

Application Form

Date of Application.....

To,

Parth Builtech Private Limited
Office No. 21, Ground Floor,
Logix Infotech Park, Plot No. D-5,
Sector-59, Noida, Uttar Pradesh-201301

Sir/Madam,

I/We (also referred to as the "**Applicant(s)**") whose particulars are mentioned in **Annexure-A** herein below am/are pleased to apply for a Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts, Banquet/Multipurpose Hall and Cinema /Multiplex Hall in the Commercial Project namely "**Nirala Diadem**" situated at Plot No. C-6, Sector-10, Greater Noida (West), District Gautam Budha Nagar, Uttar Pradesh. The project is being developed and promoted by M/s Parth Builtech Pvt. Ltd. (CIN No. U45400DL2008PTC184278) having its Corporate Office at Office No. 21, Ground Floor, Logix Infotech Park, Plot No. D-5, Sector-59, Noida, Uttar Pradesh-201301 (hereinafter referred to as the "Promoter");

1. The Applicant(s) understand that said Project is developing over the land as mentioned in **Annexure-B** and as per the plans, approved by Greater Noida Industrial Development Authority (GNIDA) in accordance with, but not limited to the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 ("**Apartment Act**"), the Real Estate (Regulation and Development) Act, 2016 ("**RERA**"), and other applicable rules and regulations. I/We agree to make the payment in accordance with the payment plan opted by me/ us as per details mentioned in **Schedule-2, Option _____** and as per the Costing calculated in accordance with the said payment plan specified in **Annexure-C**;
2. The Applicant(s) understood and acknowledge that Promoter is constructing and developing a commercial real estate project on the Project Land by the name and style "**Nirala Diadem**" ("Project") which comprises of a building ("Building") with Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts, Banquet/Multipurpose Hall and Cinema /Multiplex Hall and ancillary services i.e., Common usage area, limited common area, Independent area, and other areas in accordance with the Sanctioned Building Plan, duly approved by Greater Noida Industrial Development Authority vide its letter _____ dated _____ and other applicable laws;
3. The Applicant(s) understands that the Studio Apartment/Hotel part of the Building shall have a separate and distinct common areas, amenities and facilities which are designated for the use of the Studio Apartment/Hotel part only and the applicant/allottees/owners of the Shops, shall not have any right or entitlement in this part of the Building/Project.
4. The Shops part of the Building shall have separate and distinct common areas, amenities and facilities which are designated for the use of Shops allottees/ owners only. The Distinctive Common usage area of Studio Apartment/Hotel and the Shops shall be declared by the Promoter, post receipt of completion / Occupancy certificate of the Project in the 'Deed of Declaration' in terms of the provisions of the U.P. Apartment (Promotion of construction, ownership and maintenance ownership) Act, 2010;
5. The Applicant hereby acknowledges and agrees that certain facilities/amenities within the Project which are included but not limited to Gymnasium, Jacuzzi/Spa, Steam Bath, Sauna Bath (other than those specifically allotted) and any other similar facilities (collectively referred to as the "Independent Facilities"), shall not form part of the Common Areas and Facilities.

- The title to the Independent Facilities shall remain the exclusively with the Promoter. The Promoter shall have **absolute and unfettered rights** to own, use, sell, convey, lease, license, assign, transfer, or otherwise encumber, dispose of or deal with the independent facilities in any manner and at such time as the Promoter may in its sole discretion deems fit.
 - The Applicant and/or the Association of Allottees shall have no ownership rights, title, or claim over the independent Facilities. Any usage rights shall be limited to those **expressly granted in writing** by the Promoter on such terms and conditions including payment of applicable charges, fees and membership dues as the Promoter may prescribe.
 - The Promoter reserves the sole right to operate, manage, frame rules and regulations for usage and maintenance of the independent Facilities either directly or through its authorized agents, servants or third party contractors. The promoter shall have the right to levy and collect separate fees for access, use, membership, or services rendered in connection with the independent facilities.
 - The Applicant expressly confirms and covenants that the purchase of Studio Apartment/Hotel, Retail Shops, Restaurants, Banquet/Multipurpose Hall and Multiplex does not confer any right, title, interest, easement or entitlement in or to the Independent Facilities, save for the limited user rights, if any, explicitly set forth in this Application Form.
 - The Distinctive Common usage area of Studio Apartment/Hotel, Retail Shops, Restaurants/ Food Court shall be declared by the Promoter, post receipt of completion / Occupancy certificate of the Project in the 'Deed of Declaration' in terms of the provisions of the U.P. Apartment (Promotion of construction, ownership and maintenance ownership) Act, 2010;
6. The Applicant(s) acknowledge and understand that the Promoter may seek additional documents and/or information necessary for the compliance under Applicable Laws or to validate/substantiate any information provided in the Application, which shall be provided by the Applicant(s) upon demand by the Promoter;
 7. The Applicant(s) are legally competent to make and submit the present Application for the aforesaid Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts and there is no legal or contractual impediment or restriction on the Applicant(s) making this Application or the payment tendered hereunder;
 8. I/We further confirm that I/We have read carefully and understood the terms and conditions mentioned in the proposed agreement for sale/sub lease, draft of which is provided by promoter. I/We agree to abide and sign the same;
 9. The Applicant(s) represent and acknowledge that the Applicant(s) has inspected and understood the contents, meanings and implications of the Disclosure as applicable to the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts and the Applicant(s) is submitting this Application after being fully satisfied with the terms and conditions of the annexures as mentioned above and about the rights, title and interest of the Promoter in relation thereto and with the full knowledge and understanding of all Applicable Laws/ notification and applicable rules in general, including but not limited to the Apartment Act, and the Uttar Pradesh "Real Estate (Regulation and Development) Act, 2016";

10. The Applicant(s) acknowledge and understand that the submission of this signed Application and/or the receipt of the amounts paid by me/us, by the Promoter shall not constitute a right to allotment of Studio Apartment/Hotel, Retail Shops, and Restaurants/Food Courts in favor of the Applicant. I/We further understand that this Application neither constitutes any binding contract/ agreement for sale of Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts nor the receipt of the amounts paid with this Application by me/us would amount to any acceptance of this Application and shall not bind the Promoter to allot the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts;
11. The Applicant(s) acknowledge that only upon execution of the Agreement for Sale between the Applicant(s) and the Promoter, the allotment of the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts become final and binding on the Applicant(s) and the Promoter, in accordance with the terms and Conditions contained therein;
12. In the event of the Promoter accepts this Application to allot the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts. I/we agree that the Agreement for Sale shall be executed by me/ us in accordance with the provisions of RERA, within 30 (thirty) days from the date on which the payment of 10% of the price consideration is completed by the Applicant(s). If the Applicant(s) fails to execute the Agreement for sale within the said 30 days of payment of 10% of the price consideration, then the promoter at its sole discretion shall have the right to cancel the application form and upon such cancellation, all the documents issued by the promoter i.e. Payment Receipt, Application form etc., to the Applicant(s) shall stand cancelled, null and void.
13. The Promoter may, at its absolute discretion, grant an additional period for the execution of the Agreement for Sale, subject to levying of interest as per the terms and conditions of the Agreement for Sale. Failure to execute the Agreement for sale within the extended period, if granted, shall result in automatic cancellation of the application without any further notice to the Applicant(s). The Applicant(s) hereby confirm that he/they shall have no objection with respect to time/period given by the promoter for execution of Agreement for sale and shall not raise any dispute, file any complaint before any authority/Courts against the Promoter upon the cancellation of Booking/Application of the Applicant(s) by the promoter;
14. The Applicant(s) understand that once submitted, this Application cannot be revoked/ withdrawn by me/us. If the Applicant(s) does not execute the Agreement for Sale within the time stipulated by the Promoter for this purpose, then the Earnest Money shall be refunded by the Promoter and after making such deduction as the promoter deem think fit; and I/we shall have no right, interest, claim or lien on the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts or its booking or otherwise on the Promoter in any other manner whatsoever. The Applicant(s) hereby confirm and agree that he/they shall accept the refund amount as determined by the promoter without any objection and shall not raise any dispute or file complaint against the promoter;
15. The Applicant(s) hereby agree and acknowledge that the rights of the Applicant(s) will be restricted to his/their Studio Apartment/ Shop/ Restaurant and Common Areas, as provided in RERA and Apartment Act. The Applicant(s) shall not have any right, title and interest in the Independent Areas, as declared in the Deed of Declaration filed before GNIDA, which is sanctioned for the Project. The Promoter shall be entitled to develop the Independent Areas in such manner as it may deem fit and sell/ transfer/ assign/ encumber/ lease the same in any manner as it considers appropriate. The Promoter, at its sole discretion, and in accordance with Applicable Laws, including but not limited to the Apartment Act and the RERA shall be entitled to construct/ modify/redevelop the Independent Areas from time to time;
16. The Applicant(s) have clearly understood and accepted the rights of the Promoter in the Project and the said Land. The Promoter has clarified, and the Applicant(s) has clearly

understood, that the layout plan of the Project depicts various commercial areas, other structures, facilities & amenities which are proposed to be developed. The Applicant(s) also understood that the construction, structures, facilities and amenities and their earmarked uses in Project may be modified / amended by the Promoter in accordance with the approvals received/to be received from GNIDA and other competent authorities, at any stage, as per applicable laws, to which the Applicant(s) shall have no objection, and such changes shall be binding on both the Parties;

17. The Applicant(s) acknowledge and confirm that the Promoter has readily provided requisite information and documents to the Applicant(s) of the Project, facilities and amenities. The use of Common Areas and other facilities and amenities in the Project shall be subject to the terms and conditions of Agreement for sale and other policies, guidelines, rules and regulations etc., framed by the Promoter / Maintenance Agency / concerned authority, from time to time, in this regard, and payment of maintenance charges, fees, etc.;
18. I/We understand that in addition to the sale consideration as set out in the payment plan at **Annexure-C**, I/we shall also be liable to pay all the charges demanded by the Promoter as well as any introduction of new taxes, charges, fees, levies and/or revision/enhancement in the statutory charges or GST or any other statutory taxes, fees, charges, etc. at any time in future, as may be applicable, within the timelines stipulated for the payment of the same as mentioned in **Annexure-C**;
19. I/We shall pay the basic price and other charges of the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts on the basis of "Carpet Area" which has been elaborately defined and explained in **Annexure B**. The basic rate (per square feet) of the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts, Banquet/Multipurpose Hall and Cinema Hall/Multiplex is firm save and except as otherwise provided herein;
20. I/We confirm that all correspondence to me/ us shall be made in the name of the first Applicant(s) mentioned below and any notices /letters /email sent by the Promoter to the above first Applicant(s) shall be valid intimation to me/us regarding the contents therein. No separate communication shall be sent to the Joint Applicant(s). The First Applicant(s) shall inform the Promoter in writing of any change in the mailing /correspondence address mentioned herein failing which all demands, notices etc. by the Promoter shall be mailed at the address given in this Application and shall be deemed to have been delivered to and received by the first and all joint Applicant(s);
21. The terms and conditions as mentioned herein shall be in addition to the terms and conditions of the Agreement for Sale/Sublease deed. However, in case of any contradiction or inconsistency between the terms and conditions of this application form and the Agreement for Sale/Sub Lease deed, the terms and conditions of Agreement for Sale shall have over riding effect upon the Application Form;
22. The Applicant(s) agree and understand that the Promoter will make an offer to hand over the possession of the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place on or before 12.10.2030, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature and/or orders by any Court or other competent authorities, tribunal, commission, board, NGT, CAQM etc., Government policy, guidelines, bye laws, decisions, etc. affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Applicant(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Court;
23. I/We further confirm that I/we am/are submitting this Application Form after understanding the entire manner and scope of development to be undertaken in the

Project, including the details of the Carpet Area, Exclusive Area, common areas and facilities being provided, without relying on any of the publicity materials / advertisements published in any form or any channel by the Promoter or any third party in the past. I/we am/are aware and I/we confirm that the advertisements / publicity material released in the past do not provide any warranty and may not provide complete details / disclosures as may be required under the Real Estate (Regulation and Development) Act, 2016 ("Act") read with Uttar Pradesh Real Estate (Regulation and Development) Rules, 2017 and I/we am/are not relying on them for my/our decision to purchase the Studio Apartment/Hotel, Retail Shops, Restaurants/Food Courts. I/We further confirm and undertake not to make any claim against the Promoter or seek cancellation of the Application Form / Allotment or Refund of the monies paid by me/us based on anything contained in the publicity material / advertisement published in any form or through any channel. I/We acknowledge that colour, texture, the fitting(s) / fixture(s) or any installations depicted in advertisements are shown only as a suggested layout without any obligation on the part of the Promoter to provide the same;

24. CERTAIN FACILITIES ATTACHED WITH DESIGNATED RETAIL SHOPS

The Allottee hereby irrevocably confirms, acknowledges, and agrees that certain facilities i.e. Gas Connection, Water Connection, Kitchen/Wet Area, and Exhaust, shall be made available only for certain designated Retail shops, Restaurants/ Food Court within the project and not for other units, including the Allottee's Apartment;

The Allottee confirms that at the time of booking Unit No. _____, Type _____, the Allottee has conducted due diligence and satisfied himself/ themselves with the specifications, amenities, and facilities associated with the said Apartment and the allottee voluntarily and unconditionally accepted the said Apartment in its current configuration and specifications and that no objections, claims, or demands shall be raised at any future date regarding the specifications, layout, or facilities of the allotted Apartment;

The Allottee further acknowledges and agrees that washrooms, toilets, and restrooms shall be accessible only in the Common Areas of the project and shall not be provided within the Allottee's Retail Shops, Restaurants/Food Courts;

The Allottee hereby unequivocally undertakes that they shall not raise any dispute, objection, or claim against the Promoter at any time in the future in relation to the aforementioned facilities, specifications, or availability of amenities as described herein;

25. I/We acknowledge, agree and undertake that I/we shall neither hold the Promoter or any of its affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to me/us nor make any claims/demands on the Promoter or any of its affiliates with respect thereto;

26. I/We hereby annex to this Application all the documents as required in **Annexure-D**;

27. The Applicant(s) has executed this Application as per the instructions provided in **Annexure-E**;

28. I/We made the decision to purchase the Studio Apartment/Hotel, Retail Shops, Restaurant/ Food Court in the Project out of my/our own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to me/us in person including the disclosures contained herein;

Save and except the information / disclosure contained herein and on UPRERA website, I confirm and undertake not to make any claim against the Promoter or seek cancellation of this Application Form / Allotment Letter/ Agreement for Sale or refund of the monies paid by me/us by reason of anything contained in other information / disclosure not forming part of this Application Form / Allotment Letter/ Agreement for Sale or the UPRERA website;

I/We hereby enclose a Chq/D.D./RTGS _____ dated _____ Bank Branch
at _____ for an amount of Rs. _____/-
(Rupees _____)

I/We have clearly understood and agree that this Application Form will be processed by
Promoter only after realization of Application Money of Rs. _____/-
(Rupees _____ Only) as mentioned above and specified in
the payment schedule more particularly mentioned in **Annexure-C**.

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Annexure - A
DETAILS OF APPLICANT(S)

1. SOLE / FIRST APPLICANT-Individual

Name of Applicant.....

S/W/D of

Date of Birth - Marriage Anniversary.....

PAN of the Applicant-..... Aadhaar No.-.....

Nationality - Residential Status - Resident [] / Non Resident [] /
Person of Indian Origin []

Profession-.....Designation.....

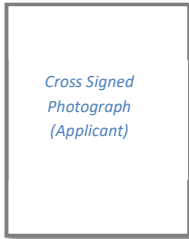
Correspondence/Present Address.....

.....

Telephone.....Email.....

Permanent Address -

.....



2. Co/ Second APPLICANT -Individual

Name of Applicant.....

S/W/D of

Date of Birth - Marriage Anniversary.....

PAN of the Applicant..... Aadhaar No.-.....

Nationality - Residential Status - Resident [] / Non Resident [] /
Person of Indian Origin []

Profession-.....Designation.....

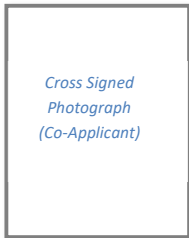
Correspondence/Present Address.....

.....

Telephone.....Email.....

Permanent Address -

.....



3. Co/ Third APPLICANT -Individual

Name of Applicant.....

S/W/D of

Date of Birth - Marriage Anniversary.....

PAN of the Applicant..... Aadhaar No.-.....

Nationality - Residential Status - Resident [] / Non Resident [] / Person of Indian Origin []

Profession.....Designation.....

Correspondence/Present Address.....

.....

Telephone.....Email.....

Permanent Address -

.....

In case of Company/ LLP/ HUF/ Partnership Firm

Name

Date of Inc. /Formation.....

PAN

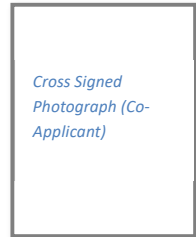
CIN/Reg. No.

Registered Office Address

.....

Name & Particulars of Authorized Representative/Partner/Karta

Date of Board Resolution/ POA



*Cross Signed
Photograph (Co-
Applicant)*



*Please affix
passport size
photo of the
representative*

Signature:



I/ We confirm and declare that the particulars provided by me/us are true and correct to the best of my/our knowledge & belief. No part of it is false and nothing material has been concealed or withheld by me/us there from. Any allotment against this Form shall be subject to the terms and conditions of the Agreement for Sale, which shall also be applicable to my/our legal heirs, successors, assignees etc.

Any concealment/misrepresentation shall result in rejection/cancellation, penalty, interest and forfeiture. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

ANNEXURE-B

I. DETAILS OF THE PROJECT/TOTAL PROJECT/LAND AND LAYOUT

1. Description of the Project land:

M/s Parth Builtech Private Limited is the absolute and lawful owner of the said land admeasuring 10600 square meters situated at Plot No. C-6, Sector- 10, Greater Noida (West) (U.P.) ("Said Land") vide lease deed(s) dated 18.12.2024 and Correction Deed dated 18.08.2025 executed by Greater Noida Industrial Development Authority in favour of M/s Parth Builtech Private Limited, and registered with sub-registrar vide Doc. No. 922 in book No.1, Volume 30012 at page no. 181- 230 dated 08.01.2025 and vide Doc No. 43613 in book no. 1, Volume no. 32352 at page no. 251 - 280 dated 22.08.2025, respectively. The Said Project - known as "Nirala Diadem" is being developed on the land admeasuring 10600 Sq. Mtr.

2. Description of encumbrances (if any):

The said land and the project is financed and hypothecated with: - Not Applicable

II. APPROVALS

1. Building Plan from the Greater Noida Industrial Development Authority (GNIDA)- PLG/BP-SM-10-FEB-2025:23783 dated 14.10.2025.
2. No Objection Certificate ("NOC") from Fire Department: UPFS/2025/145798/GBN/GAUTAM BUDHH NAGAR/30970/JD dated 10.02.2025.
3. Environment clearance from the State Environment Impact Assessment Authority, Uttar Pradesh: Ref No. _____ dated _____
4. Consent to Establish from Uttar Pradesh Pollution Control Board vide ref. no _____ dated _____
5. NOC from Airports Authority of India: vide letter bearing no.: AAI/RHQ/NR/ATM/NOC/2025/1193/3981-84 dated 24.09.2025.

III. DETAILS OF THE PROJECT.

Details of specifications of Unit: As per **Schedule-1**

1. Registration details under the RERA.
 - (a) Registration no. of the Project: _____
 - (b) Validity period: _____
 - (c) Launch Date: _____

IV. DETAILS OF Shop/Commercial Space/Unit.

A. DESCRIPTION OF THE STUDIO APARTMENT/HOTEL, RETAIL SHOPS, RESTAURANT/FOOD COURTS

Studio Apartment/Shop/Restaurant No. _____

Building Number _____

Type _____

Floor Type/No _____

Carpet Area (Sq. ft.) / (Sq. Mtr.) _____

Built-up Area (Sq. ft.) / (Sq. Mtr.) _____

Super Area (Sq. ft.) / (Sq. Mtr.) _____

ANNEXURE-C
SALE CONSIDERATION AND PAYMENT PLAN

1. Breakup of Total Cost

S. No.	Charges	Cost (as per Carpet Area) (in INR)	Rebate/Discount on A/c of GST ___%	Net Basic Cost	GST ___%	Total Cost (in INR)
1	Basic Sale Price (BSP)					
2	Preferential Location Charges (PLC)					
3	Maintenance Charges*					
4	Power Back up					
5	GST/Any other taxes as may be applicable**					
6	Any Other Charges					
7	Total Price					
	Rate per Sq. Ft. / Sq. Mtr. On the basis of Carpet Area of the Unit.					

Total Price for the said Unit (in words): Rupees _____ only.

* Maintenance Charges included in the Total Price have been arrived on the basis of current consumer price index (CPI) and prices of diesel, labor, consumables, etc., as applicable on the start date of the Project. The Maintenance charges payable by the Applicant(s) shall be payable on Cost + 10% basis, therefore the actual Maintenance Charges payable by the Applicant(s) upon offer of possession shall be recalculated on the basis of then prevailing CPI and prices of diesel, labor, consumables, etc. Cost of insurance for the structure of the building is not included in the maintenance charges; it shall be recovered from the Applicant(s) at the time of handing over of the Studio Apartment/ Retail Shops/ Restaurant/ Multipurpose Hall /Banquet Hall/ Multiplex on the basis of actual cost/quote received from the insurance provider.

**said charges/taxes/fees/levies etc. have been computed on the basis of prevalent rates as specified by the concerned authority/department and the same are subject to variation, in case of any change/modification by the concerned authority/department with prospective and/or retrospective effect.

Notes:

- i. Interest Free Maintenance Security Deposit (IFMS) @ Rs. ____/- (Rupees _____ Only) per sq. ft. of Carpet Area, has not been considered in the Total Price specified above as it being a deposit and shall be demanded as per the provisions contained in the Maintenance Agreement.
 - ii. All payments are to be made through A/c Payee cheque/demand draft/banker's cheque or online payment (as applicable) in favor of 'PBPL COLL ACC FOR NIRALA DIADEM' A/c No: **00146450000010**, IFSC code - **YESB0000014**, Bank: **YES Bank Ltd**, Branch- **Sector 63, Noida** payable at NOIDA.
 - iii. All payments are to be made after deducting TDS as may be applicable and at the rate specified by the concerned governmental body or appropriate authority from time to time. The Applicant(s) is required to submit to the Promoter TDS certificate and challan showing proof of deposit of the same within 7 (seven) days from the date of tax so deposited, so that the appropriate credit may be allowed to the account of the Applicant(s).
 - iv. The cost, expenses, deposit and charges for obtaining electrical connection for the Apartment/Shop shall be charged @ 12000/- Per KVA or Rs. 50,000/-, whichever is Higher, at the time of offer of possession of the apartment to the allottee. The DG power backup shall be charged @ Rs. 35,000/- per KVA.

Further, in the event separate electricity connection is required to be obtained from the electricity department for the said Apartment, then the Allottee will be liable and responsible to pay requisite fees, charges, deposits, Cost of Meter, Security Deposit etc., directly to the electricity department, or in case such fees, charges, deposits etc., are paid by the Promoter, then it shall be the responsibility of the Allottee to repay the same to the Promoter as per demand raised by the Promoter. It is clarified that the allottee will also pay to promoter a sum of @ Rs 35,000/- for infrastructure, facility, equipment, material, service etc., at the time of offer of possession of the Apartment to the allottee.
 - v. It is also made clear that the Electrical installation / transformers / Gen. Sets / E.S.S. equipment's and cabling shall be designed with 50 % diversity factor therefore for 10000 KVA load only 5000 KVA capacity shall be provided. However, the liability of the Promoter to provide the load as per the maximum Average Demand of the Project per month therefore for 10000 KVA load only 5000 KVA capacity shall be installed.
 - vi. Taxation particulars of the Promoter i.e. PARTH BUILTECH PRIVATE LIMITED are as under:
PAN No. : **AAFCP2755F**
GST Identification No. : **09AAFCP2755F1ZC**
 - vii. The cost of stamp duty, registration charges or other incidental charges will be borne and paid by the Applicant(s) in addition to Total Price for the said Studio Apartment/ Shop/ Restaurant.
 - viii. Any other costs, interest, charges and expenses required to be paid by the Applicant(s) in terms of this Application and Agreement for Sale and If any other demand is made by any Authority in respect of the Project for which the Promoter maybe held responsible and/or liable, the share of all such demands in the proportion that the Carpet Area bears to the Total Carpet area of all the Studio Apartment/ Shop/ Restaurant within the Commercial Block area of the Project shall be payable by the Applicant(s).
2. **Payment Plan:** As per Schedule II

ANNEXURE-D
APPLICABLE DOCUMENTS

1. Booking amount cheque / demand draft/ RTGS
2. PAN No. and copy of PAN Card.
3. For Companies: Copy of Certificate of Incorporation, Memorandum and Articles of Association, List of Shareholders and List of Directors as on the date of this Application and certified copy of Board Resolution authorizing the person executing the Application.
4. For Partnership Firm: Copy of Partnership deed, firm registration certificate, consent/authorization from all the partners and written authorization in favour of the person/ partner executing the Application.
5. For Foreign Nationals of Indian Origin: Copy of Passport and payment shall be made through their own NRE/FCNR Account.
6. For NRI: Copy of passport and payment shall be made through their own NRE/NRO Account / FCNR Account.
7. One photograph of each Applicant(s).
8. Address/ Identity Proof: Photocopy of Passport/ Electoral Identity Card/ Driving License/ Aadhaar Card etc.
9. Specimen signatures duly verified by Bank (in original).

Note - All documents submitted with this Application must be self - attested.

ANNEXURE-E
INSTRUCTIONS

- 1 The Applicant(s) or the Applicant(s) authorized signatory (in case of a Company/ Partnership firm/HUF/ trust) duly authorized to execute this Application must manually sign by putting his/ her full signature at the bottom of each page of this Application including all its Annexures and Schedule(s) which should also bear the organization's stamp in case the Applicant(s) is other than an individual.
- 2 No alteration, erasure, correction, addition, deletion, cancellation and/or modification etc., should be made to any provision of this Application or to any of its attached Annexures.
- 3 A recent passport-size colored photograph of the Applicant(s)/authorized signatory must be affixed in the space provided and manually signed across such that a portion of the signature appears on the photograph and the rest on the paper of the Application Form. In case of more than one Applicant(s), each such Applicant(s) must do likewise.
- 4 I/ We confirm that I/ we have read and understood the above instructions and each and every clause of the Application Form and its Annexures, Schedules and I/we now execute the Application Form being fully conscious of my/our rights and obligations and the limitations of the Promoter in respect of the Project and hereby undertake to faithfully abide by all the terms and conditions of the Application Form.

Schedule-1 SPECIFICATIONS

A- SPECIFICATION FOR STUDIO APARTMENT

Flooring	Vitrified Tiles In Rooms And Pantry Area.
	Ceramic Tile In Toilet And Balcony.
Walls And Ceiling Finish	Finished wall & ceiling with putty and plastic paint in approved shades.
	Gypsum false ceiling to hide plumbing pipes only in toilet and pantry area.
Pantry	Granite working top & stainless steel single bowl without drainboard.
	CP fittings of reputed brands.
Toilet	Ceramic tiles on all sides walls up to door height level.
	White sanitary ware of reputed brand.
	CP fittings of reputed brands.
Doors and Windows	External doors & windows - composite metal/UPVC/Aluminium powder coated.
	Internal door -frames-composite metal frames/marandi or equivalent wood frames.
	Internal door - flushed door in commercial board with laminate pasted each side of reputed brand.
Electrical's	Copper wire in PVC conduit with MCB support.
	Modular switch/ sockets as per design.
Balcony's Railing	M.S. Railing as Per Design.

B - SPECIFICATION FOR OTHER THAN STUDIO APARTMENT

Walls	Cement plaster on walls.
Flooring	Raw floor.

SPECIFICATION FOR COMMON AREAS (STAIRS/LIFT LOBBIES/CORRIDORS ETC.)

Wall And Ceiling	Finished wall & ceiling with putty and plastic paint in approved shades.
Flooring	Mix of vitrified tile and stone.

Schedule-2 Payment Plan

I. CLP Payment Plan for Studio Apartment		
S. No.	Installment Name	Percentage (%)
1	At the time of Booking	10%
2	Within 30 days from the date of Booking	20%
3	On casting of 2 nd Basement	10%
4	On casting of 2 nd Floor Roof	10%
5	On casting of 6 th Floor Roof	10%
6	On casting of 9 th Floor Roof	10%
7	On casting of 12 th Floor Roof	10%
8	On casting of 16 th Floor Roof	10%
9	On completion of Structure	5%
10	On Offer of Possession	5%
Total		100%

II. CLP Payment Plan for Studio Apartment		
S. No.	Installment Name	Percentage (%)
1	At the time of booking	25%
2	After 1 st Year of RERA Registration date	25%
3	After 2 nd Year of RERA Registration date	25%
4	After 3 rd Year of RERA Registration date	25%
Total		100%

III. CLP Payment Plan for Retail		
S. No.	Installment Name	Percentage (%)
1	At the time of Booking	10%
2	Within 30 days from the date of Booking	40%
3	On casting of Raft	10%
4	On casting of 2 nd Basement	10%
5	On casting of Ground Floor	10%
6	On casting of 2 nd Floor Roof	10%
7	On casting of 4 th Floor Roof	5%
8	On offer of Possession	5%
Total		100%

IV. Down Payment Plan for ALL		
S. No.	Installment Name	Percentage (%)
1	At the time of Booking	10%
2	Within 30 days from the date of Booking	85%
3	On offer of Possession	5%
Total		100%

V. Customized Payment Plan for ALL		
S. No.	Installment Name	Percentage (%)
1		
2		
3		
4		
Total		100%

FOR OFFICE USE ONLY

Sales Person: _____

Booked Through: Direct Sales () Channel Sales ()

Sales Dealer Details: Name: _____

GST No. : _____

Registration Details: _____

FEEDBACK FORM

1. How did you come to know about Nirala World?

- () Through Newspaper Ad () Radio () Website () Outdoor
() Broker () Reference () Others

2. Please rate the quality of following:

Nirala Website () Excellent () Good () Satisfactory () Poor

Project Brochure () Excellent () Good () Satisfactory () Poor

Overall appearance of the sales office () Excellent () Good () Satisfactory () Poor

Interaction with our sales team () Excellent () Good () Satisfactory () Poor

Attitude of the sales team () Excellent () Good () Satisfactory () Poor

3. Please mention the name of member of our sales team who have interact with you _____

4. Please rate your overall experience with Nirala World.

- () So Far Excellent () Good () Satisfactory () Poor

5. Any other suggestion/comments:

Name: _____

Project: _____

Mobile: _____

Email Id: _____

Date: _____

Signature _____