

**PROFORMA OF APPLICATION FORM, ALLOTMENT LETTER,
AGREEMENT FOR SALE & CONVEYANCE DEED PROPOSED TO BE
SIGNED WITH THE ALLOTTEES**



GAURS
OF Noida

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Gaur
Soundaryam
Greater Noida (W)

Before :- _____

We came to know that some model agreement to sell will be provided by the Authority constituted under RERA like being provided in some other states, same is under preparation in the state of Uttar Pradesh, as and when it will be provided will be adopted by us. We hereby given an undertaking to adopt the model agreement to sell and the directions with regard to the registration of that agreement.

We hereby enclosing the format of allotment letter (agreement to sell) which being prepared with best of our knowledge, the intending purchaser signs this document after going through and only after being agreed upon.

With Regards

GAURS

GAURS
Boundaryyam

ALLOCATION OF PARKING SPACE

This Allocation of Parking Space is made at Ghazibabad on this _____ day of _____ by
 M/s Geonsons Realty Pvt. Ltd., a Company Incorporated under the Companies Act 1956 having its corporate
 office at Geor Blz Park, Plot No. 1, Abbey Road II, Indapuram, Ghazibabad (U.P.) represented through its
 Authorized Signatory Mr/Ms/Mrs _____

AND Mr/Ms/Mrs _____ authorized vide Resolution dated _____
 passed by Board of Directors of the Company (hereinafter called the "First Party" which expression shall
 whenever the context permits be deemed to include its successors and permitted assignee) of the First Party.

In Favour of

Mr/Ms/Mrs _____ BAW/DG
 And Mr/Ms/Mrs _____ SW/DG
 R/o _____

(hereinafter singly/jointly, as the case may be, called the "Second Party" which expression shall
 hereinafter be deemed to include its successors and permitted assignee) of the Second Party.

WHEREAS the Second Party is the Alottee(s) of _____ on _____
 in a four-story building "Geon Boundaryyam" containing _____ Section
 of the said building (hereinafter called the "Building") and the Second Party has requested the First Party for allocation of parking space in the common
 area of the said building and the First Party has agreed to allocate parking space to the Second Party on the following terms and conditions:

AND WHEREAS the First Party has requested the Second Party for allocation of parking space in the common
 area of the said building and the Second Party has agreed to allocate parking space to the First Party on the following terms and conditions:

1. That the Second Party shall use the aforesaid Parking Space for parking his/her/their vehicle.
2. That the Second Party shall not do any temporary construction, permanent construction, fencing, rope of
 any nature or in any manner or storage of any item in the aforesaid Parking Space.
3. That the aforesaid Parking Space is a facility to the Second Party and attached to the Apartment owned by
 him/her/their in the Complex. He/She/They, therefore, cannot sell, lease, rent out, sublet, transfer, assign
 any part or whole of the aforesaid Parking Space under any circumstances whatsoever. It further to
 anybody else.
4. That this Parking Space shall automatically run with the further transfer of apartment by the apartment
 owner, no further issuance of fresh parking space allocation will be required.

First Party (Company)

Second Party (Alottee(s))

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5. That the aforesaid Parking Space is a facility to the Second Party on first come first serve basis and the
 Second Party has no ownership right & title over it.

6. That the Second Party will make available his/her/their aforesaid Parking Space to the maintenance staff
 of the First Party or its nominee Company for the maintenance of the Water Pipes, Main Hole, Fire Fighting
 Pipes, Electric Cables, Water Tanks etc., as and when required/needed for by them.

7. That the Second Party cannot and shall not park his/her/their car or any two wheeler in drive way or any
 other place except the aforesaid Parking Space. This allocation of Parking Space and its terms & conditions
 do not constitute an Agreement to Sell/Sale Deed.

8. That if due to any change in layout plan or structure or any other change, the allocated parking space is not
 available then another parking space out of un-allocated parking spaces will be assigned to the Second
 Party and the Second Party shall accept that replacement/assignment. The Second Party shall not have
 any claim for above mentioned change/replacement/assignment.

9. That the Second Party shall be held liable in monetary terms for any damage or loss suffered by the First Party
 or its nominee Company or any other person or entity due to any negligence caused to the structure/water/floor or any other part of the Building by the Second Party.

10. That the Second Party shall be held liable in monetary terms for any damage or loss suffered by the First Party
 or its nominee Company or any other person or entity due to any negligence caused to the structure/water/floor or any other part of the Building by the Second Party.

11. That the Second Party shall be held liable in monetary terms for any damage or loss suffered by the First Party
 or its nominee Company or any other person or entity due to any negligence caused to the structure/water/floor or any other part of the Building by the Second Party.

Who have inspected the aforesaid Parking Space and are fully satisfied with the said location and space of the
 said Parking. Who have no complaint/objection regarding the aforesaid Parking Space. Who have also signed the
 layout of parking annexed herewith.

Second Party (Alottee(s))

CONFIRMATION

- (a) That I/we have read and fully understood the contents produced above in Para 1 to 11.
- (b) That I/we have personally seen parking space allocated to me/us for parking my/our vehicle there and
 confirm that I/we are/are fully satisfied with the location and space of parking.
- (c) That I/we shall not be entitled to claim any change in the parking space on ground of dissatisfaction of any
 kind/sort.

Second Party (Alottee(s))

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2. That the maintenance charges will be utilized for taking care of the purposes specified in Schedule 1 of this Agreement. It is expressly agreed between both the parties that the Second Party will always pay the maintenance charges and any other such dues to the Company at their maintenance office in the Gaur Boundaryyam project. The rate of maintenance and service charges has been fixed keeping in consideration the current price of commodities, services and the electricity charges for common lights, lifts and pumps.
3. That the rate can be raised every year by maximum 15%. The Second Party agrees to this escalation and further agrees that the Company may subjectively increase further the standard rate of maintenance and service charges in the event of an increase in cost of above referred factors particularly price of diesel, staff, wages, electricity tariff etc.
4. That the second party agrees to pay interest at the rate of 12% p.a. to the company for the amount due against him/her after the due date of payment prescribed by the company. The interest will continue for more than a quarter, rate of interest would increase at 1% per quarter.
5. That it is clarified that liability of the Government Taxes, and other taxes and levies such as House tax, Sower tax, Water Tax, and other taxes applicable is not undertaken by the Company in this Agreement. It shall be the sole responsibility of the Second Party to pay the same.
6. To inform that a single point Electricity Meter will be installed in the common area of the project. The Electricity will be supplied by the Government of India through the State Electricity Board. The electricity will be supplied to the Second Party through a single point Electricity Meter. The electricity will be supplied to the Second Party through a single point Electricity Meter. The electricity will be supplied to the Second Party through a single point Electricity Meter.
7. That the Second Party shall pay the minimum coupon recharge value of Rs. 1000/- and thereafter can get recharge coupons in multiple of Rs. 500/-.
8. That the minimum coupon recharge value will be Rs. 1000/- and thereafter can get recharge coupons in multiple of Rs. 500/-.
9. That the capital goods, e.g. Generator, Submersible Pump, Motor, Lifts and their spare parts, Escalators, Fire fighting equipment's, Intercom System etc. are covered under warranty by the manufacturers themselves, in the event of recurring problems after the expiry of warranty period that shall be replaced from the amount of Interest Free Maintenance Security (IFMS) amount.

First Party (Company)

Second Party (Allottee(s))

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10. That the Second Party consents that he/she will allow the maintenance staff to enter his/her unit, at any time when required for cleaning/maintaining any repairing work related to that unit or any other units.
11. That in case of sale of unit, NOC from the company is required for clearance of dues along with transfer charges to be paid to the company. The entry to the new unit owner (s) shall not be allowed in absence of requests NOC from the Company.
12. That in case the unit given on rent/lease, the Second Party have to give declaration, in writing, to the Company that the Second Party shall be responsible for obtaining Police verification. Only the Second Party shall be responsible for the unlawful acts of their lessee/tenant.
13. That all the apartment owners including the second party shall be the member of the association of apartment owners (AAO), this agreement can be terminated by the first party or the association of apartment owners (AAO), after giving 90 days notice in writing.
14. That the maintenance will start with effect from date of possession of the unit or date of completion of the unit, whichever is earlier. It will continue whether unit is occupied or remains vacant or possession of the unit is transferred to the Second Party.
15. That in the event of any dispute whatsoever arising between the Second Party and the maintenance agreement the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAI. If the grievance is not resolved within 30 days, the grievance shall be referred to the Arbitration Tribunal constituted by the Second Party and the decision of the arbitration shall be final and binding on all the parties. The arbitration shall always be held in the city of Gaur Boundaryyam. The High Court of the State of Karnataka shall have jurisdiction to entertain any suit or application for enforcement of the award made by the Arbitration Tribunal. The High Court of the State of Karnataka shall have jurisdiction to entertain any suit or application for enforcement of the award made by the Arbitration Tribunal.
16. That the Second Party shall be responsible for their commercial hold up, with tenants/tenants/tenants for their identity and damage if any, caused by them to the project or to the unit etc. due to their willful act or any negligence.
17. That during the course of maintenance of the project if any damage happens of any kind whatsoever, the damages could be claimed from the insurance company only. The Company (First Party) has entered a third party insurance on all the damage will be compensated by the insurance company up to the extent of insurance amount and as per the terms and conditions of the insurance policy. The Company (First Party) shall not be liable for the same.
18. The vending charges of Rs. _____ per month which comprises of all the overheads incurred by the Company to generate coupons.

IN WITNESS WHEREOF, the parties herein have hereunder signed on the day, month, year hereinafore mentioned.

*Maintenance data will be decided at the time of offer for fit-out.

SCHEDULE 1

1. Cost of electric charges for Lifts, escalators, pumps, Softening plants, Inletroom, lighting in passages/corridors and other common spaces in the project.
2. Cost of Diesel, Oil and repair of Diesel Generator.
3. Repair and maintenance of the electric wiring, Under and overhead water tanks, water level, Fire Fighting lines and equipment etc. The company for maintenance purposes in the unit will supply labour only. No material of any type will be provided by the Company to any Allocated(s).
4. Maintenance and repair of all the common soils and waste pipes, sewerage lines, manholes, Garbage chutes, Lifts and escalators etc.
5. Engagement of staff as deemed necessary by the company to render efficient services.
6. The cost as necessary or incidental to the maintenance and upkeep of the common areas, Lifts, Escalators, other chutes, recovery of charges etc. such other expenses as may be incurred by the company.
7. Security of the project.
8. Cleaning and lifting of garbage within the project.
9. Maintenance of park or other landscape.
10. Maintenance of roads, paths of common areas.
11. Maintenance of the entrance and exit for the maintenance of the building, however, the cost will be borne by the Allocated(s).
12. The company will ensure the supply of current in your unit, not responsible for the fused tube light/fuses or blown fuses in your electric fixtures. If any loss to wiring occurs due to short circuiting in your unit by any electric faultage or in case of any accident, the labour to replace the wiring and the requisite material, wire will be paid/supplied by the Allocated(s).

Nota

1. **Electrician's job:** To ensure the supply of current in your unit, not to ensure the safety of the wiring. If any loss to wiring occurs due to an accident or fire, the electrician will be paid to replace the wiring and the requisite material, while the labour to replace the wiring will be paid by the client.
2. **Plumber's job:** Only to ensure the adequate supply of water in water closet only and rectification of leakage of taps and seepage nearby etc. Labour to fix any gadget/instrument like Geyser etc. Will be paid by the client.
3. **Security:** The internal security of the unit shall be the sole responsibility of unit owner. The Company shall have free hand to restrict the entry of outside persons into the project. The provision of such security services would not create any liability of any kind upon the promoter company/company for any mishap resulting at the hands of any intruders.
4. **Wastekeeper's job:** Cleaning of common areas, collecting garbage from garbage chute.

First Party (Company)

Second Party [Affiliate(s)]

APPLICATION FOR POWER BACK-UP

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The Director,

Mitsui Bussan Kaisha, Limited

Gear Blz Park, Plot No. 1, Abbey Road - II,

Indrapunam, Ghazalabad - 201010

Sub: Request for power back-up facility in Unit No. _____, Block _____ on _____ floor of the Project "Gaur Saundaryam" situated at Plot No. GH-05C, Sector Thakane-N, Greater Noida (West), District Gautam Budh Nagar, U.P.

Dexter Bdr.

I want to avail _____ KVA power back up from the generator in above said unit and towards cost of installation of the power back up facility, I further agree and undertake that I shall bear the same and I shall not claim any reimbursement of the same under any conditions for the generator back up :-

1. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.
2. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.
3. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.
4. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.
5. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.
6. That the fixed Charge is Rs.300/- KVA per month. The composition of _____ units per month will be allowed against said fixed charges. However, units consumed over and above _____ units will be charged at the prevailing rates at the time of billing. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer. The power consumed by the consumer will be calculated on the basis of the meter installed at the premises of the consumer.

**Thanking You,
Yours Sincerely,**

Signature _____

Name(s).....

Order

GAURS
OF PUNE INDIA

**Gaur
Saudaryam**
OF PUNE INDIA

Note:

1. Request for increase/decrease/withdrawal of power back up requirement shall not be entertained at later stage and there shall be no refund for any decrease or withdrawal of power back up load.
2. Rs. _____/- per unit does not include any replacement of the Gen. set or other equipment of power back-up.
1KW = 0.80 KVA any rating in KVA may be converted to KW by multiplying the KVA figure with a power factor of 0.80.
3. The fixed charge has been calculated based on the present fuel rates which will be raised based on the prevailing fuel rates.
4. The electrical installation /transformers / Gen. Sets / E.S.S. equipment and cabling shall be designed with 60 % diversity factor i.e. for 100 KVA load only 60 KVA capacities shall be installed.

GAURS
OF PUNE INDIA

**Gaur
Saudaryam**
OF PUNE INDIA

APPLICATION FORM FOR AN ELECTRIC CONNECTION

To,

The Director,

M/s Gaursons Realty Private Limited,

Gaur Biz Park, Plot No. 1, Ashraykhanda-II,

Indrapuram, Chaudolad-201010

Subj: Electric connection of _____ KVA in Unit No. _____ Block _____ on _____ floor in the Project "Gaur Saudaryam" situated at Plot No. GH-95C, Sector-7, Techzone-IV, Greater Noida, Uttar Pradesh.

Dear Sir,

I/we require an electric connection of _____ KVA load in the above mentioned project.

I/We have read over the agreement for supply of electric energy to the consumer and agreed to abide by all the terms and conditions of the said agreement.

The Applicant,

You

Signature's.....

Name's.....

(For Office Use only)

Load Sanctioned _____

For Unit No. _____ Block _____ on _____ Floor.

Authorized Signatory

GAURS

GAURS
Saundaryam

AGREEMENT FOR SUPPLY OF ELECTRICAL ENERGY TO THE CONSUMERS

This Agreement is made on this day of 20..... at GHAZIABAD between M/s Gaursone Realty Private Limited, a company incorporated under the Indian Companies Act, 1956, having its registered office at D-55, Virek Vihar, Delhi-95 and Corporate office at Gaur Bix Park, Plot No. 1, Ashby Khanda-2, Indrapuram, Ghazalabad acting through its Authorized Signatory Mr./Mrs./Ms.

S/W/Oo Shri.

authorized vide Resolution dated passed by the Board of Directors of the Company/Hereinafter referred to as COMPANY/FIRST PARTY)

AND

Mr./Ms./M/s. S/W/Oo Shri.

And, Mr./Mrs./Ms. S/W/Oo Shri.

R/o

(Hereinafter referred to as CONSUMER/ SECOND PARTY) which expresses

consent thereto, include its successors in interest and permitted assigns etc.)

That the consumer has booked a Unit No. block

situated at Plot No. GH-09C, Sector-Teachzone-IV, Greater Noida (U.P.) District Gautam Budh Nagar, U.P.

and acceptance has applied for KVA load for the said unit.

1. The company will take single point electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

2. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

3. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

4. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

5. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

6. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

7. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

8. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

9. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

10. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

11. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

12. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

13. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

14. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

15. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

16. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

17. The company will take electricity supply to the consumer's premises for the distribution of electricity among the occupants of the said unit.

First Party (Company)

Second Party (Addressee(s))

12

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Saundaryam

the electrical distribution system. The metering system would be supported by the vending system (taken permission) to be placed in the maintenance department. All charges i.e., electricity charges, power back up and maintenance charges etc. shall be charged through this single metering system and unpaid amount will result to stop the electric supply of the unit.

7. The metering system will be working on pay and use method. You have to purchase the electricity as per your requirement with the recharge value of minimum Rs. 1000/- in multiple of Rs. 500/- in advance

8. The electricity charges will be as per tariff circulated by UPERO/Competent Authority subject to revision from time to time depending upon the concerned variable factors variations.

9. The metering system would be deducting the company maintenance charges and power back up charges... if any, from all the occupants with service tax, if applicable, as per the maintenance agreement on daily basis if the unit is closed for any reason and the maintenance charges are not paid regularly, then the occupant will have to clear all the dues first along with interest, as per the maintenance agreement.

10. A recharge coupon will be issued for electricity purchase on making the payment for the same. The recharge coupon will be valid for a period of 30 days from the date of issue.

11. The metering system would have the facility of emergency power supply (standby credit) of Rs. 200/- for each connection thereafter the supply of electricity will be automatically stopped.

12. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

13. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

14. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

15. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

16. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

17. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

18. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

19. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

20. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

21. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

22. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

23. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

24. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

25. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

26. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

27. The metering system will be charged of Rs. /- per month for the use of the metering system. The charges incurred shall be payable to the company.

First Party (Company)

Second Party (Addressee(s))

13

GAURS
BY Gaur BoundaryamGaur
Boundaryam
BY Gaur Boundaryam

18. The rules of concerned authority (Panchmahal VVyat Viven Nagarik Limited (NTPC)) will be equally binding on the Company and the consumers.
19. That in the event of any dispute whatsoever arising connected with the agreement for supply of electrical energy, the grievances of the consumer shall be referred first to the consumer redressal forum formed by the CREDAL. The said agreement is subject to arbitration by the designated committee of arbitrators appointed by the CREDAL and the decision of the arbitrator will be final and binding on all the parties. The arbitration proceedings shall always be held in the city of Gauram Buzh Nagar (UP) India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the courts subordinate to it alone shall have jurisdiction in all matters touching and or concerning this agreement.
20. The payment will be made by the Consumer through account payee cheques only. If for any reason the cheque is dishonoured then the company has full right to charge penalty of Rs. 200/- and for the electric connection of the defaulter consumer.
21. The Company is not liable for any loss to the electrical gadgets in the consumer's possession due to voltage or any other fault of the system.
22. The Agreement shall be governed by the laws of India for the purpose of jurisdiction and shall be subject to the jurisdiction of the courts subordinate to High Court of Allahabad.
23. It is hereby agreed between the parties hereto that the consumer shall be bound by the

IN WITNESS WHEREOF, I have hereunder signed on this _____ day of _____, 20____.

Note

1. Request for increase/decrease withdrawal of electricity load shall not be entertained at any stage and there shall be no refund for any decrease or withdrawal of electricity load.
2. 1KW= 0.80KVA, any rating in KVA may be converted to KW by multiplying the KVA figure with a power factor of 0.80.
3. The electrical installation / transformers / Gen. Sets / E.S.B. equipment and cabling shall be designed with 60 % diversity factor for 100 KVA load only 60 KVA capacitors shall be installed.

First Party (Company)

Second Party (Abotise(s))

GAURS
BY Gaur BoundaryamGaur
Boundaryam
BY Gaur Boundaryam

POSSESSION LETTER OF THE APARTMENT/SHOP/UNIT

The physical possession of the Apartment/Shop/Unit No. _____ on _____ Floor, Type _____ having a carpet area _____ sq.mtr (_____ sq.ft) & Total area _____ sq.mtr (_____ sq.ft) approximately in the Project Gaur Boundaryam situated at Plot No GH-05C, Sector, Technoone-IV, Greater Noida (West), has been handed over today on _____ (date) with the registration of sub-lease deed to _____

Mr./Mrs./Ms. _____ S/W/Da/Son _____
 And, Mr./Mrs./Ms. _____ S/W/Da/Son _____
 R/o _____
 with his/her their complete satisfaction.

POSSESSION TAKEN OVER IN GOOD
 CONDITION AND TO MY/OUR COMPLETE
 SATISFACTION.

For Gaur Boundaryam Private Limited

THROUGH IT'S AUTHORIZED SIGNATORY

GAURS
Boundaries

Form "B"

Undertaking by the person acquiring apartment (Under Section 14(B) of the Urban Pradesh Apartment
(Promotion of Construction, Ownership & Maintenance) Act, 2010,
Office of Greater Noida Industrial Development Authority (GNIDA)

I/We

Mr./Mrs./Ms.

And, Mr./Mrs./Ms.

R/o

S/W/D/O/Shr

S/W/D/O/Shr

Acquired Apartment / Shop No. _____ In the property "Gaurs Samundriyam" situated at _____
Sector-Techzone-IV, Greater Noida (West), District Gautam Budh Nagar, Uttar Pradesh.

purchased, or otherwise or taking Sub-Lease of an apartment / Shop from Mr./Mrs./Ms. _____

I hereby undertake to comply with the covenants, conditions and restrictions subject to which said apartment / shop
was purchased by the abovesaid Mr./Mrs./Ms. Gaursans Realty Pvt. Ltd. from _____

Further, I undertake to the provisions of the Urban Pradesh Apartment Act, 2010 and the rules made thereunder, which
are applicable to the said apartment / shop.

In presence of

Signature

1.

2.

GAURS
Boundaries

SECURITY DATA

Unit No.

Name

Father's / Husband's Name

Details of Family Members

Date

Details of

Telephone

Details of Parking Allocated

Contact Number

(In case of any Emergency)

Email Address

Signature

Notes:-

1. In case of less than separate security data will be applicable of tenants.
2. Give 2 photograph of each applicant / member.

First Party (Company)

Second Party (Associate)

17

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GAURS

GAURS
SANDUNYAM
REALTY PVT. LTD.

LETTER OF AAO

Dear Sir/Mam,

The culture of Group Housing is quite much different from an individual house. In a Group Housing lots of common rights and interests are involved, said living is abided by certain rules and regulations.

We are in the field of Real Estate Development since almost two decades and handled over so many projects to our valuable customers with their satisfaction. After completing the residential group housing we have always handed over that to the Association of the Owners (earlier known as RWAs) hereafter the Associations are running and maintaining the societies quite smoothly.

You must be aware about the commencement of UP Apartment Act of 2010 wherein to form an Association i.e. AAO (Association of Apartment Owners) is the joint responsibility of the Promoter and the Apartment Owners. The said Association is to be formed for the administration of the affairs in relation to the Apartment (including the common areas and facilities) and for the management of common areas and facilities. The said Association shall be registered with the Registrar of Societies after handing over 33% Apartments of particular Project and the remaining 67% shall be handed over to the Association with the handover of 75% Apartment to the Owner.

In exercise of the powers under sub-section (6) of section 13 of the Uttar Pradesh Apartment Act of 2010 the Model Bye-Laws has been framed, all persons who have purchased or acquired an Apartment in the Apartment situated at Plot No. 10, Sector-Technozone-IV, Greater Noida (West) District Gautam Buddha Nagar, U.P. shall be deemed to be members of the Association of Apartment Owners (AAO) of the said Apartment. The purpose of the Association shall be to manage the common areas and facilities of the Apartment and to maintain the same in a proper manner. The Association shall be formed by the members of the Association and the Association shall be formed by the members of the Association.

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Thanking You,

With Regard

M/s Gaurs Realty Pvt. Ltd.

Authorized Signatory

Second Party [Authorized]

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GAURS

GAURS
SANDUNYAM
REALTY PVT. LTD.

SL. No.

APPLICATION FORM FOR THE MEMBERSHIP OF AAO

Gaur Sandunyam Condominium situated at Plot No. GSI-04C, Sector-Technozone-IV, Greater Noida (West)
District Gautam Buddha Nagar, U.P.

1. Apartment No. : Type : Floor :
2. Applicant Name (Owner of the Apartment) :
Father/Husband's Name :
Tel./Mob. No. : E-mail :
Name of Joint Owner :
Father/Husband's Name :
Tel./Mob. No. : E-mail :

Photograph of the Applicant

Signature of the Applicant

DECLARATION IN CASE OF JOINT OWNERS

I, M. S. W. in the presence of the Joint Owner(s) of the Apartment No. _____ in Gaur Sandunyam Condominium, it is clear to me that the Applicant is the owner of the Apartment and is eligible to be a member of the Association. I have given consent to the required documents for the membership of the Association.

Signature of the Joint Owner(s)

Note :-

1. Only the voter can participate in the election of AAO.
2. In case of joint owner, the owner whose name stand first in this application form will have the right to vote for the affairs of the Association.
3. All the notices will be displayed on the notice board in Gaur Sandunyam condominium.

GAURS
of South India

Gaur
Soundaryam
SOUNDARYAM

ANNEXURE-1
TENANT / OWNER DETAILS

(a) Flat No. Block No.
(b) Tenant/Owner to Sh./Smt.
(c) Mobile No.
(d) Address of person

(e) Submit a copy of Rent Agreement.
(f) Specify the no. of Cam/Scooter additions to be issued.
(g) Details and Photographs of all family members :-

1. Name of Wife/Husband

2. Name of Son

4. Name of Father

5. Name of Mother

6. Name of any other relative
Residing in your flat

.....
Signature of Tenant/ Owner of Flat