



# LUXURIOUS & EXCLUSIVE HOMES



## "NX-AVENUE"

PLOT NO.17 PROJECT KNOWN AS "NX ONE" SECTOR-TECHZONE-IV, GREATER NOIDA (WEST)  
(APPLICATION FORM FOR RESIDENTIAL UNITS)

Application for Allotment of Residential Flat/Unit in "NX-AVENUE" Plot No.17 Project Known as "NX ONE" Sector-Techzone-IV, Greater Noida West, Gautam Budh Nagar, U.P.

Date	Flat/Unit No.	Customer Code No.

To,  
M/s S.P. Sai IT Pvt. Ltd.,  
C 26, Sector - 67,  
Noida, 201301.

Please affix  
Passport Size  
Photograph

Please affix  
Passport Size  
Photograph

Re: Application for the Allotment of Flat/Unit in "NX-AVENUE" Plot No.17 Project Known as "NX ONE", Sector-Techzone-IV, Greater Noida West, Gautam Budh Nagar, U.P.

Dear Sir,

I request that I may be considered for allotment of a Flat/Unit in the "NX-AVENUE" (herein "SAID COMPLEX") situated at Plot No.17, Sector-Techzone-IV, Greater Noida West, Gautam Budh Nagar, U.P. I opt to pay the total sale price of the Flat/Unit, as per Payment Schedule enclosed herewith.

I remit herewith a sum of Rs. ....

(Rupees) .....

only) by Cash/DD/Cheque/RTGS vide its No. .... Dated, .....

Drawn on, ..... favoring

"M/s S.P. Sai IT Pvt. Ltd. ~~XXXXXXXXXX~~". *Collection H/c*

In the event of the Company agreeing to allot me/us a Flat/Unit, I agree to pay the balance instalments of total sale price and other charges as per terms & conditions of the allotment herein contained, as per Payment Schedule attached herewith. I have read and understood the terms & conditions of the allotment and agree to abide by the same. I also agree to execute the standard Allotment Letter, containing terms & conditions, as and when called upon by the Company.

If, however, I fail to pay instalments as per the payment schedule, or execute the Allotment Letter, as aforesaid, within the period notified by the Company, the Company shall be entitled to treat this Application/Allotment letter as cancelled, and forfeit the Earnest Money for which I shall raise no objection in any manner.

I agree that the acceptance of my application do not entitle me to any right in a Flat/Unit until the Allotment Letter is executed and all payments towards total sale price and other charges, in full, have been paid by me on or before the due dates.

I further agree that I/we shall abide by the terms and conditions of the Company that are in force or that may be brought in to force from time to time, for allotment of the Flat/Unit.

My particulars are given below:

### FOR SOLE OR FIRST APPLICANT

Applicant's Name	
Father's/Husband's	



Date of birth			Nationality		
Qualification			Profession/Occupation & Designation		
Permanent Address & Fax No.					
Correspondence/ Local Address					
Telephone Nos.	Residence		Office		Mobile
Email Address			Passport No		
Marital Status (Tick one)	Married		Single		No. Of children
Resident Status (Tick one)	Resident		Non – Resident		Pan no.*/ Ward Circle No

\* Attach Form 60 or 61, as the case may be, if PAN is not available

**CO-APPLICANT**

Co-Applicant's Name	
Father's/Husband's	

Date of birth			Nationality		
Qualification			Profession/Occupation & Designation		
Permanent Address & Fax No.					
Correspondence/ Local Address					
Telephone Nos.	Residence		Office		Mobile
Email Address			Passport No		
Marital Status (Tick one)	Married		Single		No. Of children
Resident Status (Tick one)	Resident		Non – Resident		Pan no.*/ Ward Circle No

\* Attach Form 60 or 61, as the case may be, if PAN is not available

**FIRMS/SOCIETIES/TRUST/OTHERS**

Name of the Firm/Society/Trust			
Registration No. (if registered) With date			
Registered Office/ Office Address			
Correspondence Address			
Telephone Nos.	Office		Fax
Email		Pan No/ Word Circle	
Name Father's/Husband's Name of the Authorized Signatory			
Address of Authorized signatory with Phone No.			

**FOR COMPANIES**

Name of the Company			
Date of Incorporation		CIN No.	
Registered Office			
Correspondence Address			
Telephone Nos.	Office		Fax
Email		Pan No/ Word Circle	
Name Father's/Husband's Name of the Authorized Signatory		Mobile No of the Authorized Signatory	
Address of Authorized signatory			



I enclose herewith copies of following documents:

- (i) Pan Card,
- (ii) Resident Proof (Election Card/Passport/Driving License),
- (iii) Copy of Memorandum & Articles of Association and Board's Resolution (in case of company)
- (iv) Copy of Partnership Deed/Authority Letter/Resolution (in case of firm/society/trust),
- (v) Copy of Passport & Details of NRE/NRO/FCNR Account.

**BANK DETAILS**

Name of The Bank		Branch Address	
Account No		RTGS/IFSC CODE	

**PARTICULARS OF THE PROPERTY:**

Flat/Unit No.	Floor	Block	Type	Super Area (in sq. ft.)

**Cost Details**

A. Basic cost	Rate Per Sq. Ft. (in Rs.)	Amounts (In Rs.)
1. Cost on super area basis		
2. Corner PLC		
3. Park/Road Facing PLC		
4. Floor PLC		
	<b>Total (A)</b>	
<b>B. Other Charges</b>		
1. EDC/IDC/FFC		
2. Car Parking		
3. Club		
4. Power Backup (2KVA) Mandatory		
5. Lease Rent		
6. Interest Free Maintenance Security (IFMS)		
	<b>Total (B)</b>	
	<b>Total (A+B)</b>	

( Rupees \_\_\_\_\_ )

Service Tax Chargeable as per norms.

**Payment Plan opted**

(1) Construction Linked Payment Plan

(2) Down Payment Plan

(4)

**Nominee**

<b>Name</b>		<b>Relationship</b>	
<b>Address</b>			

Booking Through \_\_\_\_\_

**Declaration**

I, the above applicant, do hereby declare that the above particulars/information given by me, are true & correct and nothing has been mis-represented/concealed therefrom. I have read and signed all pages of this Application form and payment schedule and agree to abide by the same.

<b>First/Sole Applicant</b>	<b>Name</b>		<b>Signature</b>	
<b>Co-Applicant</b>	<b>Name</b>		<b>Signature</b>	
	<b>Date</b>		<b>Place</b>	

**NOTES**

- The Flat/Unit booking price shall be firm.
- Prices indicated above are subject to revision from time to time at the sole discretion of the Company.
- Prices, terms and conditions stated herein are not exhaustive, and have been indicated merely to apprise the Applicant.
- All payments are to be made by Demand Draft/Pay Order/Cheque only drawn in the favour "M/s S.P. Sai IT Pvt. Ltd. Residential" payable at New Delhi/NCR.
- In case the cheque comprising Booking amount is dishonored given at the time of submitting the application, due to any reason whatsoever, the Company, at its sole discretion, may treat the application for allotment of the Flat/Unit as cancelled without giving any notice to the applicant(s).
- In case of NRI buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the Applicant.

**Signature of the Applicant (s)**

**FOR OFFICE USE ONLY**

<b>Receiving Officer</b>		<b>Receiving Date</b>			
<b>Booking Amount (Rs)</b>					
<b>Signature of Receiving Officer</b>		<b>Checked by</b>		<b>Approved by</b>	



## TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF FLAT/UNIT IN THE SAID COMPLEX.

The Applicant will be allotted the Flat/Unit on the following terms and conditions, and these terms and conditions shall be comprehensively set out in the Allotment Letter. The following terms and conditions are thus indicative in nature, and the same shall always remain binding on the Intending Applicant.

That for all intents and purposes and for the purpose of the terms & conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. The Applicant has applied for registration for provisional allotment of a residential Flat/Unit in the above scheme/project being developed by M/s SP Sai IT Pvt. Ltd.
2. The Application is to be accompanied with the registration amount/earnest money payable shall be 10% of the total cost of Flat/Unit as per payment plan by A/c payee cheque or demand draft favoring M/s S.P. Sai IT Pvt. Ltd. Residential payable at New Delhi/NCR. No outstanding cheque/draft shall be accepted. However, if the amount paid by the Applicant is less than 10% of the total cost of Flat/Unit then this application shall not be accepted for the provisional allotment.
3. The final allotment is entirely at the sole discretion of the Company and the Company reserves the right to accept or reject an application without assigning any reason thereof.
4. The layout plan of the entire Project as drawn by the Company is tentative and is subject to change, if deemed necessary by the Company or as may be required by the regulatory authorities of GNIDA. The Company may affect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of the Flat/Unit, floor, block, number of Flat/Unit, location and increase/decrease in the number of car parking slots allotted to the Applicant. In regard to all such changes either at the instance of the regulatory authorities or otherwise decision of the Company's shall be final and binding on the Applicant. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein.
5. Areas in all categories of Flat/Unit may vary upto 1% but the cost of the Flat/Unit will remain unchanged. Any change over and above 1% shall be adjusted on pro-rata basis. It is also agreed that the Builder/Company may make such changes, modifications, alterations and additions therein as may be deemed necessary or may be required to be done by the builder/Company, the Govt./GNIDA or any other local authority(s) without any specific consent of the Applicant.
6. The Applicant agrees that he shall pay the price of the residential Flat/Unit and other charges on the basis of super area of the Flat/Unit, which comprises of the built up area/covered area of the Flat/Unit including area under periphery walls and columns, the area of balconies/verandas, cupboards, windows projects etc. proportionate share of common areas within the building like Staircase, mummies, lift wells, lift room, machinery room, common lobbies and passages on all floors and the proportionate share of common service areas in the complex like community facilities, security rooms, maintenance staff rooms, electric sub-station, pump rooms, underground/overhead water tanks, covered and uncovered shafts etc. if there is any increase/decrease in the final super area, then necessary adjustment will be made in the price of the Flat/Unit based on original rate at which the Flat/Unit was allotted.
7. All Taxes and statutory levies presently payable in relation to Land comprised in "NX-AVENUE" have been included in the price of the Flat/Unit. However in the event of any further increase and/or any fresh tax, service tax, charges, farmer's compensation, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Applicant on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority(s) shall also be additionally payable by the Applicant.
8. (a) The Company shall endeavor to complete the construction of the Flat/Unit within a period specified in the Allotment Letter to be entered into, subject to timely payment of installments by the Applicant and other charges when due and payable or demanded by the Company. The Company on obtaining completion certificate/certificate of occupancy and use from Greater Noida Industrial Development Authority shall hand over the Flat/Unit to the Applicant subject to the Applicant having complied with all the terms and conditions of the Allotment Letter.  
(b) The Applicant agrees that the development of the project is subject to force majeure conditions which includes delay for any reason beyond the control of the Company like non-availability of building materials and/or labor problems and/or enemy action and/or natural calamities and/or any Act of God and/or in case of delay in possession as a result of any notice, order, rule, notification of the Government/public/competent authorities, delay in issue of completion certificate/occupancy certificate, water/electric power supply connection or any other reason beyond the control of the Company including force majeure and in such an event the Company shall be entitled to reasonable extension of time without the Applicant being entitled to claim compensation of any nature whatsoever for the period of delay.
9. No separate letter for payment of installments on the due dates will be issued. It will be obligatory on the part of the Applicant to make the payment on or before the due dates. If any installments as per payment schedule is not paid within due date, the Company will charge 24% interest compounded monthly on the delayed payment from the due date. Further, if the payment remains in arrears for more than 30 days from the due date for such payment or two consecutive demands whichever is earlier, then allotment shall automatically stand cancelled at the sole discretion

of the Company and the amount deposited by the Applicant the earnest money being 20% of the total Sale Price will stand forfeited, and after deduction of over dues interest amounts received from housing finance companies/banks against the said allotment and any other charges, the balance amount, if any shall be refundable without interest after 90 days of cancellation of allotment. However, the Company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging interest 24% compounded monthly and restore the allotment in case the allotted Flat/Unit has not been allotted to someone else. Alternative Flat/Unit, if available may also be offered in lieu. Time is essence with respect to the Applicant's obligation to pay the sale price as provided in the payment schedule along with other payments such as applicable stamp duty, registration fee and other charges more specifically stipulated in the Allotment Letter to be paid on or before due date or as and when demanded by the Company as the case may be and also to perform or observe all other obligations of the Applicant under the Allotment Letter, if is clearly agreed and understood by the Applicant it shall not be obligatory on the part of the Company to send demand notices/reminders regarding the payments to be made by the Applicant as per the schedule of Payments or obligations to be performed by the Applicant. However the Company may without prejudice to its rights in its sole discretion, waive its right to terminate the Allotment and enforce all the payments and seek specific performance of this Allotment in such a case. The Applicant agrees that the possession of the Flat/Unit will be handed over to the Applicant only upon the payment of all outstanding dues, penalties etc. along with interest (if any) by the Applicant to the satisfaction of the Company.

10. Subject to the restriction and limitations in the Greater Noida Industrial Development Authority Lease Deed, the Applicant may at its option to raise finances or a loan for purchase of the Flat/Unit. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Applicant in the event, the Applicant loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Applicant and in the event of default in payment as per the Payment Plan the Applicant shall be liable for consequences including cancellation of the allotment.
11. The Applicant shall comply with legal requirements for purchase of immovable property wherever applicable, after execution of the Allotment Letter and the Applicant has to sign and execute all requisite applications, forms, affidavits, undertakings, Agreements, Maintenance Agreement, Parking Allotment Agreement for supply of Electricity, Agreement for Power Backup etc. as and when required by the Company.
12. On completion of Flat/Unit and receipt of full consideration and other charges, if any payable by the Applicant, a Tripartite Sub-Lease Deed shall be executed in favour of the Applicant on the format approved by the Greater Noida Industrial Development Authority and the Company. All expenses towards execution of the said Sub-Lease Deed shall be borne by the Applicant.
13. In case the Applicant, desires for cancellation before the allotment, then 20% of the total sale price of the Flat/Unit, constituting the earnest money, will be forfeited and balance if any, refunded without any interest after the resale of the Flat/Unit.
14. The Applicant shall also be required to pay requisite charges as fixed by the Company for connections for water, sewer and electricity for the allotted residential Flat/Unit and also the Power Back-up Charges (minimum 2KVA), Electric Meter, Sinking Fund, Adm. Charges and all other such charges as may be fixed by the Company.
15. The Applicant shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Flat/Unit) in the Complex as determined by the Company or its nominated agency.
16. In case the Applicant desires, transfer of allotment/ownership of Flat/Unit, before registration/possession; a transfer fee as prevailing, at the time of desired transfer shall be payable by the Applicant. Transfer of allotment/ownership shall however be permitted only after 40% payment of the Flat/Unit.
17. If for any reason, whether within or outside the control of the Company, the whole or part of scheme is abandoned, no claim will be preferred except that the money of the Applicant will be refunded full without any interest.
18. The allotment, if and when made by the Company, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions restriction and limitations contained in the Lease Deed and Sub-Lease Deed has been executed by Greater Noida Industrial Development Authority (Lesser) in favour of the Company (Lesser) and the intending Applicant having read and understood the same has applied for the allotment and has undertaken to abide by those terms and conditions restriction and limitation etc.
19. That in case, the Applicant makes any payment to any of the person/Company, except M/s S. P. Sai IT Pvt. Ltd. Residential, against his booked Flat/Unit, then the Applicant will be solely responsible & liable for the said payment.
20. And company shall neither pay any interest for delay in handing over of possession for the aforesaid reasons nor the applicants(s) will be entitled to claim compensation of any nature whatsoever for the period of delay.
21. If for any reason, whether within or outside the control of the company, the whole or part of scheme is abandoned, no claim will be preferred except that the money of the applicant will be refunded full without any interest.
22. Charges for individual dual prepaid electric meter which include security + Meter cost + Panels/cables from sub-station to Feeder Pillar + MC's

and cable to the respective Flat/Unit and their connection charges are payable prior to possession of Flat/Unit.

23. The stamp duty, registration charges, legal and incidental expenses and service tax to be paid extra as applicable. Electric/water connection charges are payable extra.
24. This application is subject to a lock-in period of thirty (30) days from the date of signing of this application form and after thirty (30) days this application shall automatically be rejected, if allotment is not done with sole discretion of the Company.
25. The courts at Noida shall alone have the jurisdiction in all matters arising out of touching and/or concerning this application regardless of the place of execution of this application.

The Applicant has understood that the rights of ownership of land(s), facilities and amenities other than those within the block/building in which the Flat/Unit is located and the common areas shall vest solely with the Company which shall have the sole right and authority to deal in any manner with such land(s) facilities and/or amenities.

The Applicant has fully satisfied himself about the interest and title of the Company in the said plot of land.

I have fully read and understood the above-mentioned terms and conditions and agreed to abide by the same. I understand that the terms and conditions given above are of indicative nature with a view to acquaint me generally with the terms and conditions as comprehensively set out in the Allotment Letter which shall supersede the terms and conditions set out in this application.

Place: \_\_\_\_\_

Signature of Applicant

Date: \_\_\_\_\_

Signature of Co-Applicant



**SP SAI IT Pvt. Ltd.**

Corporate office: C 26, Sector - 67, Noida 201301.

Site Office: Plot No -17, Tech Zone - IV, Greater Noida (west), U.P.  
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