

**Project Name :** KB Central  
**RERA Registration No. :** UPRERAPRJ.....  
**UPRERA Website :** [www.up-rera.in](http://www.up-rera.in)  
**Project Launch Date :** .....  
**Promoter Name :** Avora Builders Private Limited  
**Promoter ID :** UPRERAPRM.....

Space  
for QR  
Code

**Name of Bank Account :** ABPL Collection Account for KB Central  
**Account No. :** 50200118184455  
**IFSC Code :** HDFC0000278  
**Bank Name :** HDFC Bank Limited  
**Branch Name :** Alpha Commercial Belt, Greater NOIDA  
**Branch Address :** C-1, Alpha Plaza, Alpha Commercial Belt,  
Greater NOIDA, Gautam Buddha Nagar,  
Uttar Pradesh, PIN-201306

**PARTICULARS OF INTENDING ALLOTTEE**

**SOLE/FIRST INTENDING ALLOTTEE**

Mr. /Mrs. /Ms.: \_\_\_\_\_  
S/W/D of : \_\_\_\_\_  
Guardian's Name (in case of minor): \_\_\_\_\_  
\_\_\_\_\_  
Residential Status: Resident/Non-Resident: \_\_\_\_\_  
PAN: \_\_\_\_\_  
Aadhaar No.: \_\_\_\_\_  
Occupation: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone/Mobile: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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Please sign  
across the  
Photograph

**CO – SECOND INTENDING ALLOTTEE**

Mr. /Mrs. /Ms.: \_\_\_\_\_  
S/W/D of: \_\_\_\_\_  
Guardian's Name (in case of minor): \_\_\_\_\_  
\_\_\_\_\_  
Residential Status: Resident/Non-Resident: \_\_\_\_\_  
PAN: \_\_\_\_\_  
Aadhaar No.: \_\_\_\_\_  
Occupation: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone/Mobile : \_\_\_\_\_  
E-mail: \_\_\_\_\_

A. BIRTHDAY

i. \_\_\_\_\_

ii. \_\_\_\_\_

B. ANNIVERSARY

i. \_\_\_\_\_

ii. \_\_\_\_\_

**IN CASE THE APPLICANT IS A COMPANY/FIRM /TRUST/SOCIETY/HUF/ANY OTHER**

Name of the Applicant : \_\_\_\_\_  
Through Mr./Mrs./Ms. : \_\_\_\_\_  
Authorized vide Document No. : \_\_\_\_\_  
CIN Registration No. : \_\_\_\_\_  
PAN : \_\_\_\_\_  
Aadhar No. of the Authorised Signatory : \_\_\_\_\_  
PAN of the Authorised Signatory : \_\_\_\_\_  
Address (Registered Office) : \_\_\_\_\_  
\_\_\_\_\_  
Address (Corporate Office) : \_\_\_\_\_  
\_\_\_\_\_

Designation : \_\_\_\_\_  
Dated : \_\_\_\_\_

Please sign  
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To,

Avora Builders Private Limited  
(Hereinafter referred to as the "Promoter")  
E 139 A,GF PKT-E,LIG FLAT, NAND NAGRI,  
GTB ENCLAVE, North East Delhi, Delhi, India, 11009

Sub.- Application for the provisional allotment of Apartment/Unit in the Project "KB Central" situated at Plot No. SLC-4, Sector -CHI-PHI EXTN. Greater Noida, Gautam Buddha Nagar, Uttar Pradesh,PIN-201310.

Dear Sir/Madam,

I/we request that I/we may be registered for Allotment of Apartment/Unit (hereinafter referred to as the "Apartment/Unit") in "KB Central" being developed by "Avora Builders Private Limited".

I/We hereby declare, confirm and acknowledge that I/We have fully understood and accepted the following facts and conditions that:

- i The Leasehold Land situated at Plot No. SLC-4, Sector -CHI-PHI EXTN. Greater Noida, Gautam Buddha Nagar, Uttar Pradesh,PIN-201310, admeasuring 15,448.50 Square Metres (hereinafter referred to as "Land") was allotted by Greater Noida Industrial Development Authority ("GNIDA") to the Promoter on leasehold basis for 90 Years, and thereafter a registered Lease Deed dated-04.12.2025 was executed between the Promoter and GNIDA with respect to the said land, registered in the Office of Sub-Registrar Sadar, Greater Noida, Gautam Buddha Nagar on 04.12.2025 as document No. 38038, Book No.1, Volume No. 48167, Page No. 193 to 238.
- ii The Greater Noida Industrial Development Authority (GNIDA) has granted the necessary permissions and approvals for the construction and development of the Project on the said Land, more specifically Building Plan No. ...., Dated .....
- iii The Promoter is developing a commercial project named as "KB Central" (hereinafter referred to as the "Project") on the said Land.
- iv The said Project has been registered with the Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UPRERA) with Registration No. UPRERAPRJ.....
- v The Promoter is authorized to develop and market the said Project; the terms & conditions of the above said sale deed shall be mutatis-mutandis applicable on me/us. All legal formalities with respect to the rights, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.

I/We agree to sign and execute, as and when required, the "Agreement for Sale" containing the terms and conditions of Allotment of the Apartment/Unit and other related documents as prescribed, on the format provided by the Promoter.

I/We also agree to abide by the General terms and conditions of registration for allotment of an Apartment/Unit in the said Project as given herein below, which I/We have read and completely understood.

I/We remit a sum of Rs. .... (Rupees.....) by the Bank Draft/Cheque/NEFT/RTGS/IMPS/Funds Transfer No. .... Dated..... Drawn on ..... Bank payable at Mathura (All drafts and cheques to be made in favour of ABPL Collection Account for KB Central, A/c No. 50200118184455, IFSC Code- HDFC0000278, HDFC Bank Limited) as registration amount for the allotment of the Apartment / Unit.

I/We understand and agree that this application submitted by me / us for the registration for allotment shall not mean that I/We am/are entitled for the allotment of the Apartment / Unit in the said Project. The allotment of Apartment / Unit is solely at the discretion of the Promoter, and the Promoter has the right to reject any application for allotment without assigning any reason. In the event the Promoter decides to reject any

application for allotment of Apartment / Unit, the Promoter shall not be obliged to give any reason for such rejection and any such decision of the Promoter rejecting any application for allotment of Apartment / Unit shall be final and binding on the intending Allottee(s).

I/We understand that the expression "Allotment" wherever used in the general terms and conditions for registration of allotment, as, mentioned herein, shall always means provisional allotment of the Apartment / Unit and the allotment shall remain provisional till such time as the "Agreement for Sale" is unconditionally executed by me / us and returned to the Promoter.

I/we have perused the Pricelist cum payment plan and agree to pay as per the Payment Plan opted by me / us.

**Note :-**

- (1) In case the cheque comprising the registration amount is dishonoured due to any reason, the Promoter reserves the right to cancel the registration without giving any notice to the applicant(s).
- (2) All amounts received from the intending Allottee(s) other than resident Indian shall be from NRE/NRO/Foreign currency account only.

**a) Details of Apartment / Unit to be purchased**

Apartment/Unit No. .... Floor No. .... Type .....  
Carpet Area..... Square Metres (..... Square Feet), Total Area  
..... Square Metres ..... Square Feet. (10.764 Square Feet= 1  
Square Metres)

b) **Payment Plan option:** D.P. \_\_\_\_\_ C.L.P \_\_\_\_\_ Flexi \_\_\_\_\_ Super Flexi \_\_\_\_\_

I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree affirm and undertake to abide by the terms and conditions of the application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

(I).....

(II).....

**Sole/First applicant**

**Co- Applicant**

**Place:** - .....

**Date:** - .....

**For Office Use Only**

- 1. Application received by.....
- 2. Application accepted/rejected.....
- 3. Registration money received vide R. No..... Dated.....  
Rs...../-