

Application Form  
FOR ALLOTMENT OF A RESIDENTIAL APARTMENT (Apartment) at  
“EROS SAMPOORNAM 3” RERA Registration No. UPRERAPRJ

AJAY ENTERPRISES PVT. LTD.

CIN: U74899DL1968PTC004914

Regd. Office: 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110019.

Email: [sales@eros-group.com](mailto:sales@eros-group.com), Phone: 011-46208282.

web site [www.eros-group.com](http://www.eros-group.com)

To,

The Director,  
Ajay Enterprises Pvt. Ltd.  
8<sup>th</sup> Floor, Eros Corporate Tower,  
Nehru Place, New Delhi – 110019.

Dear Sir,

I/We (“The Applicant”) apply for an Apartment No.....to be situated at Tower No.....in  
“EROS SAMPOORNAM 3”, a group housing project being developed by Ajay Enterprises Pvt. Ltd.  
(AEPL /The Company) at Plot No. GH-01, Sector-2, Greater Noida, Distt. Gautam Budh Nagar,  
Uttar Pradesh,

I/We agree to sign and execute, as and when required by the Company, the Allotment Letter and the  
Agreement for Sub-Lease containing detailed terms and conditions of Allotment of the Apartment  
and other related documents in this regard as required by AEPL/Greater Noida Industrial  
Development Authority(GNIDA)/the Lessor.

I/we remit hereby a sum of \_\_\_\_\_(Rupees \_\_\_\_\_only) vide  
Demand Draft/Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on  
\_\_\_\_\_ Bank \_\_\_\_\_ Branch in favour of **Ajay Enterprises  
Pvt. Ltd. - Collection Account for Eros Sampoornam 3**, payable at Delhi/Noida/Greater Noida.

OR/AND

I/WE have already transferred Rs. \_\_\_\_\_(Rupees \_\_\_\_\_  
only) vide RTGS/NEFT on date -----vide reference No. \_\_\_\_\_, as the  
application amount towards Allotment of an Apartment at Eros Sampoornam 3.

I/We submit herein my/our General Particulars and Undertaking as required by the Company.

I/We accept and agree to abide by the Standard Terms and Conditions of this Application Form,  
Allotment Letter and the terms of the Agreement for sub-lease, the lease deed dated 19.05.2010  
between the company and GNIDA which have been read, understood and agreed upon by me/us  
with my/our free consent.

Yours truly,

Date \_\_\_\_\_  
Place \_\_\_\_\_

Signature(s) of Applicants(s)

## GENERAL PARTICULARS

Please Sign across  
the Photograph

### 1. SOLE/FIRST APPLICANT

Mr./Mrs./Ms./Dr./M/s \_\_\_\_\_

S/W/D of \_\_\_\_\_

Age \_\_\_\_\_ Yrs. Date of Birth \_\_\_\_\_

Occupation: Service ( ) Self-employed ( ) House Wife ( ) Any other \_\_\_\_\_

In case of a firm/ Company the constitution thereof \_\_\_\_\_  
\_\_\_\_\_ (CIN \_\_\_\_\_ in case of Company)

Residential Status: Resident/Non-Resident/foreign National of Indian Origin.

Nationality \_\_\_\_\_

Income Tax PAN \_\_\_\_\_ Aadhaar No. \_\_\_\_\_

Permanent Address/Registered Office \_\_\_\_\_

Address for Correspondence \_\_\_\_\_

Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

E-mail Address \_\_\_\_\_

Office Name & Address \_\_\_\_\_

Designation of the Signatory \_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No. \_\_\_\_\_ Email: \_\_\_\_\_

Signature  
*of Sole/First Applicant/Authorized Signatory*

## 2. SECOND APPLICANT

Mr./Mrs./Ms./Dr. \_\_\_\_\_

\_\_\_\_\_ S/W/D of \_\_\_\_\_

Age \_\_\_\_\_ Yrs. Date of Birth \_\_\_\_\_

Occupation: Service ( ) Professional ( ) House Wife ( ) Any other \_\_\_\_\_

In case of a firm/Company the constitution there of \_\_\_\_\_

\_\_\_\_\_ CIN \_\_\_\_\_ in case of Company)

Residential Status: Resident/Non-Resident/foreign National of Indian Origin.  
Nationality \_\_\_\_\_

Income Tax PAN \_\_\_\_\_ Adhaar No... \_\_\_\_\_

Permanent Address/Registered Office \_\_\_\_\_

Address for Correspondence \_\_\_\_\_

Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

E-mail Address \_\_\_\_\_

Office Name & Address \_\_\_\_\_

Designation of the Signatory \_\_\_\_\_

Tel. No. \_\_\_\_\_ Fax No: \_\_\_\_\_ Email: \_\_\_\_\_

Please Sign  
across the  
Photograph

Signature  
of Second Applicant

Note : Application Form must be completed in full and in English language.  
Application form, which is not complete in every respect is liable to be rejected.  
Application Form with any cutting/overwriting, not authenticated properly by the Applicant is liable for rejection.

### 3. DETAILS OF THE PREMISES APPLIED FOR

Apartment no.	
Floor No.	
Tower/Building Name	
Carpet area Equivalent APPLIED FOR	_____ Sq. Mtrs. _____ Sq. ft.
Exclusive Balcony area	_____ Sq. Mtrs. _____ Sq. ft.
Open Car Parking	
Covered Car Parking Single bay double parking	
Power Backup by DG	...KVA

### 4. SALES CONSIDERATION

Total Price of the Apartment: Rs.....

Total Price mentioned above is inclusive of GST at current rate. If there is any change in the GST rates then the difference shall be borne, (or credited to as applicable) by the Applicant.

The additional charges, not included in the Total Price, payable by the Allottee are cost of electricity meter, Interest free Maintenance Security, Sinking Fund, PNG connection, Prepaid Meter Charges, FTTH (fibre to the home), community facility monthly usage charges, maintenance other such utility services etc., shall be charged extra at the time of offer for possession. The Applicant shall also be liable to pay any such fresh Government/competent authorities charges/dues/taxes/levy etc. as imposed from time to time or any increase in rate/incidence thereof, after the date of this Application.

The electric connection is being provided as per the applicable government norms.

It is noted and agreed that additional power back up and additional electricity load is subject to availability and upon payment of such amount as shall be determined by AEPL. The electric supply and power backup supply shall be provided as per general practice of diversification factor norms on total installed load.

## 5. PAYMENT PLAN

**As per Annexure-1**

## 6. MAINTENANCE DEPOSIT

a) Interest free Maintenance Security (IFMS) shall be Rs.....

The IFMS shall be payable at the time of possession.

I/we understand that any authority(ies) imposed enhancement/fresh tax (including GST), duty or levy made applicable till the date of execution of Sub-Lease Deed will be charged extra.

I/we understand that this application is an offer made by the Applicant to the AEPL for allotment of Apartment

and in this regard, the allotment of Apartment applied for is at the sole discretion of AEPL and that the monies paid along with this Application Form will be refunded without any interest in the eventuality of rejection of this Application Form within 30 days of the rejection of the Application.

I/we understand and agree that the Allotment of the Apartment shall be made after making total payment of the Earnest Money, i.e., 10% of the Total Price.

I/we understand that in the eventuality of Application being accepted, the monies paid with this Application Form will automatically form a part of forfeitable Earnest Money/ Booking Amount Deposit with AEPL for the unit provisionally allotted without any further act or deed and shall be subject to forfeiture **as per the policy of AEPL**

I/We understand & agree that in case of cancellation by the Applicant or the details given by the Applicant are found to be incorrect or I/We do not sign the Agreement to Sub Lease within 21 days from the date of allotment then the application money/ booking amount will be forfeited by AEPL at its sole discretion and for which I hereby give my no objection and that upon such forfeiture I/We shall have no claim, rights, title or interest, whatsoever, against AEPL, the Lessor and/or in the Property/Premises/Apartment

I/we undertake to abide by all terms and conditions of this Application Form, the Allotment letter and the Agreement for sub-lease to be executed in respect of the Apartment/Unit, besides the Lease Deed executed by the Company/AEPL with GNIDA (the Lessor) and also the terms and conditions as imposed from time to time by the Greater Noida Industrial Development Authority and/or any other statutory authority.

(i) \_\_\_\_\_  
**Sole/First Applicant/Authorized Signatory**

(ii) \_\_\_\_\_  
**Second Applicant**

Date \_\_\_\_\_

Place \_\_\_\_\_

Note:

1. All payments to be made, only through A/c Payee Local Cheque(s)/Demand Draft(s)/RTGS/NEFT in favour of "**Ajay Enterprises Pvt. Ltd. – Collection Account for Eros Sampooranam 3**" payable at New Delhi/Noida/Greater Noida.
2. In case the Cheque/DD towards Application amount is dishonored due to any reason whatsoever, the present application may be cancelled at the sole discretion of AEPL, without any notice to the Applicant.
3. Applicant agrees that all amounts paid by Applicant(s) other than Resident Indian shall be from NRE/NRO/Foreign Currency Account only. NRI/PIO etc. applicants shall solely be responsible to comply with all requirements of Foreign Exchange Management Act as amended from time to time.

**Mode of Booking**

Direct\_\_\_\_\_

Through agent\_\_\_\_\_

**BRIEF TERMS & CONDITIONS FOR ALLOTMENT OF APARTMENT**

1. "Eros Sampooranam 3, (**UPRERAPRJ**)" is a Group Housing Project (the "Housing Project") being developed on part of a Plot number GH-01, Sector-2, Greater Noida, U.P. . The said Plot of land has been allotted by Greater Noida Industrial Development Authority ("GNIDA") to Ajay Enterprises Pvt. Ltd. (AEPL/the Company). The Lease Deed for demise of the said Plot to AEPL (the "**Lease Deed**") for a period of 90 years has been executed by and between GNIDA and AEPL on 19.05.2010 for the purpose of the development of a group housing project by AEPL, in terms of which AEPL has the requisite authority to execute the Housing Project in different phases and undertake allotment of the residential apartments/Commercial unit/ Space in the Housing Project The copy of the said Lease Deed is made available to the Allottee for his/her/it perusal and understanding.
2. The Allotment to the Applicant, if and when made by the Company, pursuant to the Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed dated 19.05.2010 executed by GNIDA in favour of the AEPL and the terms of the Agreement for sub-lease to be executed with the applicant(s) along with all laws, notifications and rules as may be applicable inter alia to the Apartment , including any amendment or variation thereof.
3. That the Applicant has fully satisfied himself/herself/itself about the interest and title of the AEPL in the said Plot of Land.
4. That the Applicant hereby agrees that 10% of the Total Price for the Apartment shall constitute earnest money/ booking amount and in case of non-fulfillment of these terms and conditions and/or those of Application /Allotment Letter/ Agreement for Sub-Lease/ the Lease Deed by the Applicant(s) or if inability is expressed by the Applicant(s) to perform his/her part of the contract, the Allotment shall stand cancelled at the sole discretion of AEPL and the earnest money paid by him/her to the company shall be forfeited and balance amount after adjustment of overdue interest and other dues, if any shall be refunded to the Applicant/ Allottee without any interest after 45 days from date of cancellation of allotment.
5. That the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. The aforesaid payments are to be made on specified dates and AEPL is not

bound/obliged to issue any reminder notice for the same. It shall be incumbent on the Allottee(s) to comply with the terms of payment and other terms and conditions of Allotment and the terms of the Lease Deed.

6. That right to use the car parking spaces are a single indivisible right along with the Apartment/. However, the Car Parking space location is to be allocated at the sole discretion of the AEPL, Scooter/Two Wheelers/Cycle will be parked within the same parking space to be allotted to the Applicant(s).
7. That the Applicant agrees and understands that, if any dues/charges/taxes/fees etc. payable by the Applicant has not been paid because the same has not been demanded by AEPL inadvertently by oversight, mistake or by ignorance and later it comes to the notice of the AEPL/Company then the same will be paid by the Applicants (s) with interest, if any, as and when noticed and demanded by AEPL. This will not however take away in any manner, the obligations of the Applicant/ Allottee specified herein and the rights of the company in case of default in compliance of terms & conditions here of by the Allottee
8. The performance by the AEPL of its obligation under these presents are contingent and bound and regulated upon approvals to be granted by various statutory authorities/local bodies/ departments (herein referred to as "Authorities") from time to time and subject to all applicable laws/notifications/conditions as imposed by these Authorities.
9. Applicant(s) or any subsequent owner or lessee shall at all times provide unhindered access to the Apartment/Unit allotted to him for staff and management of AEPL or maintenance agency for maintenance, checking proper use of space to avoid any mishap or for any other reason.
10. That any type of encroachment/construction in the entire Complex including roads, lobbies, roof etc. will not be allowed to the Allottee/ Occupant of the Apartment.
11. The Applicant(s) is aware that the sanctioned plans, specifications, time schedule for completion of project and other relevant documents/ information has been provided by the AEPL and displayed on UP RERA website **up-rera.in**. The Applicant(s) acknowledges and confirms that the AEPL has provided all information, clarifications and documents in relation to the said Project as was demanded by the Applicant(s) and that the Applicant(s) is fully satisfied with the same. The Applicant(s) further acknowledges that he has seen all documents / papers in relation to the Project and Township, including but not limited to the title documents, license, 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 AEPL over the Plot of Land.
12. The Applicant(s) has/have fully satisfied himself/herself/themselves in all respect with regard to, all the details of the Apartment and all common area/facilities/utilities. The Applicant(s) has/have satisfied himself/herself/themselves about the right, title and capacity of the Company to deal with the Apartment/Project and has independently understood all the limitations and obligations thereof and has also verified the credentials/details available on the website i.e . **up-rera.in** and **eros-group.com**.

13. The Applicant(s) understands that his rights, Leasehold title and interest in the Apartment to be allotted in the Project shall be governed by the applicable laws and this shall also be specified under the Lease Deed/Allotment Letter/ Agreement to Sub-Lease. The Applicant(s) shall have all rights and entitlements in respect to the Apartment; along with right to use the common areas and facilities of the Project after execution of the Tripartite Sub Lease Deed.
14. The Applicant shall make timely payment of the sale price as per the **PAYMENT PLAN** attached in the **Annexure 1**, timely payment is the essence of this Application and Allotment. Any revision in any kind of tax enhancement compensation levied by the Central/State Government shall be payable by the Applicant in addition to the above cost.
15. The Applicant is aware that TDS shall be deducted from the above price in case the price of the property being purchased is above Rs. 50 lakhs in accordance with the currently applicable rules as per the Income Tax Act, 1961 or as applicable at the time of payment. The Applicant shall deposit the TDS with the Government and deliver the relevant TDS certificate, challan, receipt and other relevant documents to AEPL as per the Act and rules made there under, as applicable to this transaction. Any delay in making the payment to AEPL and /or taxes as aforesaid shall make the Applicant liable to pay the interest to AEPL and/or any penalty levied by the concerned authority/ies in respect thereof.
16. The applicant agrees and understands that the Project registered in RERA is a part of a total land of 98373.75 sq mtrs out of which 46732.00 sq mtrs has already been completed and in respect thereof the part Completion/Occupation certificate have been obtained and RERA registered phase 'Eros Sampoonam I' UPRERAPRJ972907 is under construction on 16380.00 sq mtrs of land and Eros Sampoonam 2, UPRERAPRJ301564 is under construction on 13534.00 sq mtrs and the current Phase Eros Sampoonam 3, UPRERAPRJ..... is of 21727.75 sq mtrs shall be developed , and the applicant has no objection of other phases getting completed/constructed in due course of time, However, The offer for possession of the said Apartment will of approximately be given on or before 30.09.2029 (completion date) after obtaining part Completion/Occupation certificate. The Completion date /Time shall stand reasonably extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the AEPL and/or its associates/agents and/or any direction issued by the Authority under pollution control, District Authorities, GRAP environment air quality (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 Applicant agrees and understands that some of the amenities/facilities shown/described are/may be a part of the total land area and the entire project being developed in different phases which may take some time to develop with entity and this shall be basic show up as & when all the phases get developed.
17. That it shall be the responsibility of the Applicant(s) to inform AEPL in writing if there are any subsequent changes in their Address or other relevant contact details, otherwise the correspondence address/contact details given by the Applicant(s) shall be used for all correspondence and such correspondence shall be deemed to have been received by the Applicant(s). Any communication made to the Primary Applicant/ Allottee shall be deemed to be made to both or all Applicants. Any change in the name of the Applicant/Applicant(s) shall be allowed at the sole discretion of the AEPL and as per the policies of the AEPL as applicable from time to time.

18. If the Applicant(s) fails to execute and deliver to the AEPL the Agreement for sub-lease within 30 (thirty) days from the date of the Application Letter or in terms of the Allotment Letter and/or appear before the Sub- Registrar for its registration as and when intimated by the AEPL, then the AEPL shall serve a notice to the Applicant(s) by e-mail/by hand/by post/by courier on the address given by the First Applicant for rectifying the default which if not rectified within 15 (fifteen) days from the date of its receipt (including deemed receipt) by the Applicant, this Application and subsequent Allotment Letter if any can be treated by AEPL as cancelled at the sole discretion of AEPL and in case of such cancellation the balance amount shall be returned after deduction of Earnest Money, and recovery of broker's fee/commission/charges paid/committed by the company if the booking has been got done by the Applicant(s) through a broker or agent. No interest or any type of damages/compensation whatsoever shall be payable in such cases. Upon such cancellation the applicant shall have no claim right/title / interest against the Company and/or in the Apartment/Unit or any claim against the Lessor.
19. The Applicant(s) hereby confirms, agrees and acknowledges that, if booking of the said Apartment/Unit is done through any **Real Estate Agent or Broker**, then in that event AEPL shall not be held liable or responsible for any misrepresentation, misleading or false information or commitment whether the mark in written or otherwise provided by such Agent/Broker. The Applicant(s) further agrees and confirms that AEPL shall not be held responsible or liable for any commercial arrangements arrived at by and between such Agent/Broker with the Applicant(s).
20. The images, audio-visuals, show flats in the marketing documents/presentations/prospectus/ website by the AEPL may show additional possible lifestyle and such material, conceptual marketing material shall not form the basis for the specifications and design commitment to the Allottee (s) and the committed layout and specifications shall only be as detailed separately in the Agreement for sub-lease and its annexures.
21. The Applicant, upon Allotment, may at his/her/their discretion and cost may avail housing/other loan from Bank/financial institution. The AEPL shall under no circumstances be held responsible for non-sanctioning of loan to the Applicant for any reason whatsoever. The payment of instalments/any other dues to Company shall not be linked to the loan availed/ to be availed by the Applicant.
22. That in the case where the project is progressed ahead of schedule or completed before time or occupancy is handed over to the Applicant(s) before scheduled date then Allottee too will mandatorily pay its/their dues ahead of original schedule in accordance with the existing stipulations/actual stage wise completion of construction and no penalty/ interest/ costs can be imposed on the AEPL for such pre-ponement of construction.
23. In case of residential apartment The Applicant(s) shall not use the Premises for any purpose other than residence and shall not use the Apartment/ unit for guest house or any commercial activities or any other activity not allowed under residential use by the competent authority. The

Applicant(s) shall also not use the Car Parking(s) reserved to him/her/they for any purpose other than for parking cars or in case of parking for two-wheelers.

24. The Applicant has understood & agrees that AEPL is entitled to mortgage the Project Land and Building to avail the finance from Banks/Financial Institutions/any other entity. However, the AEPL shall get relevant encumbrances discharged/cleared before handing over the possession.
25. The Applicant(s) is not vested with any right, interest or entitlement in or over the Apartment, until a formal Sub-lease Deed is executed and registered between the AEPL and the Applicant(s)/Lessor under the applicable laws. The term "allot" or "allotment" or "Allotment Letter" wherever included in the Application Form shall always mean "provisional allotment" until the Agreement to Sub-Lease is executed and registered by the AEPL and the Applicant(s). Further, the Applicant(s), as and when called upon by AEPL, undertakes to come present for registration of the Agreement to Sub-Lease, as may be required under the applicable laws, at the office concerned sub-registrar of assurances.
26. All outstanding amounts payable by any party under this transaction to other 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 or (ii) such other rate of interest as may be prescribed under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other party. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
27. The Applicant(s) is aware that the Cost of Property does not include any charge towards right to use the [(☐) covered/ ( ☐ ) open] car park space within complex and the same is being provided free of cost along with the Unit. The Buyer(s) understands that the car park space forms part of limited common area and facilities and shall be allocated by the AEPL. The Buyer(s) further agrees and undertakes that Buyer(s) shall have no concerns towards the identification and allotment/allocation of car park space done by AEPL, at any time and shall not challenge the same anytime in future. It is clearly understood by the Buyer(s) that the Buyer(s) shall at no time have the ownership or title over the car park space, except for the exclusive right to use the same for himself/herself. All relevant clauses of this Application Form and Agreement to Sub-Lease pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to right to use the car park space.
28. The additional compensation/price (if any) payable to GNIDA or antecedent owners of the Total Lands if required to be paid by AEPL after the allotment date, as a consequence of any

order from any Court of competent jurisdiction or as directed by GNIDA, shall be charged additionally from the Applicant(s), and the Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same.

29. The Applicant(s) further agrees and acknowledges that if in the event of any variation in the Total Area of the apartment, the Cost of Property payable for the Total Area shall be recalculated upon confirmation by the AEPL and in such event only recourse shall be a prorata adjustment in the last installment payable by the Applicant(s) towards the Cost of Property. It is hereby clarified in case of variations/ additions required due to architectural and structural reason duly recommended and verified by project architect or engineer as per applicable laws, the AEPL shall intimate the Applicant(s) in writing and the Applicant(s) hereby gives its consent for such variation or addition.
30. Without prejudice to rights available to the AEPL, the cheque dishonor charges payable for dishonor of a particular installment payment for first instance is Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) and for second/subsequent instance it is Rs. 5,000/- (Rupees Five Thousand Only) per subsequent dishonor. Towards changing of shall not absolve in allottee from the time period section by conveyance as from this term & conditions of this AF, AC, ASL.
31. The Applicant(s) is aware that for the purposes of maintenance and management of the Project/Township, AEPL would be appointing a facility management company, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project/Township on such terms and conditions as the AEPL may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that AEPL may also retain some portion/Apartments 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 applicant agrees that the maintenance, community usage charges and other charges shall be per the policy of the AEPL.
32. Due to any operation of law or any statutory order or otherwise, if a portion of the Project or the entire Project is discontinued or modified resulting in cancellation of allotment, then the Applicant(s) affected by such discontinuation or modification will have no right of compensation from the AEPL in any manner including any loss of profit. The AEPL will, however, refund the money received from the affected Applicant(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
33. A Regular and detailed Agreement for sub-lease under the applicable law will be executed in due course of time. The provisions of the Agreement for Eros Sampooranam 3 to be executed shall supersede to the extent repugnant hereto. That the terms and condition mentioned in the Agreement for sub- lease, are provided on the web site, are obligatory and have a binding effect on Applicant(s).
34. That the Carbon Credit Benefit arisen, if any, in the Township will be redeemed by AEPL who will be solely entitled to same without any liability to share the same with any /Sub Lessee apartment owner in "Eros Sampooranam 3".
35. Stamp duty and registration costs in respect to the captioned Apartment, for Agreement for sub-lease and for Sub Lease Deed Cancelation deed etc. will be paid by the Applicant(s) only.
36. The Terms of the Allotment shall be subject to the provisions of the Lease Deed applicable laws, rules & regulations.

37. All or any dispute arising out of or touching upon or in relation to the terms of this Application or Agreement to Sub Lease including the interpretation and validity thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments, modifications thereof for the time being in force. The Arbitration proceedings shall be held in New Delhi by a sole Arbitrator to be appointed by the Company. The applicant hereby confirms that he/she/they shall have no objection to such appointment. The Courts at New Delhi shall alone have the jurisdiction in all matters arising out of/touching and/or concerning this Application/ Agreement regardless of the place of execution of this Application.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions and the requirements of GNIDA have been read/understood by me/us and the same are acceptable to me/us. I/We, the applicant(s) herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned herein.

(i) \_\_\_\_\_ (ii) \_\_\_\_\_  
Sole/First Applicant/Authorized Signatory Second Applicant

## **DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM**

### **Resident of India:**

1. A Self Attested copy of PAN card of all the Applicants.
2. Self-Attested copy of Govt. issued Photo ID of all the Applicants.
3. Two photographs each of all the applicants to be attached.

### **Partnership Firm:**

1. Copy of PAN card of the partnership firm attested by the partners of the Firm (affixation of rubber stamp on all attestation on behalf of firm is must) and GST registration certificate,
2. Attested Copy of the Partnership Deed and any changes required certificate if any
3. In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.
4. Self-attested copy of Govt. issued Photo ID of the Partner signing the Application Form on behalf of the firm.
5. Two photographs of the Partner signing the Application Form on behalf of the Firm to be attached.

**Private Limited & Limited Company:**

1. Copy of PAN card of the Company attested by Director of the Company and GST Certificate
2. Article of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/ Director of the Company.
3. Board resolution authorizing the signatory of the Application Form to buy property on behalf of the Company duly authenticated by any other Director of the Company.
4. List of Directors

**Hindu Undivided Family (HUF):**

1. Copy of PAN card of HUF and KARTA
2. Authority letter from all co-parcenors of HUF authorizing the Karta to act on behalf of HUF.

**NRI/Foreign National of Indian Origin:**

1. Copy of the individual's Passport
2. In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
3. 2 passport size photographs of the applicant(s) along with Photo Identity card issued by Government agency is required in all cases.
4. Application Form must be completed in full and in case of cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

**“Annexure 1”**  
**PAYMENT PLAN**

---

**“Annexure 2”**

**Please see the format for Agreement for Sub-Lease at our website at the following link:  
[www.eros-group.com](http://www.eros-group.com)**

**Additionally, you can see a hard copy of this format at our following offices:**

a)  
.....

**Corporate office at  
8<sup>th</sup> Floor, Eros Corporate Tower  
Nehru Place, New Delhi-110019  
Tel-011-46208282  
Email. [sales@eros-group.com](mailto:sales@eros-group.com)  
Website. [www.eros-group.com](http://www.eros-group.com)**

b)  
.....

**Project site office at  
GH-01 Sector 2 Greater Noida West  
201306 Uttar Pradesh**