

**APPLICATION FORM**

**TO**

**DATED:**

**M/S. GRANDSLAM DEVELOPERS PVT. LTD.**

Regd. Office: Unit No. 107, First Floor,  
Parmesh Business Center –II, Plot No. 23,  
Community Centre – V,  
E- II, Karkardooma, Delhi 92.

**AND**

Marketing. Office:  
Plot No. A-40, Sector -62,  
Noida - 201301

Dear Sirs,

I/We am/are interested in registering myself/ourselves for allotment of IT/ITES space (as per below given details) in the proposed IT Complex being developed by you on leasehold plot of land bearing Plot No. 40, Block –A, situated at Sector-62, Noida, Distt. Gautam Budh Nagar, Pin-201301, U.P (hereinafter referred to as a said Plot), which has been allotted to you in the name of Grandslam Developers (P) Ltd. (hereinafter referred to as COMPANY and / or GRANDSLAM) by the Noida Authorities, U.P. vide lease deed dated 13.08.2008. (hereinafter referred to as Lease Deed) for a period of 90 years on Leasehold basis at consideration and on terms and conditions contained in the said Lease Deed.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) by Bank Draft/Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_, towards the booking amount/Earnest money of the said premises "The I-Thum" at Sector 62 Noida.

I/We further agree to make further payments and additional charges as per the Payment Plan opted by me/us at the time of booking and/or such other expenses as may be stipulated / demanded by you.

I/we have clearly understood that acceptance of my/our application does not, in any manner, constitute an Agreement nor entitles me/us to the allotment of the said Space notwithstanding that your Company may issue a receipt in acknowledgement of the amount tendered by me/us with this application.

.....  
**Signature of Applicant**

My/our particulars are given below: -

.....  
**Signature of Co-Applciant**

**(\*\* 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 .....  
Tel. Res. .... Off ..... Mobile.....  
Fax No. .... E-Mail ID .....  
Marital Status ..... No. of Children .....  
Name of Nominee .....  
Income Tax Permanent Account No./ Ward No. .... Passport 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 .....  
Tel. Res. .... Off ..... Mobile .....  
Fax No. .... E-Mail ID.....  
Marital Status ..... No. of Children .....  
Name of Nominee .....  
Income Tax Permanent Account No./ Ward No. .... Passport No. ....

PHOTOGRAPH

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

\*\* M/s \_\_\_\_\_, a Company incorporated and registered under the provisions of Companies Act, 1956, 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)

Signature of Applicant

Signature of Co Applicant

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 resolution signed by all the partners required)

- Note: (i) All Cheques/Drafts to be made in favour of **"M/S. GRANDSLAM DEVELOPERS PVT. LTD"** payable at Noida 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 Space /Unit 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.

**Details of Space:**

- (i) No. \_\_\_\_\_ (ii) Floor \_\_\_\_\_ (iii) Carpet Area \_\_\_\_\_ Sq. ft. (\_\_\_\_\_ Sq. mt.) @ Rs. \_\_\_\_\_/- p.s.f.
- (iv) Nature of business: IT/ ITES related Services.
- (v)

**Payment plan**

Down Payment ☐

Construction Linked Plan ☐

**Mode of Booking**

Direct ☐ Broker ☐

Broker Details .....

Signature of Applicant

Signature of Co Applicant

Company Executives .....

**Total Consideration (Excluding GST):**

S. No	Particulars	Rupees/ Sq. ft	Total
1	Basic Sale Price		
2	Lease Rent		
3	EEC +FFC		
4	PLC		
5	Car Parking Space		
6	Club Membership		
7	IFMS		
8	Registration and Stamp duty Charge		
9	Other Charges, If any		

**FOR OFFICE USE ONLY**

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

1. ACCEPTED / REJECTED
2. Unit No. \_\_\_\_\_ Floor \_\_\_\_\_  
Carpet Area \_\_\_\_\_ sq.ft. (approx.)
3. Basic Sale Price (Carpet area): Rs. \_\_\_\_\_ per sq. ft. aggregating to Rs. \_\_\_\_\_
4. Preferential Location Charges: Rs. \_\_\_\_\_ per sq. ft. amounting to Rs. \_\_\_\_\_  
Total price payable for the Unit/Office Space Rs. \_\_\_\_\_
5. PAYMENT PLAN: Installments/ Down Payment:
6. Payment received vide DD/Pay Order No. \_\_\_\_\_ dt. \_\_\_\_\_ for Rs. \_\_\_\_\_  
out of NRE/NRO/FC/SB/CUR/CA \_\_\_\_\_ Acct \_\_\_\_\_
7. Booking Receipt No. \_\_\_\_\_ dated \_\_\_\_\_
8. BOOKING: DIRECT / THROUGH SALES ORGANISER
9. Sales Organizer's Name & Address. Stamp with signature: \_\_\_\_\_
10. Check-list for Receiving Officer:
  - a) Booking Amount
  - b) Customer's Signature on all pages of the application form
  - c) PAN No. / Form 49A

Signature of Applicant

Signature of Co Applicant

- d) For Companies: Memorandum & Articles of Association / Board Resolution / For Firm: Partnership Deed and authorization letter from all partners and Deed registration certificate. For Proprietor affidavit attested by Bank
- e) For Foreign Nationals: IPI-7/ Passport Photocopy
- f) For NRI: Copy of Passport & Payment through NRE / NRO A/C.

11. Remarks: \_\_\_\_\_

Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Place \_\_\_\_\_

Checked by \_\_\_\_\_

**Authorized Signatory**

Signature \_\_\_\_\_

**SCHEDULE "A" ANNEXURE TO THE APPLICATION FORM**

Signature of Applicant

Signature of Co Applicant

## CONTAINING APPLICABLE TERMS AND CONDITIONS

The terms and conditions given below are of indicative nature with a view to acquaint the applicant (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 this application in particular whereof have been understood by the Applicant/Intending Allottee(s).

1. The lease-hold plot of land admeasuring about 20,000 SQ METERS bearing Plot No. 40, Block A, situated in Sector 62, in the New Okhla Industrial Development Area, Distt. Gautam Budh Nagar, UP (the said Plot) has been allotted to the Company ( the said Grandslam Developers Pvt Ltd.) by the New Okhla Development Authority ( NODA ) UP for a period of ninety years on perpetual lease hold basis as per the terms and conditions contained in the Lease Deed dated 13<sup>th</sup> August, 2008 which is duly registered in the Office of the Sub Registrar, NOIDA ( hereinafter referred to as said Lease Deed).
2. The Applicant(s) has been provided with a copy of the said Lease Deed for perusal and hereby confirm to have read and understood the terms and conditions contained in the said Lease Deed.
3. The Applicant has clearly understood that the said Plot has been allotted to the Company for setting up a IT / ITES Project and the allotment of IT/ITES Space/Unit herein agreed to be allotted is purely provisional and shall be confirmed Payment towards the earnest money is realized by the promoter and further the Allotment letter is issued within 60 days from the receipt of money paid further the Allotment shall be subject to the approval of the NOIDA Authorities who is the Main Lessor and on payment of the pro rata transfer charges at the then prevailing rates . All such charges shall be paid and borne by the Allottee / Applicant. The Space / Unit herein booked shall be only used for setting up IT / ITES office the purpose for which it has been applied and intended to be allotted.
4. The Applicant(s) hereby understands that developer has the unequivocal right to unanimously reject this Application for Allotment of Commercial Space/Unit on its sole discretion without assigning any reason whatsoever and if such rejection happens within 60 days from the receipt of application then the application money paid by the Applicant shall be returned by the developer within 45 days of Notice of such cancellation without any interest or penalty.
5. **"Carpet Area"** shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony / verandah / open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area. but in case the claim is found to be valid then the cost shall not be chargeable

Signature of Applicant

Signature of Co Applicant

6. 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 air-conditioning plant, DG sets and the like.
7. The applicant(s) has seen the plans, designs, specifications of the Space, which are tentative and agrees that the GRANDSLAM may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the overall interest of the IT/ ITES Complex or as may be required to be done by NOIDA Authority and/or Government and/or any competent authority in compliance with Sec 14 of Real Estate (Regulation and Development) Act, 2016. 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.
8. The applicant(s) agree that the Ten percent (10%) of basic price of the Space/Unit shall constitute the earnest money.
9. 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 conditions of the allotment by the Applicant(s)/ Intending Allotted(s), the allotment will be cancelled at the discretion of GRANDSLAM 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 GRANDSLAM, in its absolute discretion, may condone the delay by charging penal interest @ 12% p.a.
10. All payments by the Applicant(s)/ Intending Allottee(s) shall be made to the Company through demand drafts/cheques drawn upon scheduled banks in favour of " GRANDSLAM DEVELOPERS (P) LTD " payable at NEW DELHI OR NOIDA only.
11. The Applicant(s) hereby undertakes that the Payment due on me/us as per the Payment Plan opted shall be made in two parts (cheque/demand draft/other financial instrument accepted by the Promoter), first being the Payment against the unit due as per the payment plan payable in favor of \_\_\_\_\_ and second being the GST at the prevailing rate of 12% (subject to change by the GoI) payable in favor of \_\_\_\_\_.
12. 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 / GRANDSLAM on payment of such administrative

Signature of Applicant

Signature of Co Applicant

charges as may be fixed by the GRANDSLAM from time to time. Provided that such transferee conforms to the dedicated usage of the Space and the terms of allotment of the Space.

13. 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.
14. Non-payment of any of consumption and maintenance charges within the time specified shall also disentitle the applicant(s) to the enjoyment of the common areas and services.
15. Applicant(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, 1999 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/the 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 applicant(s) agree that the Company / Grandslam shall not be liable in any manner whatsoever on such account.
16. The Company (Grandslam) shall have the first lien and charge on the said Unit for all its dues and other sums payable by the applicant(s) to the Company in respect of the Space.
17. The applicant(s) undertake to abide by and comply with all the laws, rules and regulations applicable to the said Space/IT Complex.
18. 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 GRANDSLAM 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 agree and confirm that the GRANDSLAM shall refund the balance amount in accordance with other terms and conditions mentioned herein.
19. The Applicant(s) agrees that in case due to any legislation, order, rule or regulation made or issued by the NOIDA / Government or any other Authority or or if any matters/ issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before any court of law or due to force majeure conditions, the GRANDSLAM after provisional and/or final allotment, is unable to deliver the Space to the Applicant(s), the GRANDSLAM shall refund the amount paid by the applicant(s) without any interest or compensation whatsoever.
20. The applicant(s) shall, before taking possession of the said Space, clear all the dues payable in respect of the said Space and have the Sub-Lease Deed of the said Space executed in his/her/their

Signature of Applicant

Signature of Co Applicant



favour after paying requisite transfer charges , stamp duty, registration fee and other charges/expenses to Noida Authority.

21. The applicant(s) shall use/cause to be used the said Space/Unit to be used for the purpose IT/ITES it has been applied to be allotted, and not for any other purpose. This is a condition precedent and non-compliance may invite cancellation of the Space and/or any other penalty.
22. The Applicant(s) hereby agrees to comply with all the Laws as may be applicable to the said Space/unit, including but not limited to the provisions of Environment (Protection) Act. 1986, Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 and their Rules, Notifications, labour laws etc., and the Applicant(s)/ Intending Allottee(s) shall always remain solely responsible for the consequence of non-compliance of the aforesaid Acts/Rules or any other provisions as is applicable to the Applicant/ Intending Allottee(s).
23. 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 Registered A.D. 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 therefrom. In all communications the reference of the allotted Space must be mentioned clearly.
24. 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 by him for mailing and which shall for all purposes be considered as served on all the applicant(s) and no separate communication shall be necessary to the other named applicant(s).
25. Courts in Noida, U.P alone shall have jurisdiction in case of any dispute.
26. Singular shall mean and include plural and masculine gender shall mean and include all the genders wherever applicable.

Signature of Applicant

Signature of Co Applicant