

Application Form

FOR ALLOTMENT OF A RESIDENTIAL APARTMENT(Apartment)/ COMMERCIAL UNIT (Unit) AT
"EROS SAMPOORNAM I" RERA Registration No. UPRERA.....
AJAY ENTERPRISES PVT. LTD.
CIN: U74899DL1968PTC004914

Regd. Office: 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110019.

Email:, phone.....

web site:

To,

The Director
Ajay Enterprises Pvt. Ltd.
8th Floor, Eros Corporate Tower
Nehru Place, New Delhi – 110019.

Dear Sir,

I/We ("The Applicant") apply for an Apartment/ Unit No.....to be situated at Tower No.....in "EROS SAMPOORNAM I", a group housing project being developed by Ajay Enterprises Pvt. Ltd. ("AEPL/ The Company") at Plot No. GH-01, Sector-2, Greater Noida, Uttar Pradesh.

I/We agree to sign and execute, as and when required by "the Company" Allotment Letter and the Agreement for sub-lease containing detailed terms and conditions of Allotment of the Apartment/ Unit and other related documents in this regard as required by AEPL/ Greater Noida Industrial Development Authority (GNIDA).

I/We remit herewith a sum of _____ (Rupees _____ only) vide Demand Draft/ Cheque No. _____ dated _____ drawn on _____ Bank _____ Branch in favour of **Ajay Enterprises Pvt. Ltd. – Eros Sampooram I – Collection A/C**, payable at Delhi/ Noida/ Greater Noida.

OR/AND

I/WE have already transferred Rs. _____ (Rupees _____ only) vide RTGS/NEFT on _____ vide reference No. _____, as the application amount towards Allotment of an Apartment/Unit at Eros Sampooram I.

I/We submit herein my/our General Particulars and Undertaking as required by the Company.

I/We accept and agree to abide by the Standard Terms and Conditions of this Application Form and the terms of the Agreement for Sub-Lease, which have been read and agreed upon by me/us with my/our free consent.

Yours truly,

Date _____
Place _____

Signature(s) of Applicants(s)

GENERAL PARTICULARS

Please Sign across
the Photograph

1. SOLE/FIRST APPLICANT

Mr./Mrs./Ms./Dr./M/s _____

S/W/D of _____

Age _____ Yrs. Date of Birth _____

Occupation: Service () Professional () House Wife () Any other _____

In case of a firm the constitution thereof _____

Residential Status: Resident/Non-Resident/foreign National of Indian Origin. Nationality

Income Tax PAN _____ Aadhaar No. _____

Permanent Address/ Registered Office _____

Address for Correspondence _____

Tel. No. _____ Mobile No. _____

E-mail Address _____

Office Name & Address _____

Designation _____

Tel. No. _____ Fax No. _____

Signature
of Sole/First Applicant/Authorized Signatory

2. SECOND APPLICANT

Mr./Mrs./Ms./Dr. _____

S/W/D of _____

Age ____ Yrs. Date of Birth _____

Occupation: Service () Professional () House Wife () Any other _____

In case of a firm the constitution thereof _____

Residential Status: Resident/Non-Resident/foreign National of Indian Origin. Nationality _____

Income Tax PAN _____ Aadhaar No... _____

Permanent Address/Registered Office _____

Address for Correspondence _____

Tel. No. _____ Mobile No. _____

E-mail Address _____

Office Name & Address _____

Designation _____

Tel. No. _____ Fax No. _____

Please Sign
across the
Photograph

Signature
of Second Applicant

Note: Application Form must be completed in full and in English language.

Application form, which is not complete in every respect is liable to be rejected.

Application Form with any cutting/ overwriting, not authenticated properly by the Applicant is liable for rejection.

3. DETAILS OF THE PREMISES APPLIED FOR

Apartment/Unit no.	
Floor No.	
Tower/Building Name	
Carpet area	_____ Sq. Mtrs. _____sq. ft.
Equivalent super area	_____ Sq. Mtrs. _____sq. ft.
Exclusive Balcony area	_____ Sq. Mtrs. _____sq. ft.
Open Car Parking	
Covered Car Parking	
Single bay double parking	
Power Backup by DG KVA

4. SALES CONSIDERATION

Total Price of the Apartment/ Unit: Rs.....

Total Price mentioned above is inclusive of GST at current rate. If there is any change in the GST rates then the difference shall be borne by, (or credited to as applicable) by the Applicant.

The additional charges, not included in the Total Price, payable by the Allottee are, Interest free Maintenance Security, Sinking Fund, building insurance, PNG connection, dual Meter Charges, FTTH (fibre to the home), community facility monthly usage charges, maintenance other such utility services etc., shall be charged extra at the time of offer for possession. The Applicant/ Allottee shall also be liable to pay any such fresh Govt./competent authorities charges/dues/taxes/levy etc. as imposed or any increase in rate/incidence thereof, after the date of this application

The electric connection is provided as per the applicable govt. norms

It is noted and agreed that additional power back up and additional electricity load is subject to availability and upon payment of such amount as shall be determined by AEPL. The electric supply and power backup supply shall be provided as per general practice of diversification factor norms on total installed load.

5. PAYMENT PLAN

As per Annexure -1

6. MAINTENANCE DEPOSIT

a) Interest free Maintenance Security (IFMS) shall be Rs.

The IFMS shall be payable by the Allottee at the time of offer of possession.

I/we understand that any enhancement/ fresh tax (including GST), duty or levy made applicable till the date of execution of Sub-Lease Deed will be charged extra.

I/we understand that this application is an offer made by the Applicant to AEPL for allotment of an Apartment/Unit and in this regard, the allotment of an Apartment/Unit applied for is at the sole discretion of AEPL and that the monies paid along with this Application Form will be refunded without any interest in the eventuality of rejection of this Application Form within 30 days of the application money having been credited in AEPL's Account.

I/we understand and agree that the Allotment of the Apartment/Unit shall be made after making total payment of the Earnest Money, i.e. 10% of the Total Price.

I/we understand that in the eventuality of application being accepted, the monies paid with this Application Form will automatically form a part of Non-Refundable Earnest Money/ Booking Amount Deposit with AEPL for the unit provisionally allotted without any further act or deed and shall be subject to forfeiture as per the policy of AEPL

I/We understand & agree that in case of cancellation by the Applicant or the details given by the Applicant are found to be incorrect or the Applicant does not sign the Agreement for Sub Lease in terms of the Allotment letter then AEPL shall have the right to either condone the delay or to treat the application/allotment cancelled at its sole discretion and that in the event of cancellation the application money/ booking amount will be forfeited by AEPL and that upon such forfeiture the Applicant shall have no claim, rights, title or interest, whatsoever, against AEPL and/or in the Property/Premises/Apartment/Unit'

I/we undertake to abide by all terms and conditions of this Application Form, the Allotment letter and the Agreement for sub-lease to be executed in respect of the Apartment/Unit, besides the terms and conditions as imposed by the Greater Noida Industrial Development Authority and/or any other statutory authority.

(i) _____
Sole/First Applicant/Authorized Signatory

(ii) _____
Second Applicant

Date _____

Place _____

Note:

1. All payments to be made, only through A/c Payee Local Cheque(s)/Demand Draft(s)/RTGS/NEFT in favour of "**Ajay Enterprises Pvt. Ltd. –Eros Sampooram I-Collection A/c**" payable at New Delhi/Noida/Greater Noida.
2. In case the Cheque/DD towards application amount is dishonoured due to any reason whatsoever, the present application may be deemed cancelled at the sole discretion of AEPL be cancelled/ revoked/withdrawn without any notice to the Applicant.
3. Applicant agrees that all amounts paid by Applicant(s) other than Resident Indian shall be from NRE/NRO/Foreign Currency Account only. NRI/PIO etc. applicants shall solely be responsible to comply with all requirements of Foreign Exchange Management Act as amended from time to time.

Mode of Booking

Direct_____

Through agent_____ **Stamp**_____ **Regn. No.**_____

BRIEF TERMS & CONDITIONS FOR APPLICATION/ ALLOTMENT OF APARTMENT/UNIT

1. "Eros Sampooram I, (UPRERA NO.....)" is a Group Housing Project (the "Housing Project") being developed on part of a Plot number GH-01, Sector-2, Greater Noida, U.P. ("Eros Sampooram I"). The said Plot of land has been allotted by Greater Noida Industrial Development Authority ("GNIDA") to Ajay Enterprises Pvt. Ltd. (AEPL/the Company). The Lease Deed for demise of the said Plot to AEPL (the "Lease Deed") has been executed by and between GNIDA and AEPL on 19.05.2010 for the purpose of the development of a group housing project by AEPL, in terms of which AEPL has the requisite authority to execute the Housing Project in different phases and undertake allotment of the residential apartments/Commercial unit/ Space in the Housing Project. The copy of the said Lease deed is made available to the Allottee for his/her/it perusal and understanding.
2. The Allotment to the Applicant, if and when made by the Company, pursuant to the Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 19.05.2010 executed by GNIDA in favour of AEPL and the terms of the Agreement for sub-lease to be executed with the applicant(s) along with all laws, notifications and rules as may be applicable inter alia to the Apartment / Unit, including any amendment or variation thereof.
3. That the Applicant has fully satisfied himself/herself/itself about the interest and title of AEPL in the said Plot of Land.
4. That the Applicant hereby agrees that 10% of the Total Price for the /Apartment/ Unit shall constitute earnest money/ booking amount and in case of non-fulfillment of these terms and conditions and/or those of application /allotment letter/ Agreement for Sub-Lease by the Applicant(s) or if inability is expressed by the Applicant(s) to perform his/her part of the contract, the allotment shall stand cancelled at the sole discretion of AEPL and the earnest money paid by him/her to the company shall be forfeited and balance amount after adjustment of overdue interest and other dues, if any shall be refunded to the Applicant/ Allottee without any interest after 45 days from date of cancellation of allotment.

5. That the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. The aforesaid payments are to be made on specified dates and AEPL is not bound/obliged to issue any reminder notice for the same. It shall be incumbent on the Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the GNIDA.
6. That right to use the car parking spaces are a single indivisible right along with the Apartment/Unit. However, the Car Parking space location is to be allocated at the sole discretion of AEPL. Scooter/Two Wheelers/Cycle will be parked within the same parking space to be allotted to the Applicant(s).
7. That the Applicant agrees and understands that, if any dues/charges/taxes/fees etc. payable by the applicant has not been paid because the same has not been demanded by AEPL inadvertently by oversight, mistake or by ignorance and later it comes to the notice of AEPL/company then the same will be paid by the applicants (s) as and when noticed and demanded by AEPL. This will not however take away in any manner, the obligations of the Applicant/ Allottee specified herein.
8. The performance by AEPL of its obligation under these presents are contingent and bound and regulated upon approvals to be granted by various statutory authorities/local bodies/departments (herein referred to as "Authorities") from time to time and subject to all applicable laws/notifications/conditions as imposed by these Authorities.
9. Applicant(s) or any subsequent owner or lessee shall at all times provide unhindered access to the Apartment/Unit allotted to him/ her/ it for staff and management of AEPL or maintenance agency for maintenance, checking proper use of space to avoid any mishap or for any other reason.
10. That any type of encroachment/construction in the entire Complex including roads, lobbies, roof etc. will not be allowed to the Apartment/Unit owner/association of the Apartment/Unit owners.
11. The Applicant(s) is aware that the sanctioned plans, specifications, time schedule for completion of project and other relevant documents/ information has been provided by AEPL and displayed in UP RERA website. The Applicant(s) acknowledges and confirms that AEPL has provided all information, clarifications and documents in relation to the said Project as was demanded by the Applicant(s) and that the Applicant(s) is fully satisfied with the same. The Applicant(s) further acknowledges that he/ she/ it has seen all documents / papers in relation to the Project and Township, including but not limited to the title documents, license, 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 AEPL over the Plot of Land.
12. The Applicant(s) has/have fully satisfied himself/herself/themselves in all respect with regard to, all the details of the Apartment/Unit and all common area/facilities/utilities to be provided. The Applicant(s) has/have satisfied himself/herself/themselves about the right, title and capacity of the company to deal with the Apartment/Unit/Project and has independently understood all the limitations and obligations thereof and has also verified the credentials/details available on the U P RERA and Company's website.

13. The Applicant(s) understands that his/ her/ its rights, title and interest in the Apartment/ Unit to be allotted in the Project shall be governed by the applicable laws.. The Applicant(s) shall have all rights and entitlements in respect to the Apartment/Unit; along with proportionate right to use the common areas and facilities of the Project after execution of the Sub Lease Deed.
14. The Applicant shall make timely payment of the sale price as per the **PAYMENT PLAN** attached in the **Annexure 1**, timely payment is the essence of this Application , Allotment & agreement for Sub Lease. Any revision in any kind of tax levied by the Central/State Government shall be payable by the Applicant in addition to the above cost.
15. The Applicant is aware that TDS shall be deducted from the above price in case the price of the property being purchased is Rs. 50 lakh & above in accordance with the currently applicable rules as per the Income Tax Act, 1961 or as applicable at the time of payment. The Applicant shall pay the TDS to the Government and deliver the relevant TDS certificate, challan, receipt and other relevant documents to AEPL as per the Act and rules made there under, as applicable to this transaction. Any delay in making the payment to AEPL and /or taxes as aforesaid shall make the Applicant liable to pay the interest to AEPL and/or any penalty levied by the concerned authority/ies in respect thereof.
16. The applicant agrees and understands that the Project registered in RERA is a part of a total land of 98373.75_____sq_mtrs(approx.) out of which 46732_____sq mtrs(approx.) has already been completed and in respect thereof the part Completion/Occupation certificate has been obtained and the current phase is of 16380_____ sq mtrs(approx.) and the remaining part of the total land shall be developed in Phases, and the applicant has no objection of other phases getting completed/constructed in due course of time However, the offer for possession of the said Apartment/Unit will be given on or before 31st Dec 2023 (completion date) after obtaining part Completion/Occupation certificate. The Completion date /Time shall stand reasonably extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of AEPL and/or its agents and/or (iii) 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 Applicant agrees and understands that the amenities shown/described are/or/may be a part of the total land area which may take some time to show up as & when all the phases get developed.
17. That it shall be the responsibility of the Applicant(s) to inform AEPL in writing if there are any subsequent changes in their Address or other relevant contact details, otherwise the correspondence address/contact details given by the Applicant(s) shall be used for all correspondence and such correspondence shall be deemed to have been received by the Applicant(s). Any communication made to the Primary Applicant/ Allottee shall be deemed to be made to both or all Applicants. Any change in the name of the Applicant/Applicant(s) shall be allowed at the sole discretion of AEPL and as per the policies of AEPL as applicable from time to time.

18. If the Applicant(s) fails to execute and deliver to AEPL the Agreement for Sub-Lease in terms of the Allotment Letter and/or appear before the Sub-Registrar for its registration as and when intimated by AEPL, then AEPL shall serve a notice to the Applicant(s) by e-mail/by hand/by post/by courier on the address given by the Primary Applicant for rectifying the default which if not rectified within 15 (fifteen) days from the date of the Notice, this Application and subsequent Allotment Letter, if any, can be treated as cancelled at the sole discretion of AEPL and in case of cancellation the balance amount shall be returned after deduction of Earnest Money, and recovery of broker's fee/commission/charges paid/committed by the company if the booking has been got done by the Applicant(s) through a broker or agent. No interest or any type of damages/compensation whatsoever shall be payable in such cases. Upon such cancellation the applicant shall have no claim right/title / interest against the company and/or in the Apartment/Unit or any claim against AEPL.
19. The Applicant(s) hereby confirm, agree and acknowledge that, if booking of the said Apartment/Unit is done through any real estate agent or broker, then in that event AEPL shall not be held liable or responsible for any misrepresentation, misleading or false information or commitment provided by such Agent/Broker. The Applicant(s) further agrees and confirms that AEPL shall not be held responsible or liable for any commercial arrangements arrived at by and between such Agent/Broker with the Applicant(s).
20. The images, audio-visuals, show flats in the marketing documents/ presentations/prospectus/ website by AEPL may show additional possible lifestyle and such material ,conceptual marketing material which shall not form the basis for the specifications and design commitment to the Allottee(s) and the committed layout and specifications shall only be as detailed separately in the Agreement for Sub-Lease and its annexures.
21. The Applicant, upon allotment, may at his/her/their discretion and cost may avail housing/other loan from Bank/financial institution. AEPL shall under no circumstances be held responsible for non-sanctioning of loan to the Applicant for any reason whatsoever. The payment of instalments/any other dues to The Company shall not be linked to the loan availed/ to be availed by the Applicant.
22. That in the case where the project has progressed ahead of schedule or completed before time then Allottee too will mandatorily be required to pay his/ her/ its/their dues ahead of original schedule in accordance with the existing stipulations/actual stage wise completion of construction and no penalty/ interest/ costs can be imposed on AEPL for such preponement of construction.
23. In case of residential apartment the Applicant(s) shall not use the Premises for any purpose other than residence and shall not use the apartment/ unit for guest house or any commercial activities or any other activity not allowed under residential use by the competent authority. The

Applicant(s) shall also not use the Car Parking(s) reserved to him/her/them for any purpose other than for parking cars or two-wheelers.

24. In case of Commercial Unit the Applicant shall use the Unit for the purpose of Commercial activity (except for wine & beer shop and slaughtering activity etc.) for the convenience of the residents subject to compliance of all applicable rules, regulations and shall hold valid licenses, if applicable. Further the Allottee shall be solely responsible for all its employees and vendors and shall also maintain the unit and its surroundings clean without causing any hindrance to any common area
25. The Applicant has understood & agrees that AEPL is entitled to mortgage the Project Land and Building to avail the finance from Banks/Financial Institutions/any other entity. Nevertheless . AEPL shall get, requisite NOC from the bank etc., however, all encumbrances shall be discharged/cleared before handing over the possession.
26. The Applicant(s) is not vested with any right, interest or entitlement in or over the apartment/Unit, until a formal Sub-lease Deed is executed and registered between AEPL and the Applicant(s) under the applicable laws within the timelines stipulated by AEPL. The term "allot" or "allotment" or "Allotment Letter" wherever included in the Application Form shall always mean "provisional allotment" until the Agreement for Sub-Lease is executed and registered by AEPL and the Applicant(s). Further, the Applicant(s), as and when called upon by AEPL, undertakes to be present for registration of the Agreement for Sub-Lease, as may be required under the applicable laws, at the office concerned sub-registrar of assurances.
27. All outstanding amounts payable by any party under this transaction to other shall carry such applicable interest at the rate of (i) 12% p.a. or (ii) 1% (one percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (iii) such other rate of interest as may be prescribed under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder, which ever is higher ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other party. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
28. The Applicant(s) is aware that the Cost of Property does not include any charge towards right to use the covered/ open ,as the case may be, car park space and the same is being provided free of cost along with the Unit. The Allottee(s) understands that the car park space forms part of limited common area and facilities and shall be allocated by AEPL. The Allottee(s)) further agrees and undertakes that Allottee(s) shall have no concerns towards the identification and allotment/allocation of car park space done by AEPL, at any time and shall not challenge the same anytime in future. It is clearly understood by the Allottee(s) that the Allottee(s) shall at no time have the ownership or title over the car park space, except for the exclusive right to use the same for himself/herself. All clauses of this Application Form and Agreement for Sub-Lease pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to car park space.
29. The additional compensation / price (if any) payable to GNIDA or antecedent owners of the Total Lands if required to be paid by AEPL after the allotment date, as a consequence of any order from any Court of competent jurisdiction or as directed by GNIDA, shall be charged

additionally from the Applicant(s), and the Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same.

30. The Applicant(s) further agrees and acknowledges that if in the event of any variation in the Total Area of the apartment/Unit, the Cost of Property payable for the Total Area shall be recalculated upon confirmation by AEPL and in such event only recourse shall be a prorate adjustment in the last instalment payable by the Applicant(s) towards the Cost of Property. It is hereby clarified in case of variations/ additions required due to architectural and structural reason duly recommended and verified by project architect or engineer as per applicable laws, AEPL shall intimate the Applicant(s) in writing and the Applicant(s) hereby gives its consent for such variation or addition.
31. Without prejudice to rights available to AEPL, the cheque dishonour charges payable for dishonour of a particular instalment payment for first instance is Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) and for second/subsequent instance it is Rs. 5,000/- (Rupees Five Thousand Only).
32. The Applicant(s) is aware that for the purposes of maintenance and management of the Project/Township, AEPL would be appointing a facility management company, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project/Township on such terms and conditions as AEPL may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that AEPL may also retain some portion/Apartments / Units 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. The applicant agrees that the maintenance, community usage charges and other charges shall be per the policy of AEPL.
33. Due to any operation of law or any statutory order or otherwise, if a portion of the Project or the entire Project is discontinued or modified resulting in cancellation of allotment, then the Applicant(s) affected by such discontinuation or modification will have no right of compensation from AEPL in any manner including any loss of profit. AEPL will, however, refund the money received from the affected Applicant(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
34. A Regular and detailed Agreement for sub-lease under the applicable law will be executed in terms of the allotment letter. The provisions of the Agreement to be executed shall supersede to the extent repugnant hereto. That the terms and condition mentioned in the Agreement for sub-lease, are provided on the web site, are obligatory and have a binding effect on Applicant(s).
35. That the Carbon Credit Benefit arisen, if any, in the project/Township will be redeemed by AEPL who will be solely entitled to same without any liability to share the same with any apartment owner in "Eros Sampooranam I,".
36. Stamp duty and registration costs in respect to the captioned Apartment/Unit, for Agreement for Sub-Lease and for Sub Lease Deed /Cancelation Deed etc. will be borne/paid by the Applicant(s) only.

37. All or any dispute arising out of or touching upon or in relation to the terms of this Application or Agreement for Sub Lease including the interpretation and validity thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments, modifications thereof for the time being in force. The Arbitration proceedings shall be held in New Delhi by a sole Arbitrator to be appointed by the company. The applicant hereby confirms that he/she/they shall have no objection to such appointment. The Courts at New Delhi shall alone have the jurisdiction in all matters arising out or/touching and/or concerning this Application/Agreement regardless of the place of execution of this Application.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions and the requirements of GNIDA have been read/understood by me/us and the same are acceptable to me/us. I/We, the applicant(s) herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned herein.

(i) _____	(ii) _____
Sole/First Applicant/Authorized Signatory	Second Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Resident of India:

1. A Self Attested copy of PAN card of all the Applicants.
2. Self Attested copy of Govt. issued Photo ID of all the Applicants.
3. Two photographs each of all the applicants to be attached.

Partnership Firm:

1. Copy of PAN card of the partnership firm attested by the partners of the Firm (affixation of rubber stamp on all attestation on behalf of firm is must)
2. Attested Copy of the Partnership Deed
3. In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.
4. Self Attested copy of Govt. issued Photo ID of the Partner signing the Application Form on behalf of the firm.
5. Two photographs of the Partner signing the Application Form on behalf of the Firm to be attached.

Private Limited & Limited Company:

1. Copy of PAN card of the Company attested by Director of the Company
2. Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/ Director of the Company.
3. Board resolution authorizing the signatory of the Application Form to buy property on behalf of the Company duly authenticated by any other Director of the Company.

Hindu Undivided Family (HUF):

1. Copy of PAN card of HUF and KARTA
2. Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF.

NRI/Foreign National of Indian Origin:

1. Copy of the individual's Passport
2. In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
3. 2 passport size photographs of the applicant(s) along with Photo Identity card issued by Government agency is required in all cases.
4. Application Form must be completed in full and in case of cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

“Annexure 1”

PAYMENT PLAN

“Annexure 2”

Please see the format for Agreement for Sub-Lease at our website at the following link:

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Additionally, you can see a hard copy of this format at our following offices:

a) Corporate office at

b) Project site office at

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