Jaypal Singh and others, Document No. 4253, Book No. 1, Volume No. 21382, Pages 27–56, dated 02.04.2024; (21) Sale deed of 2020 sq. mtr., Khasra No. 949Miu, executed by Rewari Developers Pvt. Ltd., Document No. 1954, Book No. 1, Volume No. 20239, Pages 209–240, dated 28.02.2023; (22) Sale deed of 1260 sq. mtr., Khasra No. 949D, executed by Mr. Dharmendra Kumar Gupta, Document No. 8808, Book No. 1, Volume No. 17992, Pages 381–410, dated 23.08.2023; (23) Sale deed of 380 sq. mtr., Khasra No. 949Min, executed by Spiderman Infrastructure Pvt. Ltd., Document No. 12639, Book No. 1, Volume No. 43711, Pages 1–30, dated 07.10.2024; (24) Sale deed of 380 sq. mtr., Khasra No. 948P, executed by Habitat Infrastructure Pvt. Ltd., Document No. 12246, Book No. 1, Volume No. 11547, Pages 219–248, dated 07.10.2024; (25) Sale deed of 380 sq. mtr., Khasra No. 948P, executed by Habitat Infrastructure Pvt. Ltd., Document No. 12636, Book No. 1, Volume No. 43710, Pages 313–342, dated

07.10.2024; (26) Sale deed of 380 sq. mtr., Khasra No. 948P, executed by Habitat Infrastructure Pvt. Ltd., Document No. 12375, Book No. 1, Volume No. 19215, Pages 95–124, dated 07.10.2024; (27) Sale deed of 380 sq. mtr., Khasra No. 948P, executed by Habitat Infrastructure Pvt. Ltd., Document No. 12255, Book No. 1, Volume No. 11548, Pages 63–92, dated 07.10.2024; (28) Sale deed of 653 sq. mtr., Khasra No. 950, executed by Mr. Brajpal Singh, Document No. 8435, Book No. 1, Volume No. 18938, Pages 153–182, dated 08.07.2024; (29) Sale deed of 654 sq. mtr., Khasra No. 950, executed by Mr. Brajpal Singh, Document No. 8436, Book No. 1, Volume No. 18938, Pages 183–212, dated 08.07.2024; and (30) Sale deed of 653 sq. mtr., Khasra No. 950, executed by Mr. Brajpal Singh, Document No. 8434, Book No. 1, Volume No. 18938, Pages 123–152, dated 08.07.2024. Further, M/s Karyan Buildcon Private Limited and M/s SKD Estates Private Limited have entered into a Development Rights Agreement for land admeasuring 14277.11 square meters, bearing Khasra Nos. 949D, 949Miu, 954, 955, and 956, situated at Village Mehrauli, Pargana Dasna, Tehsil and District Ghaziabad, Uttar Pradesh, recorded vide Document No. 3804, Book No. 1, Volume No. 21350, Pages 233–354, dated 21.03.2024, whereby M/s Karyan Buildcon Private Limited has been granted exclusive development, marketing, and selling rights over the said land.

2. The Project is named and styled as " \_\_\_\_\_ " and the Company has registered the Project with the UPRERA under the provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed thereunder for the state of Uttar Pradesh. The RERA Registration no. for the Project is \_\_\_\_\_ & for detailed information & any references the website link is [www.uprera.in](http://www.uprera.in).
3. The Applicant(s) has/have fully understood the development scheme as envisaged by the Company. The Applicant(s) is applying for allotment of the apartment/Unit in the Project proposed to be developed by Company with full knowledge of all the laws/notifications and rules applicable to the Project being located at Ghaziabad, Uttar Pradesh in particular and has satisfied himself about the rights/title/ interest of Company in the lands forming the integral part of the Project and has understood all limitations and obligations of Company in respect thereof.
4. The Company has provided all information, clarifications and documents in relation to the said Project. The Applicant(s) further acknowledges that he has seen all documents / papers in relation to the Project including but not limited to the title documents, building plans, sanctions, approvals etc., obtained from the competent authorities and the present Application has been made after being fully satisfied about the rights, title and interest possessed by Company over the land parcel on which the Project is being developed.
5. That the Applicant(s) rights, title and interest in the Apartment/Unit to be allotted in the Project shall be governed by the RERA Act and UPRERA Rules and the Applicable Laws and this shall also be specified under the Agreement to Sell. The Applicant(s) shall have all rights and entitlements in respect to the Apartment/ Unit; along with right to use the common areas and facilities (other than those reserved /restricted for any other owner/right-holder at the Project or otherwise intended to be transferred by the Company to third parties as permitted under Applicable Laws).
6. Notwithstanding the fact that the Company may have issued an acknowledgement of having received application amount/Earnest money, the Applicant(s) does not become entitled or can claim any right of allotment of the said Apartment/Unit unless it is confirmed by the Company in writing.
7. The Project consists of multiple towers that will be constructed in a phased manner, with the acquisition of the relevant part completion certificate/ part occupancy certificate, completion certificate/occupancy certificate, deemed completion/ deemed occupation for each tower. The final common areas, community building, landscape, and other related facilities will only be handed over after the completion of all the towers. The Applicant(s) and/or RWA/AOA shall be liable to pay the entire maintenance charges and shall not be entitled to withhold or reduce the maintenance charges during the progression of such work.
8. The Total Price is escalation-free, save and except increases any demand and/or imposition, retrospectively or prospectively. including but not limited to farmer compensation, land use charges, freehold charges, metro cess, Ganga water tax, or trade tax, property tax, house tax, sewer tax, additional levies, rates, taxes, charges, cess, fees, and/or interest thereon arising out of any order/notification/circular/advisory or direction issued by the Central Government, State Government, GDA, or any other Statutory or other local authority(ies), department, or by the Hon'ble Supreme Court or any other court or judicial authority shall also be payable by the Applicant(s) proportionately as per such order/notification/circular/advisory or direction. The Applicant(s) is required to

- make these payments without objection or delay. In case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is/ are already paid by the Company, the proportionate amount thereof will be payable and be paid by the Applicant(s) and any default by the Applicant(s) in making such payment in time would constitute a lien upon the said Apartment/Unit. The Company/Developer undertakes and agrees that while raising a demand on the Applicant(s) for increase in development charges, farmer compensation charges / cost imposed by the competent authorities, the Company/Developer shall enclose the said notification/order/ rule/regulation to that effect along with the demand letter being issued to the Applicant(s), which shall be payable along with subsequent demands and Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same.
9. Provided that if there is any new imposition or any increase of any development fee after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Said Project by the authority, as per the act, the same shall not be charged from the Applicant(s).
  10. There exists no assurance of appreciation in the value of the allotted Said Apartment/Unit in the future and that the Said Apartment/Unit's/property's future valuation is subject to market dynamics and fluctuations in line with the market sentiment, without any definite commitment to future appreciation. As such any depreciation in the future value of the Said Apartment/Unit/property will not result in the Company/Developer being held responsible or liable to compensate the Applicant(s)
  11. The Applicant(s) and/or the RWA/AOA are strictly prohibited from making any alterations modifications, or changes to the exterior elevation of the Project and/or the Group Housing Complex. This includes but is not limited to any adjustments to the architectural design, facade, or structural elements of the Project and Group Housing Complex building.
  12. In the event of the Company agreeing to allot the Apartment/Unit to the Applicant(s), the Applicant(s) agrees to pay further installments of the Total Cost and all other dues as stipulated in the application/Payment Plans, failing which the application/ allotment shall be treated as cancelled and Application Money or Earnest Money (whichever is higher) paid by me/us shall stand forfeited in favor of the Company.
  13. In case the Applicant(s) decide not to continue with the booking and the same is communicated in writing to the Company within 15 days of signing of this Application Form then the amount paid by the Applicant(s) against the provisional Apartment/Unit shall be refunded without any deduction. In case the Applicant(s) decide not to continue with the booking and the same is communicated in writing to the Company after 15 days of signing of this Application Form then the Company shall be entitled to deduct the Earnest Money paid by the Applicant and taxes deposited with the government. After this deduction, balance amount (if any) will be refunded to the Applicant(s).
  14. The Applicant(s) has seen all the documents of approvals, project layout & specifications etc., pertaining to the aforesaid Project and the Applicant(s) is fully satisfied about the title and rights of the said Company in respect of the aforesaid Project.
  15. Any dispute with regard to application or allotment shall be subject to arbitration by a sole arbitrator appointed by the Company only.
  16. The Applicant(s) and/or the RWA/AOA shall not have right to and are hereby expressly prohibited from altering, modifying or changing the name of the Project.
  17. The membership fee and the terms & conditions for use of any amenities within the Project shall be such as may be prescribed/ decided by the Company/ its nominated agency from time to time and applicant(s) shall also strictly follow all the rules and it is clearly specified herein that amenities within the project means amenities developed by the Company particularly for the Project.
  18. The Applicant(s) understands and acknowledges that a club facility is being developed within the Project premises, which shall be available for the use of residents of all the towers within the Project, subject to the payment of fees and the compliance with the terms & conditions as may be prescribed/ decided by the Company and/or its nominated agency from time to time.
  19. The Company shall make provision for electronic vehicle chargers within the Project in accordance with the prevailing Green Building norms. However, the acquisition and installation of EV chargers, the operation and maintenance of the charging stations and points shall be the sole responsibility of the RWA / AOA and the residents of the Project.,

20. The Applicant(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act 1934 and rules and regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Company with such permission, approvals which would enable the Company to fulfil its obligations. Any refund, transfer of security, shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Applicant(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
21. The Applicant(s) declares, agrees and confirms that the monies paid/ payable by him under this Application is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time collectively Money Laundering Regulations. The Applicant(s) further declares and authorizes the Company to give its personal information to any statutory authority as may be required from time to time, The Applicant(s) further affirm that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within the knowledge of the Applicant(s). The Applicant(s) further agrees and confirms that in case the Company becomes aware and/or in case the Company is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Company shall, at its sole discretion, be entitled to cancel/terminate/ reject this Application, pursuant to which, the Applicant(s) shall not have any right, title or interest in any project and/ or the unit neither have any claim/demand against the Company, which the Applicant(s) hereby unequivocally agrees and confirms.
22. The Applicant(s) is fully satisfied with the cost of the Apartment/Unit and has agreed to pay all the payments /amounts as per the agreed / applicable payment plan. The Applicant(s) hereby also agrees and undertakes to pay all the amounts due along with applicable Taxes and payable to the Company in accordance with the Payment Plan opted on or before the respective due dates. It is being clarified that the Company will send reminders for making the payment as per Payment Plan and/or for the invoices or demands raised by the Company, it is clearly clarified that these above-mentioned reminders can be by way of any digital communication like E-Mails or WhatsApp messages or through post as well. As the timely payment is the essence of the transaction, so any kind of delay in payment either on account of self- funding or due to delay in arrangement of loans from Banks/ NBFC's/Housing Finance Companies / or any other Financial Institution shall be the sole responsibility of the Applicant(s). Further the Applicant(s) is responsible to bear and pay the delayed payment interest on the respective installment to the Company.
23. 10% of the cost of Apartment/Unit, shall be construed, considered and treated as "Earnest Money", to ensure the performance, compliance and fulfilment of his/their obligations under this Application and later as per the Agreement to Sell. The Earnest Money shall include Application Money as paid by the Applicant(s) under this present Application.
24. The Applicant(s), undertakes to sign & execute the Agreement to Sell after the complete payment of the Earnest Money i.e. 10% of the total cost of the Apartment/Unit has been made. In case, the Applicant(s) opts for cancellation of booking before signing the Agreement to Sell or fail to sign or execute the Agreement to Sell even after receiving two notices of 15 days each from the Company, the Company, without prejudice to any other rights, shall be entitled to forfeit the entire Earnest Money along with the amount of tax deposited with the government.
25. In case the Applicant(s) deposits a partial amount of the Earnest Money but fails to make the payment of the complete amount and does not respond to the Company's attempts to contact him/them, then the Company reserves the right to forfeit the amount of such partial payment after expiry of 30 days from the date of deposit of the partial amount and shall also be entitled to sell the Apartment/Unit to any other party. However, the Company may, at its discretion, allow continuation of the booking of the Apartment/Unit by the Applicant(s) upon payment of the required penalty and interest charges by the Applicant(s)

26. If any of the cheques of the Applicant(s) gets dishonored for any reason whatsoever, Company shall be fully entitled, at its sole discretion, to cancel the booking and to forfeit the Earnest Money along with the non-refundable taxes.
27. All outstanding amounts payable by any party under this transaction shall carry interest at the rate of 1% (one percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum.
28. Any request for endorsement will not be entertained by the Company before execution and signing of the Agreement to Sell and the same shall be at the discretion of the Company and subject to payment of applicable charges.
29. The addition or deletion of blood relations of the Applicant(s) shall be subject to payment of administrative charges at prevailing rates. Please note that the administrative charges are subject to change from time to time.
30. The Applicant(s) agrees and undertakes to pay all charges as demanded by the Company including the charges towards electricity, water and sewerage connection, electricity meter and water meter (if any), maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance within the Apartment/Unit ) etc. as may be levied by Company or Unit /apartment / association of flat / apartment holders at the Project or by the maintenance agency / property manager appointed for the said purpose by the Company. The Applicant(s) acknowledges that the Company is entitled to charge advance maintenance charges for a period of 1 (one) year which will be calculated from the period starting from the expiry of three months from the date of sending the Offer of Possession to the Applicant(s) or date of actual possession, whichever is earlier.
31. The Company is absolutely free and competent to offer the possession of Apartment/Unit on the basis of Deemed Completion, as envisaged in The Uttar Pradesh Urban Planning and Development Act, 1973, The Uttar Pradesh Industrial Area Development Act, 1976 and the U.P. Apartment (Promotion of Construction Ownership and Maintenance) Act, 2010 and the bye-laws of the concerned development authority, which stipulates that in case the completion certificate/ occupancy certificate is not issued by the prescribed sanctioning authority within 3 (three) months of receipt of the application for obtaining completion certificate/occupancy certificate and/or notice of completion, complete with all the required certificates and other documents required, it shall be deemed that the completion certificate/ occupancy certificate has been granted after the expiry of 3 (three) months.
32. The Completion Time Period shall stand reasonably extended on account of (i) any force majeure events including but not limited to any pandemic, lockdown, natural disaster, ban on construction activities or any restrictions imposed by the National Green Tribunal or any other judicial/ quasi- judicial/administrative or government authority, or any delay caused by the government authorities in granting approvals, affecting the regular development of the Project and/or (ii) reasons beyond the control of the Company and/or its agents and/or (ii) due to non-compliance on the part of the Applicant(s) including on account of any default on the part of the Applicant(s). The time period lost during the continuance of above events along with such additional period till the resumption of all activities to its normal state shall explicitly be excluded from agreed possession date.
33. For the purposes of maintenance and management of the Project, the Company would be appointing a facility management company/entity, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project on such terms and conditions as the Company may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that the Company may also retain some portion / units/apartments in the Project which may be subject to different terms of use as may be permissible under law, and the Applicant(s) shall not raise any objections with respect to the same.
34. In case of joint Applicant(s), all correspondence/ communication shall be sent to the Applicant, whose name appears first and at the address or WhatsApp Number provided by the first named Applicant, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s). For any kind of change in the mailing communication address or WhatsApp numbers of the Applicant(s), the Applicant(s) shall inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. If the Applicant(s) fails to convey the updated details to the Company, all demands, notices etc. sent by the Company to the address or WhatsApp numbers already in the records of the Company shall be deemed to have been received by all the Applicant(s).

35. In the case of joint application for the Apartment/Unit, all payments/ refund to be made by the Company to the joint applicant(s) under the terms of the transaction documents which shall be valid discharge of all liabilities of the Company towards all such joint Applicants.
36. The Applicant(s) has to deduct the applicable tax deduction at source (TDS) at the time of making of actual payment or credit of such sum to the account of the Company, whichever is earlier as per section 194-IA of the Income Tax Act, 1961. Any failure to deduct or deposit TDS would attract interest & penalty as per provisions of Income Tax Act, 1961. The Applicant(s) shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961. If the Applicant(s) fails to submit the TDS certificate to the Company on the TDS deducted within the stipulated timelines as per Income Tax Act, the Applicant(s) shall be liable to pay penalty as per provisions of Income Tax Act, 1961.
37. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to provisional application of the Apartment/Unit are made by non-resident(s)/foreign national(s) of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of the Foreign Exchange Management Act, 1999 (FEMA) or statutory enactments or amendments thereof and the rules and regulations thereunder and/ or any other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Company with such permission/ approvals/no objections to enable the Company to fulfill its obligations under this Application and Agreement to Sale. Any implications arising out of any default by the Applicant(s) shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this Application Form, it shall be the sole responsibility of the Applicant(s) to inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices etc. sent by Company to the address or WhatsApp numbers already in the records of the Company shall be deemed to have been received by all the Applicant(s).
38. The Applicant(s) hereby declare(s), agree(s) and confirm(s) that the monies paid/ payable by the Applicant(s) under this Application towards the said Apartment/Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively Money Laundering Regulations. The Applicant(s) further declare(s) and authorize(s) the Company to give personal information of the Applicant(s) to any statutory authority as may be required from time to time. The Applicant(s) further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/ their/its knowledge. The Applicant(s) further agree(s) and confirm(s) that in case the Company becomes aware and/or in case the Company is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Company shall at its sole discretion be entitled to cancel/terminate/reject this Application. Upon such termination the Applicant(s) shall not have any right, title or interest in the Apartment/Unit neither have any claim/demand against the Company, which the Applicant(s) hereby unequivocally agree/s and confirm/s.
39. The Applicant(s) hereby confirms that he is fully aware of the payment plan adopted by him and he agrees to fully comply with it.
40. In the event of cancellation of the said Apartment/ Unit by the Company, as a result of any default on the part of the Applicant(s) and/or if the Applicant(s) voluntarily cancels the unit, the Company, in addition to the deductions permissible under the application form/agreement to sell, shall have the right to adjust/deduct the value of the benefits extended to the Applicant(s) under any scheme during the existence of the booking, before releasing the refund amount (if any), that the Applicant(s) may be entitled to receive.
41. The terms and conditions mentioned herein indicative in nature. The detailed terms and conditions contained in the Agreement to Sale/ Sale Deed shall follow this Application.
42. The Applicant(s) shall sign all the pages of this Application in token of his acceptance of the same. The Applicant(s) agree(s) that the Application once made will be final and changes (if any) can made only subject to the discretion of the Company. The Applicant(s) herein declares that the above terms and conditions have been read and understood by him/them and the same are acceptable to him/them.

43. That Applicant(s) are fully aware that the Company has not authorized any person or entity to collect the payment on its behalf. All the payments against the Applicant(s) booking will be made only to the Company and its affiliated companies. The Company shall not be responsible for payments made to any other party other than the Company.
44. This Application shall be governed and interpreted by and construed in accordance with the laws of India. Subject to term hereinafter, the Courts at Ghaziabad alone shall have exclusive jurisdiction over all matters arising out of a relating to this Application.
45. All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Application, the Allotment Letter and the Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion within 30 (thirty) days, failing which the same shall be settled through the adjudicating officer appointed under the provisions of Act (read with the Rules and regulations made thereunder).
46. The terms & conditions stated herein are merely broad terms and conditions and detailed and exhaustive terms and conditions shall be set out in the Agreement to be executed pursuant to the allotment of the Unit.

## CONFIRMATION & ACKNOWLEDGEMENT

1. I/ We have read and understood the contents and terms and conditions of this application form and the Annexures. I/We hereby agree, accept and undertake to abide by all the terms and conditions as stipulated in this application form.
2. I/We have clearly understood that the issuance of an acknowledgment of receipt of the application amount/Earnest Money by the Company/Developer to me/us does not entitle me/us to claim any right of allotment of the Apartment/Unit. Such a right can only be conferred upon me/us through an express and written confirmation by the Company/Developer.
3. I/We am/are fully satisfied about the title and rights of the Company/Developer in respect of the aforesaid Project and in this respect I have perused and seen:
  - a) The title document.
  - b) The sanction plans for the Project.
  - c) All no objection certificates (NOC) required for obtaining the sanction plans such as the fire NOC, structural NOC, height NOC etc.
4. I/We acknowledge that, neither the Company/Developer nor any broker, agent, or representative has informed, promised, or committed to any special schemes, incentives, gifts, pricing discounts, facilities, or provisions beyond what has been explicitly provided or disclosed in this application or any related documents. Any such representations not expressly mentioned herein shall not be deemed binding on the Company/Developer or relied upon by me/us.
5. I/We acknowledge and understand that Section 13(1) of the Real Estate (Regulation and Development) Act, 2016. mandates that any payment beyond 10% of the total cost of the apartment/unit requires the agreement to sale to be registered.

Signature.....  
Name.....  
(Allottee/s)

Date: .....  
Place: .....