

Sr. No. PH2-



Spectrum[®]
@metro

ACCESS TO INTERNATIONAL LIFESTYLE

**APPLICATION FORM FOR
COMMERCIAL UNIT/SPACE
INDIVIDUAL/NON-INDIVIDUAL**

Applicant(s) Name

Address of Applicant(s)

.....

Unit.....

Dear Sir(s) / Madam

Sub: Application for Allotment of Commercial Space in Spectrum @ metro, Sector-75, Noida, (UP)

I/We request that my/our application may be considered for allotment of a Retail / Commercial Office Space/Unit (hereinafter referred to as "COMMERCIAL SPACE") tentatively admeasuring aboutsq. ft. carpet area in your forthcoming commercial complex at Sector-75, Noida, under your Down Payment Plan/ Construction Linked Payment Plan/ Super Flexi Payment Plan[* strike out whichever is not applicable].

I/We hereby tender a sum of Rs.(Rupee only) vide BankDraft/Cheque No.Drawn on.....datedPayable at as application money, the details of which are mentioned in the Schedule attached hereto. In the event of the LLP accepting my/our application and allot Space /Unit to me/us, I/We hereby agree to pay further installments of unit sale price / premium and all other dues, including statutory charges etc ("Consideration") and Govt. taxes including fresh incidence of GST as stipulated in this application or which may be levied by the Government and as per the Agreement to Sub Lease ("Agreement") and the Payment Plan, as explained to me/us by the representative of LLP and understood by me/us.

I/We have clearly understood that this application does not constitute an Agreement to Sub-Lease and I/We do not become entitle to allotment of space/Unit notwithstanding the fact that the LLP may have issued a receipt in acknowledgment of the amount tendered with this application. I/We hereby confirm and undertake that upon allotment of the Space, I/We shall be bound by the terms of allotment, however, it is only upon the threshold limit of payment of 10% of Basic Sale Price / Premium being paid that the allotment shall be made. I/We also confirm that whenever called upon by the LLP, I/We will execute all necessary documents/affidavit including Agreement agreeing to abide by the terms and conditions laid down therein.

I/We are making this application with the full knowledge that the LLP is in the process of developing the commercial complex and shall make the allotment of Space in due course of time, subject to availability. I/We agree to abide by the terms and conditions of this application including those relating to payment of consideration and other charges, forfeiture etc. (as explained in Terms and Conditions) and execution of the necessary documents/affidavit including Agreement.

My/Our particulars are given below for your reference and record:

(* are mandatory to be filled by the applicant(s), half filled form is liable to be rejected)

Applicant Signature.

Co- Applicant Signature.

* In case of Non-individual /Corporate, please affix seal.

SOLE or FIRST APPLICANT



Name Mr/Ms/M/S

Authorized Signatory Mr. / Ms

S/W/D/o.....

Nationality.....

D.O.BDate of Incorporation.....

Profession Service Pvt / Govt/ PSU.....

Residential Status

Resident/NRI/PIO.....

Income Tax Permanent Account No

Aadhar No.....

Mailing Address:.....

.....

.....PIN.....

Tel..... Fax No

Office Name &Address:

.....

E-mail ID:Mobile.....

SECOND APPLICANT(Co- Applicant)

Mr. /Mrs./Ms.....

S/W/D/O.....

Nationality.....

D.O.B

Profession Service /Pvt/Govt/PSU

Residential Status

Resident/NRI/PIO.....

Income Tax Permanent Account No.....

Aadhar No.....

Mailing Address.....

.....PIN.....

Tel..... Fax No.....

Office Name &Address:

.....

E-mail ID:Mobile :

Applicant Signature.

Co-Applicant Signature.

PHOTO of 1st
applicant

Applicant Signature

PHOTO of co-
applicant

Co-Applicant
Signature

DETAILS OF COMMERCIAL SPACE/ RETAIL

Retail / Commercial Space

A. Sale Price of unit / space Rs..... (Total Amount) of the carpet areasq ft.

B. Interest Free maintenance Security (IFMS) Rs.(in words)

C. GST & Other GovernmentCharges

D. Other Charges:-

i. Lease Rent, IDC & EDC:-

ii. EEC & FFC:-

iii. Power Back Up:-

iv. Electric Meter Installation:-

v. PLC:-

Any other charge (if any):-

PAYMENT PLAN: (Tick one)

DOWN PAYMENT PLAN ☐

CONSTRUCTION LINKED PLAN ☐

SUPER FLEXI PAYMENT PLAN ☐

Applicant Signature

Co-Applicant Signature

Broker details

Broker Stamp

Broker Signature

DECLARATION :

I / we the applicant(s) do hereby declare by that the above particulars / information given by me/us are true and correct and nothing has been concealed there from. I / we acknowledge that it is only upon encashment of the instrument, the application will be considered for allotment. I / we hereby confirm and undertake that I / we have read and understood the Terms and Conditions annexed, hereto which has been duly signed by me/us on each page after reading and understanding the contents of the same and I / we further undertake to abide by the same.

Date:-

Yours faithfully

Place:-

Applicant Signature

Co-Applicant Signature

Note:- All Payments to be made by A/c Payee Cheque(s) / Demand Draft(s) in favor of

**Note:- All Payments to be made by A/C Payee Cheque(s) / Demand Draft(s) in favor of
M/S "Blue Square Infrastructure LLP", payable at Noida / New Delhi**

FOR OFFICE USE ONLY

RECEIVING OFFICER :-

Name.....Designation.....

SignatureDate

1. ACCEPTED / REJECTED

2. Carpet area (approx) : sq. ftsq. mtr.

Sale Price of the unit/space Rs.

3. PAYMENT PLAN

A. Down Payment ☐

B. Construction Linked ☐

C. Super Flexi Payment ☐

4. Payment received vide Cheque/ DD / Pay Order No

datedfor Rs.drawn onBank, payable at.....

5. Provisional Receipt No. Dated

6. Remarks

Individual:

PAN:-

Address Proof:-

Date :

Place :

Non-Individual:

PAN:-

Copy of memorandum/by laws:-

Copy of Authority/ Resolution:-

Authorized Signatory
Signature

Terms and Conditions
FORMING PART OF APPLICATION FOR ALLOTMENT OF
RETAIL/COMMERCIAL SPACE/UNIT
AT SPECTRUM @ METRO, SECTOR 75, NOIDA, UP

The terms and conditions given below are indicative in nature with a view to apprise the Applicant(s) with the terms and conditions comprehensively set out in the Agreement to Sub-Lease (herein after referred to as "Agreement"), which would be executed between the Applicant(s) and the LLP.

1. The Applicant(s) is making the present application, only after being satisfied about the rights, interest and title of the LLP to develop & market the said Commercial Space/Unit. The Applicant(s) has understood all limitations and obligations in respect thereof and agree(s) that there are no other queries/concerns in this regard and has no objections in this respect.
2. The Applicant(s) has applied for allotment of Commercial Space/Unit with full knowledge of the laws/notifications and rules applicable to this area in general and the proposed Commercial Complex in Sector 75, Noida in particular, which have also been explained in detail by the Representative of the LLP.
3. The acceptance of application and allotment of Commercial Space shall be at the sole discretion of the LLP.
4. The Applicant(s) acknowledges that except the specific area of the Commercial space being applied for, the Applicant(s) shall have no claim or right of any kind over or in respect of common areas, all or any open spaces, lobbies, terraces, atrium or any other space etc. in the said complex. Such spaces shall remain under the control of the LLP who shall be free to deal with these in any manner, it may deem fit, including but not limited to implementation of pay and park system in the parking places inside the said Commercial Complex. After the completion of the project, the common area shall be maintained and controlled by the Maintenance agency as may be appointed by the association of the allottees and the applicant shall be liable to abide by the terms and conditions thereof including the liability to pay the maintenance charges.
5. The Applicant(s) shall make timely payment of unit sale price, Interest Free Maintenance Security, GST and other government charges as may be applicable and communicated from time to time, as the timely payment is of essence this application.
6. The Applicant(s) undertakes to make all the payments irrespective of any issues between the Applicant(s) and the LLP with respect to matter contained herein or in the Agreement or otherwise. Any default in payment shall be considered and deemed to be material breach.
7. I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the standard Agreement to Sub-Lease which shall supersede the terms and conditions set out in this application. I/We are fully conscious that it is not incumbent on the part of the LLP to send us reminders/notices in respect of our obligations as set out in this application and/or Agreement and I/We shall be fully liable for any consequences in respect of defaults committed by me/us by not abiding by the terms and conditions contained in this application and/or Agreement. I/We have sought detailed explanations and clarifications from the LLP and their Representative which has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Representative of the LLP, I/We have now signed this application form and paid the monies fully conscious of my liabilities and obligations including forfeiture as may be imposed upon me/us. I/We further undertake and assure the LLP that in the event of rejection of my/our Application / cancellation of my/our allotment either by way of forfeiture or refund of my/our money or in any other manner whatsoever, I/we shall be left with no right, title, interest or lien on the Space applied for or allotted to me/us.
8. In case the Applicant(s) surrenders the booking / allotment at any stage after expiry of 30 days from booking for any reason whatsoever then the 10% of unit cost shall be forfeited and balance if any shall be refunded without interest.
9. I/we have read the standard Builder Buyer Agreement that I/we would be required to execute in case my/our application for allotment is accepted by LLP. I/we confirm that the terms of the Builder Buyer agreement are acceptable to us and in case my application for allotment is accepted by the LLP, I/we shall execute the standard builder buyer agreement with the LLP.
10. The LLP shall communicate only with First Applicant in case of more than one applicant.
11. In case of my/our failure in executing the standard builder buyer agreement sent to me by LLP within 30 days, it shall be presumed that I/we are not interested in going ahead with the purchase of the unit and the LLP shall be entitled to forfeit a sum equivalent to 10% of total sale consideration besides 5% of total sale price towards administrative charges.
12. The Applicant acknowledge that he has signed consent letter permitting the LLP to get lease/purchase of enhanced FAR or change in layout plan.
13. It is understood that any communication or commitment or declaration made at the time of making of application or before the execution of BBA, unless specifically approved by the LLP and is appended with the BBA, same shall be considered to be unauthorized and not binding upon the LLP.

Date:
Place:

Yours faithfully,

Applicant Signature

Co-Applicant Signature

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M/S "Blue Square Infrastructure LLP", payable at Noida / New Delhi**