

Application Form

Date:

To

**Gulshan Empire Estate LLP**

**Registered Office:** 7th Floor, Gulshan One29, Plot No. C3 E1, Sector-129, Gautam Buddha Nagar, Noida, Uttar Pradesh – 201304.

Sir / Madam,

I / We the Applicant(s) hereby submit my / our Application Form for booking of the Residential Apartment in the Project namely "**Gulshan Empire**" on the Project Land situated at Plot No. GH-2B, Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh-201010 and having UPRERA Registration Number: \_\_\_\_\_, dated \_\_\_\_\_ (website: www.up-rera.in). The Project is being developed and promoted by M/s Gulshan Empire Estate LLP (LLPIN No. ACF-3850) and having its Registered Office at 7th Floor, Gulshan One29, Plot No. C3-E1, Sector-129, Gautam Buddha Nagar, Noida, Uttar Pradesh - 201304 (hereinafter referred to as the "**Promoter**").

**1. IN THIS APPLICATION FORM:**

- (i) "**Applicant(s)**" shall mean the person referred to in the Clause 3 of this Application Form, who have applied for booking of the Said Unit in the Project .
- (ii) "**Said Unit**" shall means Residential Apartment in the Project and more particularly described in clause-4 of this Application Form.

(The Promoter and the Applicant(s) shall individually be referred as "**Party**" and collectively referred as "**Parties**")

**2. THE APPLICANT(S) HEREBY UNDERSTAND AND DECLARE AS BELOW:**

- (i) The Promoter has the absolute rights, title, interest on the land admeasuring 22,504.5 Square Meters situated at Plot No. GH-2B, Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh-201010 ("**Project Land**") acquired vide Sale Deed dated 31st July, 2025 executed between M/s. Uppal Chaddha Hi-Tech Developers Private Limited and M/s. Gulshan Empire Estate LLP and the same was registered before the Sub Registrar-I, Ghaziabad on 31st July, 2025 vide Book no. 1, volume no. 22315, pages no. 115 to 144, as document No. 8893.
- (ii) The Project Land is earmarked for the purpose of building a group housing project comprising apartment buildings and includes commercial block, parking space, common areas and facilities, , independent area, open spaces etc. and all that is constructed / to be constructed and there about lying upon the Project Land and all that shall be collectively known as "**Gulshan Empire**" (hereinafter referred to as "Project");
- (iii) The Ghaziabad Development Authority has granted the commencement certificate to develop the Project vide approval dated 13th February, 2026 bearing registration/ file no. GDA/BP/25-26/0620.
- (iv) The Promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority on \_\_\_\_\_ under Registration No. \_\_\_\_\_; (website : www.up-rera.in )
- (v) The Applicant(s) remit herewith a sum of Rs. \_\_\_\_\_ /- (Rupee \_\_\_\_\_ Only) by RTGS/Bank Draft / Cheque No. \_\_\_\_\_ Dated \_\_\_\_\_ drawn on \_\_\_\_\_ towards the entire/part payment of the Booking amount.

**3. PARTICULARS OF APPLICANT(s):**

(i) [To be filled in case of individual(s)]

Mr./Mrs./Ms.: \_\_\_\_\_  
 Son/Wife/Daughter of: \_\_\_\_\_  
 Residential Status: Indian [ ] Non – Resident Indian [ ]  
 Foreign National of Indian Origin [ ] Nationality: \_\_\_\_\_  
 Residential Address: \_\_\_\_\_  
 Profession: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Mobile Number: \_\_\_\_\_ WhatsApp No.: \_\_\_\_\_  
 PAN No. : \_\_\_\_\_ Aadhar / Passport No.: \_\_\_\_\_

(ii) [To be filled in case of a Proprietorship Firm / Partnership Firm / Company]

M/s. \_\_\_\_\_ having its  
 Registered office at \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Office E-mail: \_\_\_\_\_  
 PAN No. of Firm / Company: \_\_\_\_\_

(iii) Details of Proprietor/Partner/Authorised Person (in case of Firm/ Company)

Mr./Mrs./Ms.: \_\_\_\_\_  
 Son/Wife/Daughter of: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_ Marital Status: \_\_\_\_\_  
 Residential Status : Indian [ ] Non – Resident Indian [ ]  
 Foreign National of Indian Origin [ ] Nationality : \_\_\_\_\_  
 Residential Address : \_\_\_\_\_  
 Profession : \_\_\_\_\_ E-Mail : \_\_\_\_\_  
 Mobile Number : \_\_\_\_\_ WhatsApp No. : \_\_\_\_\_  
 PAN No. : \_\_\_\_\_ Aadhar / Passport No. : \_\_\_\_\_

**4. DESCRIPTION OF THE SAID UNIT:**

(i) Unit No. : \_\_\_\_\_  
 (ii) Tower/ Floor : \_\_\_\_\_  
 (iii) Carpet Area : \_\_\_\_\_ Square Feet / ( \_\_\_\_\_ Square Meter)  
 (iv) Built-up Area : \_\_\_\_\_ Square Feet / ( \_\_\_\_\_ Square Meter)  
 (v) Super Area : \_\_\_\_\_ Square Feet / ( \_\_\_\_\_ Square Meter)  
 (vi) Other Details, if any of Said Unit \_\_\_\_\_

**5. DETAILS OF TOTAL PRICE OF SAID UNIT:**

The Total Price for the Unit based on the Carpet Area is Rs. \_\_\_\_\_ /- (Rupees  
 \_\_\_\_\_ Only) being the (“Total  
 Price”). The breakup of Total Price is detailed here-in-below :

S. No.	Particulars	A	B	C	D
		Amount (In Rs.)	GST Rate (In %)	GST Amount (In Rs.)	Total Amount including GST (In Rs.)
1	Cost of Unit				
<b>Total Price of the Said Unit</b>					

**6. The Total Price of the Said Unit includes:**

- a. Right to use Covered Car Parking Space \_\_\_\_\_ Numbers ;  
b. Power Backup: \_\_\_\_\_ Kva.

**7. PAYMENT:**

- (i) Timely payment of installments as per Payment Plan, as demanded by the Promoter is the essence of the Booking/ Agreement.
- (ii) All payments shall be made by way of A/c Payee Cheque / Demand Draft /Bankers Cheque in favour of "**Gulshan Empire Estate LLP- Collection Account for Gulshan Empire**" Account no. 777705628601 (IFSC Code : ICIC0006286) with ICICI Bank Ltd. at Raj Nagar, Ghaziabad, Uttar Pradesh. The Allottee can also make payment through NEFT / RTGS or other electronic payment mode and details of which will be provided to the Allottee at his/their request.

**8. OTHER TERMS:**

- (i) The Applicant(s) agrees that this Application form is not an allotment and does not constitute any right in the Said Unit.
- (ii) The Applicant(s) acknowledges that the Promoter has provided all the information and clarifications as sought by the Applicant(s).
- (iii) The Applicant(s) shall execute / sign the Agreement for Sale immediately upon Allotment .