

APPLICATION FORM FOR BOOKING OF APARTMENT/UNIT

To

M/s UP Township Infrastructure Private Limited
(A Company Registered under The Company Act, 1956)
Corporate Office at: Gaur Biz Park, Plot No.-1,
Residential AbhayKhand-II, Indirapuram, Ghaziabad. 201010

Provisional Apartment/unit No.....

Floor.....

Block.....

Use of Apartment/unit:

RERA Registration No.

I/ We the under mentioned person(s) am/are interested to buy a/an Apartment/unit of size measuring Saleable Area.....Sq.mt (..... sq. ft.) & carpet area..... Sq. mt (.....sq. ft.) in your project namely _____ located at Pocket-1A, Land Development and GrahthanYojana(Ajantapuram) Loni Road, Ghaziabad and furnish my/our particulars as under:

1. SOLEORFIRSTAPPLICANT

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

S/W/D of.....

Date of Birth.....Profession/Service.....

Designation.....Nationality.....

Marital Status.....No. of Children.....

Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Residential/PermanentAddress.....

.....

.....

OfficeAddress.....

.....

Telephone Res.....Telephone Office.....

Mobile No.....WhatsApp No.....

E-mail ID.....

Income Tax Permanent Account No

Passport No.....Aadhaar Number.....

2. SECONDDAPPLICANT

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

S/W/D of.....

Date of Birth.....Profession/Service.....

Designation.....Nationality.....

Marital Status.....No. of Children.....

Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Residential/PermanentAddress.....
.....
.....
Office Address.....
.....
.....
Telephone Res..... Telephone Office.....
Mobile No.....WhatsApp No.....
E-mail ID.....
Income Tax Permanent Account No
Passport No.....Aadhaar Number.....
Relationship with first applicant.....

3. THIRDAAPPLICANT

Mr./Mrs./Ms.....
S/W/D of.....
Date of Birth.....Profession/Service.....
Designation.....Nationality.....
Marital Status..... No. of Children.....
Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Residential/PermanentAddress.....
.....
.....
.....

OfficeAddress.....
.....
.....

.....Telephone Res.....Telephone Office.....
Mobile No.....WhatsApp No..... E-mail
ID..... Income Tax
Permanent Account No Passport
No.....Aadhaar Number..... Relationship
with first applicant.....

4. INTHE NAME OF PARTNERSHIP FIRM/COMPANY/LLP

M/s.....A partnership firm duly
registered under the Indian Partnership Act 1932, having its registered office at.....
.....through its partner
authorized by along with firm resolution Shri/Smt.....S/D/W/o
Shri/Smt.....(Copy of the resolution signed by all Partners
required). PAN/TIN:.....Registration No.....)
Telephone Nos..... Mobile No.....
WhatsApp Nos.....Email ID.....

OR

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

M/s.....a Company registered under the Companies Act, 1956, having its corporate identification no.....and having its registered office at.....Through its duly authorized signatory Shri/Smt.....S/D/ W/o Shri/Smt.....Authorized by Board resolution dated (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required). PAN No..... Telephone Nos..... Mobile No.....WhatsApp Nos..... Email ID.....

OR

M/s.....A partnership firm duly registered under the limited liability partnership Act 2008, having its registered office at.....through its partners authorized by along with firm resolution Shri/Smt.....S/D/ W/o Shri/Smt.....(Copy of the resolution signed by all Partners required). PAN/TIN.....Registration No.....) Telephone Nos..... Mobile No..... WhatsApp Nos..... Email ID.....

5. ADDRESS FOR CORRESPONDENCE.....

RTGS/NEFT Details:

- **Beneficiary Name:**
- **Bank Name:**
- **Branch Address:**
- **Account Number:**
- **IFSC Code:**

6. EARNEST MONEY: 10% of the total cost of the Apartment/unit.

7. DETAILS OF APPLICATION MONEY:

Rs.....Cheque No./DD No./ RTGS No. Date.....

8. DETAILS OF COST

Name of Applicant:

Provisional Unit No.:

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Total Area:.....
Carpet Area:.....
Other Area (IF ANY):.....Sq.mtr.(.....Sq.Ft.)
Price Details

1. Basic Sale Price: Rs.....
2. Car Parking Allocation Charges: Rs.....
Parking Type:.....
Parking No.....
3. Preferential Location Charges (PLC) (IF ANY): Rs.....
 - I. Floor PLC: Rs.....
 - II. View PLC: Rs.....

9. TOTAL COST OF APARTMENT/UNIT

Rs. (in words.....) (Inclusive of GST). (*Sum of Point 1 to 3)

***GST of @5% is included in the Total Cost of Apartment/unit and is subject to change depending on Govt. Policies.**

The Total of cost of APARTMENT/UNIT is exclusive of one year maintenance charges and Interest Free Maintenance Security as mentioned in Clause 10, 11 and 12 respectively of this Application Form.

***Maintenance charges shall be applicable from the expiry of 3 months from the date of offer of possession or actual possession, whichever is earlier.**

***GST of @18% will be levied on Maintenance Charges, water charges and common area electricity charges.**

Note: Payments to be made by A/c Payee Cheque(s), Demand Draft(s)/ RTGS Transfers in favor of M/s UP Township Private Limited payable at Delhi/Noida/Ghaziabad. A/c payee Cheque should be of Delhi NCR or at par.

10.ONEYEAR MAINTENANCE CHARGES (Inclusive of GST @18%): Rs.....

Note:-Tentatively the rate of maintenance is Rs. 3/- per sq.ft. per month on saleable area (GST Additional). These charges are tentative which is based on current costing and these shall be revised at the time of Offer for Possession and these charges shall be calculated on saleable area of flat only. Terrace/paved/green area shall not be considered for calculation of maintenance charges of respective Apartment/Unit. The said maintenance charges shall be escalated 10% every year.

11. The water charges and common area electricity charges are in addition to the maintenance charges. These rates shall be subject to escalation every year by minimum @ 10% per annum. Water meter cost shall be borne by applicant(s) himself.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

12. IFMS* (Interest Free Maintenance Security) Rs..... (payable at the time of offer of possession). *This amount is transferred to RWA/AOA at the time of Project handover as per the norms of Agreement to Sale/Memorandum of Transfer (MOT) signed with registered RWA/AOA, after deduction of UPPCL security deposit (if any).

13. PAYMENT PLAN: - As per Annexure.

14. DETAILS OF PROPERTY:

Provisional Apartment/unit No.	
Saleable Area in Sq.mt. / (Sq. Ft.)	
Carpet Area in Sq.mt. / (Sq. Ft.) as per RERA	
1 Sq. Mtrs = 10.764 Sq. Ft.	

Note: In the Project, in every block 13th Floor exists but for nomenclature purpose, 13th Floor is named and marked as 14th Floor and same changes shall be there for subsequent floor.

15. SOURCE OF PAYMENT:

- i) Own Saving ☐
- ii) Family & Relatives ☐
- iii) Home Loan ☐
- iv) Any Combination (i) to (iii) ☐

- I/We have clearly understood that notwithstanding the fact that the Company may have issued an acknowledgement of having received application amount/Earnest money, I/We do not become entitled or can claim any right of Allotment of the said Shop/ Unit unless it is confirmed by the company in writing.
- I/We are aware that the Society Shri Rama Krishna SahakariAwasSamiti Limited is the owner and in vacant and actual possession of the land parcels situated at village Sikanderpur and Pasaunda, Tehsil & District Ghaziabad, Uttar Pradesh having a total area admeasuring 21258.32 (Pocket-1A) square meters.
- I/We are aware that the Company has been allotted the development rights through Joint Development Agreement dated _____, bearing registration no. _____ in Book no. _____, Jild/Volume No. _____ on page ____ to ____ before the Sub Registrar of Assurances, Ghaziabad.
- I/We are aware that pursuant to the Joint Development Agreement, the Society Shri Rama Krishna SahakariAwasSamiti Limited has executed and registered a General Power of Attorney dated _____, registered before the Sub-Registrar of Assurance, Ghaziabad, bearing registration no. _____, in Book no. _____, Jild/Volume No. _____ on page ____ to _____ in favour of the company by virtue of which society had appointed the Company to be its true and lawful attorney and thereby vested unto it the enabling powers to perform its functions to exploit the development rights with respect to the Project Land under the Joint Development Agreement.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

- In the event of the Company agreeing to allot the Said Apartment/unit to me/us, I/We agree to pay further installments of the Consideration and all other dues as stipulated in the application/Payment Plans, failing which the application/ Allotment shall be treated as cancelled and Application Money or Earnest Money (whichever is higher) paid by me/us shall stand forfeited in favor of the Company.
- I/We have clearly understood that in case I/We decide not to continue with the booking and the same is communicated in writing to the company within 15 days of signing of this Application Form then the amount paid by I/We against the Provisional Apartment/unit shall be refunded without any deduction. In case I/We decide not to continue with the booking and the same is communicated in writing to the company after 15 days of signing of this Application Form then company shall be entitled to deduct the Earnest Money paid by me/us and taxes deposited with the government. After this deduction, balance amount (if any) will be refunded to us/me.
- I/We have seen all the documents of approvals, project layout & specifications etc. pertaining to the aforesaid Project and am/are fully satisfied about the title and rights of the said company in respect of the aforesaid Project.
- Any dispute with regard to application or allotment shall be subject to arbitration by a sole arbitrator appointed by the Company only.

16. CHANNEL PARTNER (COMPANY NAME)/ (BROKER(s) OR DIRECT SALES TEAM (EXECUTIVE NAME).....

RERA Number of Channel Partner

17ELECTRICITY METER.....: (K.V.A.) through single point connection/multi point connection.

Note:

- I. Though you have opted above option, but at the time of obtaining Occupancy/Completion. Company will apply for electrical connection, at that time there can be two scenarios:
 - a) Single Point Connection: In this case company shall provide the infrastructure and meter to the allottee(s). The proportionate security deposit with the respective electric authority will be deducted from IFMS at time of hand over the maintenance and common area of the project to AOA and its fixed and variable charges shall be payable by the applicant(s) and its rates shall be decided at the time of offer of possession depending upon prevailing tariff.
 - b) Multi point Connection: In this case company shall provide the infrastructure for electricity in the Condominium and allottee(s) will apply directly for electricity connection to Competent Authority/ UPPCL/NPCL. Its meter cost, installation cost and Security Deposit shall be borne by allottee(s) himself/herself/themselves and its fixed and variable charges shall be payable by the applicant(s) and its rates shall be decided at the time of offer of possession depending upon prevailing tariff.
- II. The electrical installation/ transformers/ E.S.S. equipments and cabling shall be designed with 60 % diversity factor. For example for 10000 KVA load only 6000 KVA capacity shall be installed.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

- III. **POWER BACK-UP**..... (K.V.A.) facility shall be provided through DG and its fixed and variable charges shall be payable by the applicant(s) and its rates shall be decided at the time of offer of possession depending upon prevailing prices of fuel.
- IV. The DG equipments and cabling shall be designed with 80 % diversity factor. For example for 100 KVA load only 80 KVA capacity shall be installed.

18. All rules & regulations of RERA shall be applicable.

19. Annexure:

- **Payment Plan**
- **Apartment/unit Floor Plan**
- **Parking No, Layout Plan and its dimensions**
- **Project Layout Plan**

For.....

M/s UP Township Infrastructure Private Limited

(Authorized Signatory)

Signature of First Applicant

Date:

Signature of Co-Applicant (s)

Date:

FOR OFFICE USE ONLY

Check List for Receiving Officer:

- (a) Earnest Money/ Application Money cheques/drafts/ RTGS ☐
- (b) Customer's signature on all pages of the application form ☐
- (c) Photographs of the applicant(s) ☐
- (d) PAN No. & copy of PAN Card/ Undertaking Form No. 60 ☐
- (e) **Aadhaar Card No. & copy of Aadhaar Card** ☐
- (f) Copy of the Cancelled cheque of each Applicant ☐
- (g) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution ☐
- (h) For partnership firms : photocopy of Firm Registration and partnership deed ☐
- (i) For Foreign Nationals of Indian origin: Passport Photocopy/funds from NRE/FCNR A/c ☐
- (j) For NRI: Copy of Passport & Payment through NRE/NRO A/c ☐
- (k) For Hindu Undivided Family (HUF): Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF. ☐

RECEIVING OFFICER:

Name..... Signature..... Date:

Sales Rep.	Received by (Inventory)	Checked by (C R M)	Checked by (Audit Deptt.)
Signature	Signature	Signature	Signature

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

GENERAL TERMS AND CONDITIONS AS PART TO THIS APPLICATION FORM

The Applicant(s) agrees to the following:-

1. The Company has registered this Project named and styled as _____ ('Project') with the UPRERA under the provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed thereunder for the state of Uttar Pradesh. The RERA Registration no. is _____ & for detailed information & any references the website link is www.up-rera.in.

2. The Applicant(s) has/have fully understood the development scheme as envisaged by the Company. The Applicant(s) is applying for allotment of the Apartment/unit in the Project (i.e. within the Project) proposed to be developed by Company with full knowledge of all the laws/notifications and rules applicable to the Project being located at Ghaziabad, Uttar Pradesh in particular and has satisfied himself about the rights/title/interest of Company in the Lands forming the integral part of the Project Land and has understood all limitations and obligations of Company in respect thereof.

3. The Applicant(s) acknowledges and confirms that the Company has provided all information, clarifications and documents in relation to the said Project. The Applicant(s) further acknowledges that he has seen all documents / papers in relation to the Project, including but not limited to the title documents, building plans, sanctions, approvals etc. obtained from the competent authorities and the present Application has been made after being fully satisfied about the rights, title and interest possessed by Company over the Project Land.

4. The Applicant(s) understands that his rights, title and interest in the Apartment/unit to be allotted in the Project shall be governed by the Applicable Laws and this shall also be specified under the Agreement to Sale. The Applicant(s) shall have all rights and entitlements in respect to the Apartment/unit; along with right to use the common areas and facilities (other than those reserved / restricted for any other owner / right-holder at the Project or a group thereof or otherwise intended to be transferred by the Company to third parties as permitted under Applicable Laws). It being clarified that the Applicant(s) shall not have any exclusive right, title or interest in any area outside the Project including common areas and facilities at the Project and the same shall be used by the Applicant(s) in-common along with other occupants, as per the Project guidelines to be formulated by Company and which shall be provided under the Agreement to Sale and the Applicable Laws.

5. The Applicant(s) also understands that the membership fee and the terms & conditions for use of any amenities within Project shall be such as may be prescribed/ decided by the Company/ its nominated agency from time to time and applicant(s) shall also strictly follow all the rules and it is clearly specified herein that amenities within the project means amenities developed U.P. Township Private Limited particularly for the project i.e. _____ which is located at **Pocket-1A, Land Development and GrahthanYojana(Ajantapuram) Loni Road, Ghaziabad**. That the applicant also understand that by buying the Apartment/unit with the company, applicant(s) shall not get any right on the amenities/ facilities in the adjacent projects/areas.

6. The Applicant(s) is fully satisfied with the cost of the Apartment/unit and has agreed to pay all the payments /amounts as per the agreed / applicable payment plan. The Applicant(s) hereby also agrees and undertakes to pay all the amounts due along with applicable Taxes and payable to the Company in accordance with the Payment Plan opted on or before the respective due dates. It is being clarified that the Company will send reminders for making the payment as per Payment Plan and/or for the invoices or demands raised by the Company, it is clearly clarified that these above mentioned reminders can be by way of any digital communication like E-Mails or WhatsApp

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

messages or through post as well. As the timely payment is the essence of the transaction, so any kind of delay in payment either on account of self- funding or due to delay in arrangement of loans from Banks/ NBFC's/Housing Finance Companies / or any other Financial Institution shall be a sole responsibility of the Applicant(s). Further the Applicant(s) is responsible to bear and pay the delayed payment interest on the respective installment to the Company.

7. It is understood by the Applicant(s) that 10% of the Cost of Apartment/unit, shall be construed, considered and treated as "Earnest Money", to ensure the performance, compliance and fulfilment of his/her obligations under this Application and later as per the Agreement to Sale. The Earnest Money shall include Application Money as paid by the Applicant(s) under this present Application.

8. The Applicant(s), undertakes to sign & execute Agreement to Sale after completing 10% of the total cost of the Apartment/unit and in case, Applicant(s) opts for cancellation of booking before signing the Agreement to Sale or does not come forward for signing or executing the same while making lame excuses even after giving two notices of 15 days each by the company, in that case, the Company without prejudice to any other rights, shall be entitled to forfeit earnest money along with the amount of tax deposited with the government.

9. In case the Applicant makes defaults in completing the earnest money after depositing part payment and does not respond on emails and calls, in that case after expiry of 30 days from deposit of this part payment, the Company is entitled to forfeit his deposited amount and free to sell this Apartment/unit to any other party. The condonation of delay and Continuation of this Apartment/unit is at the discretion of the Company with deposit of required penalty and interest charges.

10. All outstanding amounts payable by any party under this transaction shall carry such applicable interest at the rate of (i) 1% (one percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum.

11. Any request for endorsement will not be entertained by the company before execution and signing of Agreement to Sale and it shall be at the discretion of the Company and subject to payment of applicable charges.

12. The name addition and deletion of blood relations of the Applicant(s) will be accepted and Applicant(s) will have to pay required administrative charges which are at present Rs. 25,000/- per sq.ft. plus taxes. Administrative charges shall keep on changing from time to time.

13. The additional compensation / ganga water charges/metro cess/farmer compensation or any increase in price (if any) payable to any govt. authority or antecedent owners of the Project Land/or any part of it if required to be paid by Company after the date of booking, as a consequence of any order from any Court of competent jurisdiction or as directed by the govt. authority shall be charged additionally from the Applicant(s), and the Applicant(s) shall make payment of the proportionate share of the same without any demur and shall not raise any objection for the same.

14. The Applicant(s) agrees and undertakes to pay all charges as demanded by the company towards electricity, water and sewerage connection, electricity meter and water meter, if any, maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance within the Apartment/unit) etc. as may be levied by Company or Apartment/unit / association of Apartment/unit holders at the Project or by the maintenance agency / property manager appointed for the said purpose by Company. The Applicant acknowledges that Company is

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

entitled to charge advance maintenance charge for a period of 1 (one) year which will be calculated from the period starting from expiry of three months from the date of sending Offer of Possession or actual possession whichever is earlier.

15. If any of the cheques of the Applicant(s) gets dishonored for any reason whatsoever, Company shall be fully entitled, at its sole discretion, to cancel the Booking and to forfeit Earnest Money along with Non-Refundable taxes. However, Company may, at its sole discretion, defer its right to cancel the booking by charging cheque dishonor charges of Rs. 500/- for the first default provided the Applicant(s) promptly pay all the due amount along with interest within limited period of 15 days. After a period of 15 days company shall have the right to cancel the Booking and forfeit the Earnest Money along with Non-Refundable taxes.

16. The Company is absolutely free and competent to offer the possession of Apartment/unit on the basis of Deemed Completion as envisaged Uttar Pradesh Urban Planning and Development Act, 1973 and building by-laws of Uttar Pradesh AwasAwamVikasParishad/ Ghaziabad Development Authority. The expression 'Deemed Completion' shall mean if the completion certificate is not issued by the prescribed sanctioning authority within three months of submission of the application by the company with all required NOC's, the same shall be qualified as deemed completion.

17. The Completion Time Period shall stand reasonably extended on account of (i) any force majeure events like Pandemic, Lockdown, Natural Disaster, NGT restrictions, construction ban or any delay caused by the government authorities in granting approvals, affecting the regular development of the real estate project and/or (ii) reasons beyond the control of the Company and/or its agents and/or (iii) due to non-compliance on the part of the Applicant(s) including on account of any default on the part of the Applicant(s). The time period lost during the continuance of above events along with such additional period till the resumption of all activities to its normal state shall explicitly excluded from agreed possession date.

18. The Applicant(s) is aware that for the purposes of maintenance and management of the Project, the Company would be appointing a facility management company, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project on such terms and conditions as the Company may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that the Company may also retain some portion / Apartment/units in the Project which may be subject to different terms of use as may be permissible under law, and the Applicant(s) shall not raise any objections with respect to the same. The applicants(s) is also aware that some portion of the maintenance charges shall be transfer for maintenance of township.

19. In case of joint Applicant(s), all correspondence/communication shall be sent to the Applicant, whose name appears first and at the address or WhatsApp Number provided by the first named Applicant, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s). For any kind change in the mailing communication address or WhatsApp numbers of the Applicant(s), the Applicant(s) shall inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices etc. sent by Company to the address or WhatsApp numbers already in the records of the company shall be deemed to have been received by all the Applicant(s).

20. In the case of joint application for the Apartment/unit, all payments/ refund to be made by the Company to the joint applicant(s) under the terms of the transaction documents which shall be valid discharge of all liabilities of the company towards all such joint Applicants.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

21. In case the Competent Authorities grant any additional FAR / construction rights over the Project Lands, the same shall be available to the Company.

22. The Applicant(s) has to deduct the applicable tax deduction at source (TDS) at the time of making of actual payment or credit of such sum to the account of the Company, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Any failure to deduct or deposit TDS would attract interest & penalty as per provisions of Income Tax Act, 1961. The Applicant(s) shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961. If the Applicant(s) fails to submit the TDS certificate to the Company on the TDS deducted within the stipulated timelines as per Income Tax Act, the Applicant(s) shall be liable to pay penalty as per provisions of Income Tax Act, 1961.

23. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to provisional application of the Apartment/unit are made by non-resident(s)/foreign national(s) of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of the Foreign Exchange Management Act, 1999 (FEMA) or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Company with such permission/approvals/no objections to enable the Company to fulfill its obligations under this Application and Agreement to Sale. Any implications arising out of any default by the Applicant(s) shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this Application Form, it shall be the sole responsibility of the Applicant(s) to inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices etc. sent by Company to the address or WhatsApp numbers already in the records of the company shall be deemed to have been received by all the Applicant(s).

24. The Applicant(s) hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Applicant(s) under this Application towards the said Apartment/unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively Money Laundering Regulations. The Applicant(s) further declare(s) and authorize(s) the Company to give personal information of the Applicant(s) to any statutory authority as may be required from time to time. The Applicant(s) further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Applicant(s) further agree(s) and confirm(s) that in case the Company becomes aware and/or in case the Company is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Company shall at its sole discretion be entitled to cancel/terminate/reject this Application. Upon such termination the Applicant(s) shall not have any right, title or interest in the Apartment/unit neither have any claim/demand against the Company, which the Applicant(s) hereby unequivocally agree/s and confirm/s. In the event of such termination, the monies paid by the Applicant(s) shall be refunded by the Company to the Applicant(s)/Statutory authority as per the circumstances & orders issued by Authority and after this, applicant(s) shall not have any claim against the Company for respective property.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

25. The Applicant hereby confirms that he is fully aware of the payment plan adopted by him and he agrees to fully comply with it.

26. The terms and conditions mentioned herein indicative in nature. The detailed terms and conditions contained in the Agreement to Sale shall follow this Application.

27. The Applicant(s) shall sign all the pages of this Application in token of his acceptance of the same. The Applicant(s) agree(s) that the Application once made will be final and changes (if any) can be made only subject to the discretion of the Company. The Applicant(s) herein declares that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us.

28. That Applicant(s) are fully aware that M/s UP Township Infrastructure Private Limited has not authorized any person or company to collect the payment on their behalf. All the payments against my/our booking will be made only to M/s UP Township Infrastructure Private Limited and its affiliated companies. M/s UP Township Infrastructure Private Limited shall not be responsible for payments made to any other party other than the M/s UP Township Infrastructure Private Limited.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

CONFIRMATION & ACKNOWLEDGEMENT

I/ We have read and understood the contents and terms and conditions of this application form and the Annexures. I/We hereby agree, accept and undertake to abide by all the terms and conditions as stipulated in this application form.

Signature.....

Name.....

(Allottee/s)

Date.....

Place.....

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

CUSTOMER FEEDBACK FORM

(MANDATORY)

1) How did you get to know about us?

(a) Newspaper Ad ☐ (b) Outdoor ☐ (c) Radio ☐ (d) Website ☐ (e) Reference ☐ (f) Broker ☐ (g) Exhibition ☐ (h) Any Other ☐

2) With whom you have booked this Apartment/unit?

(a) Direct sales team / Executive of our company, please mention name

.....
.

(b) Through Channel partner (Broker)please specify the name of broker and its Executive name/Sales person name.....

3) Please rate your experience

(a) With the Sales Person Excellent ☐ Good ☐ Average ☐ Poor ☐

(b) With the Channel Partner Excellent ☐ Good ☐ Average ☐ Poor ☐

(c) Overall Experience with GAURS Excellent ☐ Good ☐ Average ☐ Poor ☐

(d) Experience at Project Site Excellent ☐ Good ☐ Average ☐ Poor ☐

4) Remarks/Any Comment

5) Would you like to provide any references whom we can contact for our business promotion:

(a) Name _____
Mobile No _____
Any Other Number _____

(b) Name _____
Mobile No _____
Any Other Number _____

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

APPLICATION FORM FOR BOOKING OF COMMERCIAL UNIT/SHOP

GAUR AERO MALL

To Provisional Unit/Shop No.....
M/s UP Township Infrastructure Private Limited Floor.....
(A Company Registered under The Company Act, 1956) Block.....
Corporate Office at: Gaur Biz Park, Plot No.-1, Use of Unit/Shop: Commercial
AbhayKhand-II, Indirapuram, Ghaziabad. 201010 RERA Registration No. _____

I/ We the under mentioned person(s) am/are interested to buy a/an Unit/Shop of size measuring Saleable Area.....Sq.mt (..... sq. ft.) & carpet area..... Sq. mt (.....sq. ft.) in your project namely **Gaur Aero Mall** located at Pocket 1A (Commercial), Land Development and GrahthanYojana(Ajantapuram) Loni Road, Ghaziabad and furnish my/our particulars as under:

1. SOLE OR FIRST APPLICANT

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

S/W/D of.....

Date of Birth.....Profession/Service.....

Designation.....Nationality.....

Marital Status.....No. of Children.....

Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Residential/Permanent Address.....

.....

.....

Office Address.....

.....

.....

Telephone Res.....Telephone Office.....

Mobile No.....WhatsApp No.....

E-mail ID.....

Income Tax Permanent Account No

Passport No.....Aadhaar Number.....

2. SECOND APPLICANT

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

S/W/D of.....

Date of Birth.....Profession/Service.....

Designation.....Nationality.....

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Marital Status.....No. of Children.....

Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Residential/PermanentAddress.....

.....

Office

Address.....

.....

Telephone Res..... Telephone Office.....

Mobile No.....WhatsApp No.....

E-mail ID.....

Income Tax Permanent Account No

Passport No.....Aadhaar Number.....

Relationship with first applicant.....

3. THIRDAAPPLICANT

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

S/W/D of.....

Date of Birth.....Profession/Service.....

Designation.....Nationality.....

Marital Status..... No. of Children.....

Residential Status:

☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Residential/PermanentAddress.....

.....

.....

OfficeAddress.....

.....

.....Telephone Res.....Telephone

Office..... Mobile

No.....WhatsApp No..... E-mail

ID.....

Income Tax Permanent Account No

Passport No.....AadhaarNumber.....

Relationship with first applicant.....

Signature of First Applicant

Signature of Co-Aplicant (s)

Date:

Date:

4. INTHE NAME OF PARTNERSHIP FIRM/COMPANY/LLP

M/s.....A partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at.....
.....through its partner authorized by along with firm resolution Shri/Smt.....S/D/W/o
Shri/Smt.....(Copy of the resolution signed by all Partners required). PAN/TIN:.....Registration No.....)
Telephone Nos..... Mobile No.....
WhatsAppNos.....Email ID.....

OR

M/s.....a Company registered under the Companies Act, 1956, having its corporate identification no.....and having its registered office at.....
.....Through its duly authorized signatory Shri/Smt.....S/D/W/o Shri/Smt.....Authorized by Board resolution dated (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required).
PAN No..... Telephone Nos.....
Mobile No.....WhatsAppNos.....
Email ID.....

OR

M/s.....A partnership firm duly registered under the limited liability partnership Act 2008, having its registered office at.....
.....through its partners authorized by along with firm resolution Shri/Smt.....S/D/W/o Shri/Smt.....(Copy of the resolution signed by all Partners required).
PAN/TIN.....Registration No.....) Telephone Nos.....
Mobile No..... WhatsAppNos.....Email ID.....

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

5. ADDRESS FOR CORRESPONDENCE.....
.....
.....

RTGS/NEFT Details:

- **Beneficiary Name:**
- **Bank Name:**
- **Branch Address:**
- **Account Number:**
- **IFSC Code:**

6. EARNEST MONEY: 10% of the total cost of the Unit/Shop.

7. DETAILS OF APPLICATION MONEY:

Rs......**Cheque No./DD No./ RTGS No.** **Date**.....

8. DETAILS OF COST

Name of Applicant:

Provisional Unit No.:.....

Total Area:.....

Carpet Area:.....

Other Area (IF ANY):.....**Sq.mtr.(**.....**Sq.Ft.)**

Price Details

1. Basic Sale Price: Rs.....
2. Car Parking Allocation Charges: Rs.....
Parking Type:.....
Parking No.....
3. Preferential Location Charges (PLC) (IF ANY): Rs.....
 - I. Floor PLC: Rs.....
 - II. View PLC: Rs.....
4. Other Charges
 - I. DX-water cooled compressor system charges: Rs.....
 - II. Space Signage board charges: Rs.....

Note:

- I. Dx-water cooled compressor system will be installed by the company. The cost of this system is Rs. 1,35,000/- per1.5ton + GST/Prevailing Taxes (This cost includes Dx-water cooled compressor system. AC unit in shop and installation charges) which will be borne and paid by allottee(s). These rates can be revised from time to time. The cost of 2 ton is Rs. 1,60,000/- + GST/Prevailing Taxes, cost of 3 ton is Rs. 2,30,000/- + GST/Prevailing Taxes and cost of 5.5 ton is Rs. 3,80,000/- + GST/Prevailing Taxes.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

- II. It is mandatory to take minimum 1.5 ton AC load for covered area upto 100 sq.ft., 2 ton AC load for covered area from 101 sq.ft. to 200 sq.ft., 3 ton AC load for covered area from 201 sq.ft. to 300 sq.ft. and for more than 300 sq.ft. covered area it is mandatory to have 5.5 ton AC load.

9. TOTAL COST OF UNIT/SHOP

Rs.(in words.....)

(Inclusive of GST). (*Sum of Point 1 to 4)

***GST of @12% is included in the Total Cost of Unit/Shop and is subject to change depending on Govt. Policies.**

The Total of cost of UNIT/SHOP is exclusive of one year maintenance charges and Interest Free Maintenance Security as mentioned in Clause 10 and 11 respectively of this Application Form.

***Total Cost of the Unit/Shop is inclusive of Dx-water cooled compressor system costing.**

***Total Cost of the Unit/Shop is inclusive of Space signage board charges.**

***Maintenance charges shall be applicable from the expiry of 3 months from the date of offer of possession or actual possession, whichever is earlier.**

***GST of @18% will be levied on Maintenance Charges, water charges and common area electricity charges.**

Note: Payments to be made by A/c Payee Cheque(s), Demand Draft(s)/ RTGS Transfers in favor of M/s UP Township Private Limited payable at Delhi/Noida/Ghaziabad. A/c payee Cheque should be of Delhi NCR or at par.

10. ONE YEAR MAINTENANCE CHARGES (Inclusive of GST @18%): Rs.....

Note: - Tentatively the rate of maintenance is Rs. 19.90/- per sq.ft. per month on saleable area (GST Additional). These charges are tentative which is based on current costing and these shall be revised at the time of offer for possession and these charges shall be calculated on saleable area of Unit/Shop only. The said maintenance charges shall be escalated 10% every year.

***Water and Electricity Charges are in Addition to the Maintenance Charges.**

11. IFMS* (Interest Free Maintenance Security) Rs..... (payable at the time of offer of possession).

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

13. PAYMENT PLAN: - As per Annexure.

14. DETAILS OF PROPERTY:

Provisional Unit/Shop No.	
Saleable Area in Sq.mt. / (Sq. Ft.)	
Carpet Area in Sq.mt. / (Sq. Ft.) as per RERA	
1 Sq. Mtrs = 10.764 Sq. Ft.	

15. SOURCE OF PAYMENT:

- i) Own Saving ☐
- ii) Family & Relatives ☐
- iii) Bank Loan ☐
- iv) Any Combination (i) to (iii) ☐

- I/We have clearly understood that notwithstanding the fact that the Company may have issued an acknowledgement of having received application amount/Earnest money, I/We do not become entitled or can claim any right of Allotment of the said Shop/ Unit unless it is confirmed by the company in writing.
- I/We are aware that the Society Shri Rama Krishna SahakariAwasSamiti Limited is the owner and in vacant and actual possession of the land parcels situated at village Sikanderpur and Pasaunda, Tehsil & District Ghaziabad, Uttar Pradesh having a total area admeasuring 21258.32(Pocket-1A) square meters.
- I/We are aware that the Company has been allotted the development rights through Joint Development Agreement dated _____, bearing registration no. _____ in Book no. _____, Jild/Volume No. _____ on page ____ to ____ before the Sub Registrar of Assurances, Ghaziabad.
- I/We are aware that pursuant to the Joint Development Agreement, the Society Shri Rama Krishna SahakariAwasSamiti Limited has executed and registered a General Power of Attorney dated _____, registered before the Sub-Registrar of Assurance, Ghaziabad, bearing registration no. _____, in Book no. _____, Jild/Volume No. _____ on page ____ to _____ in favour of the company by virtue of which JAL had appointed the Company to be its true and lawful attorney and thereby vested unto it the enabling powers to perform its functions to exploit the development rights with respect to the Project Land under the Joint Development Agreement.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

- In the event of the Company agreeing to allot the Said Unit/Shop to me/us, I/We agree to pay further installments of the Consideration and all other dues as stipulated in the application/Payment Plans, failing which the application/ Allotment shall be treated as cancelled and Application Money or Earnest Money (whichever is higher) paid by me/us shall stand forfeited in favor of the Company.
- I/We have clearly understood that in case I/We decide not to continue with the booking and the same is communicated in writing to the company within 15 days of signing of this Application Form then the amount paid by I/We against the Provisional Unit/Shop shall be refunded without any deduction. In case I/We decide not to continue with the booking and the same is communicated in writing to the company after 15 days of signing of this Application Form then company shall be entitled to deduct the Earnest Money paid by me/us and taxes deposited with the government. After this deduction, balance amount (if any) will be refunded to us/me.
- I/We have seen all the documents of approvals, project layout & specifications etc. pertaining to the aforesaid Project and am/are fully satisfied about the title and rights of the said company in respect of the aforesaid Project.
- Any dispute with regard to application or allotment shall be subject to arbitration by a sole arbitrator appointed by the Company only.

16. CHANNEL PARTNER (COMPANY NAME)/ (BROKER(s) OR DIRECT SALES TEAM (EXECUTIVE NAME).....

RERA Number of Channel Partner

17. ELECTRICITY METER.....: (K.V.A.) through single point connection.

Note:

- Electricity supply shall be through Single Point Connection in which company shall provide the infrastructure and meter to the allottee(s). The proportionate security deposit with the respective electric authority will be deducted from IFMS at time of hand over the maintenance and common area of the project to AOA. Its fixed and variable charges shall be payable by the applicant(s).
- The electrical installation/ transformers/ E.S.S. equipments and cabling shall be designed with 60 % diversity factor. For example for 10000 KVA load only 6000 KVA capacity shall be installed.
- POWER BACK-UP.....** (K.V.A.) facility shall be provided through DG and its fixed and variable charges shall be payable by the applicant(s) and its rates shall be decided at the time of offer of possession depending upon prevailing prices of fuel.
- The DG equipments and cabling shall be designed with 80 % diversity factor. For example for 100 KVA load only 80 KVA capacity shall be installed.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

18. All rules & regulations of RERA shall be applicable.

19. Annexure:

- **Payment Plan**
- **Unit/Shop Floor Plan**
- **Parking No, Layout Plan and its dimensions**
- **Project Layout Plan**

For.....

M/s UP Township Infrastructure Private Limited

(Authorized Signatory)

Signature of First Applicant

Date:

Signature of Co-Applicant (s)

Date:

FOR OFFICE USE ONLY

Check List for Receiving Officer:

- (a) Earnest Money/ Application Money cheques/drafts/ RTGS ☐
- (b) Customer's signature on all pages of the application form ☐
- (c) Photographs of the applicant(s) ☐
- (d) PAN No. & copy of PAN Card/ Undertaking Form No. 60 ☐
- (e) **Aadhaar Card No. & copy of Aadhaar Card** ☐
- (f) Copy of the Cancelled cheque of each Applicant ☐
- (g) For Companies: Memorandum & Articles of Association and Certified copy of Board Resolution ☐
- (h) For partnership firms : photocopy of Firm Registration and partnership deed ☐
- (i) For Foreign Nationals of Indian origin: Passport Photocopy/funds from NRE/FCNR A/c ☐
- (j) For NRI: Copy of Passport & Payment through NRE/NRO A/c ☐
- (k) For Hindu Undivided Family (HUF): Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF. ☐

RECEIVING OFFICER:

Name..... Signature..... Date:

Sales Rep.	Received by (Inventory)	Checked by (C R M)	Checked by (Audit Deptt.)
Signature	Signature	Signature	Signature

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

GENERAL TERMS AND CONDITIONS AS PART TO THIS APPLICATION FORM

The Applicant(s) agrees to the following:-

1. The Company has registered this Project named and styled as **Gaur Aero Mall** ('Project') with the UPRERA under the provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed thereunder for the state of Uttar Pradesh. The RERA Registration no. is _____ & for detailed information & any references the website link is www.up-rera.in.
2. The Applicant(s) has/have fully understood the development scheme as envisaged by the Company. The Applicant(s) is applying for allotment of the Unit/Shop in the Project (i.e. within the Project) proposed to be developed by Company with full knowledge of all the laws/notifications and rules applicable to the Project being located at Ghaziabad, Uttar Pradesh in particular and has satisfied himself about the rights/title/interest of Company in the Lands forming the integral part of the Project Land and has understood all limitations and obligations of Company in respect thereof.
3. The Applicant(s) acknowledges and confirms that the Company has provided all information, clarifications and documents in relation to the said Project. The Applicant(s) further acknowledges that he has seen all documents / papers in relation to the Project, including but not limited to the title documents, building plans, sanctions, approvals etc. obtained from the competent authorities and the present Application has been made after being fully satisfied about the rights, title and interest possessed by Company over the Project Land.
4. The Applicant(s) understands that his rights, title and interest in the Unit/Shop to be allotted in the Project shall be governed by the Applicable Laws and this shall also be specified under the Agreement to Sale. The Applicant(s) shall have all rights and entitlements in respect to the Unit/Shop; along with right to use the common areas and facilities (other than those reserved / restricted for any other owner / right-holder at the Project or a group thereof or otherwise intended to be transferred by the Company to third parties as permitted under Applicable Laws). It being clarified that the Applicant(s) shall not have any exclusive right, title or interest in any area outside the Project including common areas and facilities at the Project and the same shall be used by the Applicant(s) in-common along with other occupants, as per the Project guidelines to be formulated by Company and which shall be provided under the Agreement to Sale and the Applicable Laws.
5. The Applicant(s) also understands that the amenities within the project means amenities developed by U.P. Township Private Limited particularly for the project i.e. **Gaur Aero Mall** which is located at **Pocket 1A (Commercial), Land Development and GrahthanYojana(Ajantapuram) Loni Road, Ghaziabad**. That the applicant also understand that by buying the Unit/Shop with the company, applicant(s) shall not get any right on the amenities/ facilities in the adjacent projects/areas.
6. The Applicant(s) is fully satisfied with the cost of the Unit/Shop and has agreed to pay all the payments /amounts as per the agreed / applicable payment plan. The Applicant(s) hereby also agrees and undertakes to pay all the amounts due along with applicable Taxes and payable to the

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Company in accordance with the Payment Plan opted on or before the respective due dates. It is being clarified that the Company will send reminders for making the payment as per Payment Plan and/or for the invoices or demands raised by the Company, it is clearly clarified that these above mentioned reminders can be by way of any digital communication like E-Mails or WhatsApp messages or through post as well. As the timely payment is the essence of the transaction, so any kind of delay in payment either on account of self- funding or due to delay in arrangement of loans from Banks/ NBFC's/Housing Finance Companies / or any other Financial Institution shall be a sole responsibility of the Applicant(s). Further the Applicant(s) is responsible to bear and pay the delayed payment interest on the respective installment to the Company.

7. It is understood by the Applicant(s) that 10% of the Cost of Unit/Shop, shall be construed, considered and treated as "Earnest Money", to ensure the performance, compliance and fulfilment of his/her obligations under this Application and later as per the Agreement to Sale. The Earnest Money shall include Application Money as paid by the Applicant(s) under this present Application.

8. The Applicant(s), undertakes to sign & execute Agreement to Sale after completing 10% of the total cost of the Unit/Shop and in case, Applicant(s) opts for cancellation of booking before signing the Agreement to Sale or does not come forward for signing or executing the same while making lame excuses even after giving two notices of 15 days each by the company, in that case, the Company without prejudice to any other rights, shall be entitled to forfeit earnest money along with the amount of tax deposited with the government.

9. In case the Applicant makes defaults in completing the earnest money after depositing part payment and does not respond on emails and calls, in that case after expiry of 30 days from deposit of this part payment, the Company is entitled to forfeit his deposited amount and free to sell this Unit/Shop to any other party. The condonation of delay and Continuation of this Unit/Shop is at the discretion of the Company with deposit of required penalty and interest charges.

10. All outstanding amounts payable by any party under this transaction shall carry such applicable interest at the rate of (i) 1% (one percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum.

11. Any request for endorsement will not be entertained by the company before execution and signing of Agreement to Sale and it shall be at the discretion of the Company and subject to payment of applicable charges.

12. The name addition and deletion of blood relations of the Applicant(s) will be accepted and Applicant(s) will have to pay required administrative charges which are at present Rs. 25,000/- plus taxes. Administrative charges shall keep on changing from time to time.

13. The additional compensation / ganga water charges/metro cess/farmer compensation or any increase in price (if any) payable to any govt. authority or antecedent owners of the Project Land/or any part of it if required to be paid by Company after the date of booking, as a consequence of any order from any Court of competent jurisdiction or as directed by the govt. authority shall be charged

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

additionally from the Applicant(s), and the Applicant(s) shall make payment of the proportionate share of the same without any demur and shall not raise any objection for the same.

14. The Applicant(s) agrees and undertakes to pay all charges as demanded by the company towards electricity, water and sewerage connection, electricity meter and water meter, if any, maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance within the Unit/Shop) etc. as may be levied by Company or Unit/Shop / association of Unit/Shop holders at the Project or by the maintenance agency / property manager appointed for the said purpose by Company. The Applicant acknowledges that Company is entitled to charge advance maintenance charge for a period of 1 (one) year which will be calculated from the period starting from expiry of three months from the date of sending Offer of Possession or actual possession whichever is earlier.

15. If any of the cheques of the Applicant(s) gets dishonored for any reason whatsoever, Company shall be fully entitled, at its sole discretion, to cancel the Booking and to forfeit Earnest Money along with Non-Refundable taxes. However, Company may, at its sole discretion, defer its right to cancel the booking by charging cheque dishonor charges of Rs. 500/- for the first default provided the Applicant(s) promptly pay all the due amount along with interest within limited period of 15 days. After a period of 15 days company shall have the right to cancel the Booking and forfeit the Earnest Money along with Non-Refundable taxes.

16. The Company is absolutely free and competent to offer the possession of Unit/Shop on the basis of Deemed Completion as envisaged Uttar Pradesh Urban Planning and Development Act, 1973 and building by-laws of Uttar Pradesh AwasAwamVikasParishad/ Ghaziabad Development Authority. The expression 'Deemed Completion' shall mean if the completion certificate is not issued by the prescribed sanctioning authority within three months of submission of the application by the company with all required NOC's, the same shall be qualified as deemed completion.

17. The Completion Time Period shall stand reasonably extended on account of (i) any force majeure events like Pandemic, Lockdown, Natural Disaster, NGT restrictions, construction ban or any delay caused by the government authorities in granting approvals, affecting the regular development of the real estate project and/or (ii) reasons beyond the control of the Company and/or its agents and/or (iii) due to non-compliance on the part of the Applicant(s) including on account of any default on the part of the Applicant(s). The time period lost during the continuance of above events along with such additional period till the resumption of all activities to its normal state shall explicitly excluded from agreed possession date.

18. The Applicant(s) is aware that for the purposes of maintenance and management of the Project, the Company would be appointing a facility management company, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project on such terms and conditions as the Company may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that the Company may also retain some portion / Unit/Shops in the Project which may be subject to different terms of use as may be permissible under law, and the Applicant(s) shall

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

not raise any objections with respect to the same. The applicants(s) is also aware that some portion of the maintenance charges shall be transfer for maintenance of township.

19. In case of joint Applicant(s), all correspondence/communication shall be sent to the Applicant, whose name appears first and at the address or WhatsApp Number provided by the first named Applicant, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s). For any kind change in the mailing communication address or WhatsApp numbers of the Applicant(s), the Applicant(s) shall inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices etc. sent by Company to the address or WhatsApp numbers already in the records of the company shall be deemed to have been received by all the Applicant(s).

20. In the case of joint application for the Unit/Shop, all payments/ refund to be made by the Company to the joint applicant(s) under the terms of the transaction documents which shall be valid discharge of all liabilities of the company towards all such joint Applicants.

21. In case the Competent Authorities grant any additional FAR / construction rights over the Project Lands, the same shall be available to the Company.

22. The Applicant(s) has to deduct the applicable tax deduction at source (TDS) at the time of making of actual payment or credit of such sum to the account of the Company, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Any failure to deduct or deposit TDS would attract interest & penalty as per provisions of Income Tax Act, 1961. The Applicant(s) shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961. If the Applicant(s) fails to submit the TDS certificate to the Company on the TDS deducted within the stipulated timelines as per Income Tax Act, the Applicant(s) shall be liable to pay penalty as per provisions of Income Tax Act, 1961.

23. The Applicant(s) clearly and unequivocally confirm(s) that in case remittances related to provisional application of the Unit/Shop are made by non-resident(s)/foreign national(s) of Indian origin, it shall be the sole responsibility of the Applicant(s) to comply with the provisions of the Foreign Exchange Management Act, 1999 (FEMA) or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Company with such permission/approvals/no objections to enable the Company to fulfill its obligations under this Application and Agreement to Sale. Any implications arising out of any default by the Applicant(s) shall be the sole responsibility of the Applicant(s). The Company accepts no responsibility in this regard and the Applicant(s) shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant(s), subsequent to the signing of this Application Form, it shall be the sole responsibility of the Applicant(s) to inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

etc. sent by Company to the address or WhatsApp numbers already in the records of the company shall be deemed to have been received by all the Applicant(s).

24. The Applicant(s) hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Applicant(s) under this Application towards the said Unit/Shop is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively Money Laundering Regulations. The Applicant(s) further declare(s) and authorize(s) the Company to give personal information of the Applicant(s) to any statutory authority as may be required from time to time. The Applicant(s) further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Applicant(s) further agree(s) and confirm(s) that in case the Company becomes aware and/or in case the Company is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Company shall at its sole discretion be entitled to cancel/terminate/reject this Application. Upon such termination the Applicant(s) shall not have any right, title or interest in the Unit/Shop neither have any claim/demand against the Company, which the Applicant(s) hereby unequivocally agree/s and confirm/s. In the event of such termination, the monies paid by the Applicant(s) shall be refunded by the Company to the Applicant(s)/Statutory authority as per the circumstances & orders issued by Authority and after this, applicant(s) shall not have any claim against the Company for respective property.

25. The Applicant hereby confirms that he is fully aware of the payment plan adopted by him and he agrees to fully comply with it.

26. The terms and conditions mentioned herein indicative in nature. The detailed terms and conditions contained in the Agreement to Sale shall follow this Application.

27. The Applicant(s) shall sign all the pages of this Application in token of his acceptance of the same. The Applicant(s) agree(s) that the Application once made will be final and changes (if any) can be made only subject to the discretion of the Company. The Applicant(s) herein declares that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us.

28. That Applicant(s) are fully aware that M/s UP Township Infrastructure Private Limited has not authorized any person or company to collect the payment on their behalf. All the payments against my/our booking will be made only to M/s UP Township Infrastructure Private Limited and its affiliated companies. M/s UP Township Infrastructure Private Limited shall not be responsible for payments made to any other party other than the M/s UP Township Infrastructure Private Limited.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

CONFIRMATION & ACKNOWLEDGEMENT

I/ We have read and understood the contents and terms and conditions of this application form and the Annexures. I/We hereby agree, accept and undertake to abide by all the terms and conditions as stipulated in this application form.

Signature.....

Name.....

(Allottee/s)

Date.....

Place.....

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

CUSTOMER FEEDBACK FORM

(MANDATORY)

1) How did you get to know about us?

(a) Newspaper Ad ☐ (b) Outdoor ☐ (c) Radio ☐ (d) Website ☐ (e) Reference ☐ (f) Broker ☐ (g) Exhibition ☐ (h) Any Other ☐

2) With whom you have booked this Unit/Shop?

(a) Direct sales team / Executive of our company, please mention name

.....

(b) Through Channel partner (Broker)please specify
the name of broker and its Executive name/Sales person
name.....

3) Please rate your experience

(a) With the Sales Person Excellent ☐ Good ☐ Average ☐ Poor ☐

(b) With the Channel Partner Excellent ☐ Good ☐ Average ☐ Poor ☐

(c) Overall Experience with GAURS Excellent ☐ Good ☐ Average ☐ Poor ☐

(d) Experience at Project Site Excellent ☐ Good ☐ Average ☐ Poor ☐

4)

Remarks/AnyComment_____

5) Would you like to provide any references whom we can contact for our business promotion:

(a) Name _____

Mobile

No _____ Any

Other Number _____

(b) Name _____

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Mobile No _____

Any Other Number _____

Signature of First Applicant

Date:

Signature of Co-Applicant (s)

Date: