



APPLICATION FORM

Application No.	
Date	
Office Space No.	

To, M/s Assotech Realty Private Limited Plot No. 22, Sector-135, Noida, Gautam Budh Nagar (UP)

Please affix Passport Size Photograph (First Applicant)

Please affix Passport Size Photograph (Co - Applicant)
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I / We wish to register my/our Expression of Interest for provisional booking of Office Space (henceforth called as "Office Space") in your Project named "**ASSOTECH BUSINESS CRESTERRA-PHASE 2**" (henceforth called as "**IT PARK**"), located at Plot No. 22, Sector - 135, Expressway Noida (U.P.).

I / We hereby pay an amount of Rs. _____ (Rupees _____ only) by Cash / DD / Cheque vide no. _____ dated _____ drawn on _____ favoring **Assotech Realty Private Limited Payable at Delhi / Noida / NCR** as the booking amount.

I/We have read and understand the General Terms & Conditions for Registration of Allotment of office space at the IT Park and on my accepting the Terms and Conditions on the Developer provisionally allotting me/us the said Office Space, I/We agree to pay further installments of Sale Price and other dues as stipulated along with the General Terms & Conditions and the payment plan as explained to me/us by the Developer. However, if the General Terms & Conditions are not signed by me/us within a period of 30 days, the Developer may at its sole discretion return the Booking amount and shall be further entitled to allot the Office Space to any other person.

I / We agree that the acceptance of my/our application does not entitle me / us to any right in the Office Space unless the allotment is made and all payments of Office Space in full have been paid by me/us on or before the due dates and the title is conveyed to me/us thereafter by a registered document. I/We further agree to execute and register Agreement to Sub-Lease as per UP RERA Guidelines.

I / We further agree that I / We shall abide by the Terms and Conditions of the Developer that are in force or that may be brought in to force from time to time and to sign and execute the General Terms and Conditions, which are condition precedent to the provisional allotment of the Office Space. The terms and conditions annexed to this application are only indicative and are not General Terms & Conditions.

Signature of Applicant (s) _____

Assotech Realty Pvt. Ltd.

Regd Office : 46, First Floor, Janpath, New Delhi - 110 001, Ph: 011-23765555

Site : Plot No. 22, Sector 135, Expressway, Noida - 201301. U.P

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

PARTICULARS OF FIRST / SOLE APPLICANT

Name						
Father's / Husband's Name						
Date of Birth		Qualification				
Occupation		Designation				
Correspondence Address						
Office Address						
Permanent Address						
Telephone no (s)	Residence		Office		Mobile	
Marital Status (Tick One)	Married		Single		No. of Children	
Res. Status (Tick one)	Resident		Non-Resident		PAN No.	
E-mail						

CO - APPLICANT

Name						
Father's / Husband's Name						
Date of Birth		Qualification				
Occupation		Designation				
Correspondence Address						
Office Address						
Permanent Address						
Telephone no (s)	Residence		Office		Mobile	
Marital Status (Tick One)	Married		Single		No. of Children	
Res. Status (Tick one)	Resident		Non-Resident		PAN No.	
E-mail						

Signature of Applicant (s) _____

COMPANY / PROPRIETARY CONCERN/ PARTNERSHIP FIRM

Name of Company	
Name of Proprietary Concern/ Partnership Firm	
Authorized Person	
Date of Board Resolution/ Authorization Letter	
Registered Office Address	
Phone Number	
Email Address	

Payment Plan (Tick <input checked="" type="checkbox"/>)	<input type="checkbox"/>	Down Payment Plan	<input type="checkbox"/>	Installment Plan	<input type="checkbox"/>
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Unit Details:

Unit No.		Floor	
Super Area(Sqft/SqMtr)		Carpet Area (Sqft/SqMtr)	
Proposed Usage			

Amount (In Rupees)

Total Sale Price of the Unit	
Rupees (In Words)	

Nominee :

Name		Relationship	
Address			

NOTES:-

- Total Sale Price of the Unit is calculated on Carpet Area basis. Super Area is for reference only.
- Total Sale Price of the Unit includes one time Lease Rent and Applicable Taxes.
- GST inward credit is already factored in the Total Sale Price.
- Refundable Interest Free Maintenance Deposit and Advance Maintenance Charges shall be paid in addition to the Total Sale Price by the Applicant to the Facility Management Company at the time of offer of Possession.
- Stamp Duty, Registration Fees and Documentation charges shall be paid by the Applicant at the time of execution and registration of Agreement to Sub-Lease.

Signature of Applicant (s) _____

TERMS & CONDITIONS FORMING PART OF THIS APPLICATION

I/We, the Intending Allottee(s) understand the following indicative terms and conditions and thereafter make the application for registration of Office Space:-

1. M/s. Assotech Realty Private Limited, a Company registered under Companies Act, 1956 having its Registered Office at 46, First Floor, Janpath, New Delhi-110001 (hereinafter referred to as "Developer") is the Lessee and in possession of land numbered as part of Plot No. 22 in Sector 135, Noida admeasuring 53482.70 sq. mtrs. on lease for 90 years (hereinafter referred to as the "said Land") vide Lease Deed dated 13th October, 2006 (hereinafter referred to as the "Principal Lease Deed") and Supplementary Deed dated 26th July, 2016 executed by the New Okhla Industrial Development Authority, Noida, Uttar Pradesh (hereinafter referred to as "Noida Authority"). The said land has been given on lease to the Developer for setting up of a Commercial venture relating to Information Technology/IT enabled Services Park along with Institutional facilities such as shops, retail, serviced apartments etc.
2. The Developer is developing an IT Park on the said Land by the name of "ASSOTECH BUSINESS CRESTERRA" under the IT/ITES policy of Government of Uttar Pradesh (hereinafter referred to as "IT Park") in phases. Phase-1 consisting of Tower-1, Tower-2, Tower-3, Tower-7 and Block-A (Retail Area) have been duly completed.
3. The Developer now offers "Assotech Business Cresterra Phase-2" consisting of Tower-4, Tower-5 and Tower-6 duly registered under UP RERA Act vide Registration No. UPRERAPRJ1594. Any part of land, constructed area and facilities of "Assotech Business Cresterra Phase-1" is not included in the present offer called "Assotech Business Cresterra Phase-2".
4. That the terms and conditions given here are of indicative nature with a view to acquaint me/us with the terms and conditions and are not exhaustive and I/We have been handed over a copy of the General Terms and Conditions, which we shall execute after going through the same in detail.
5. That I/We are making this application with full knowledge that the IT Park has been sanctioned by the competent Authority(ies).
6. That I/We have already been provided upto my/our satisfaction all information and clarifications as required by the me/us for the said Office Space with full knowledge of the title, rights and interests of the Developer and laws, rules, regulations etc.
7. That I/We have accepted /seen and verified the plans, designs, specifications etc which are tentative and agree that the Developer may effect such variations, alterations, deletions and modifications, as it may, in their sole discretion as deemed fit and appropriate for the IT Park or as may be done by the competent authority and I/We hereby give my/our consent to such variation/ alteration/ deletion and modification. Further, the Developer shall have the right to effect suitable and necessary alterations in the layout plan, if and when necessary, which may involve all or any of the changes, namely change in the Office Space no., change in the position of the Unit, size, height, dimensions, layout etc. of the Unit. I/We further understand that the Office Space shall be allotted to me/us (at the discretion of the developer) against which a Sub Lease Deed shall be executed as per the applicable laws, terms & conditions applicable on the said land.
8. That I/ We understand that this form mainly expresses my/our intent for allotment of the Office Space and in no way shall it be construed as an allotment by the Developer. In the event of Developer accepting my/our application to provisionally book a Office Space, I/We agree to pay all further installments of Sale Price plus other charges and taxes, as applicable, and all other dues as stipulated in the payment plan mentioned in the application. It is accepted that the Developer may alter the payment plan annexed hereto at the time of handing over the Allotment Letter/Agreement to Sub-Lease.
9. That the said Provisional Office Space shall be deemed to be allotted to me/us only after I/We execute the General Terms and Conditions and undertake to abide by the same in toto.
10. That I/We understand that "Assotech Business Cresterra Phase-2" is registered under UP RERA and shall be governed by the provisions of the said Act and Rules made thereunder. I /We further understand that Agreement to Sub-Lease in the standard format shall be executed on payment of 10% amount by me to the Developer.
11. That while calculating Sale Price of the Office Space, the developer has taken into account the lease rent/ development charges as levied by Noida Development Authority and as intending allottee I/We agree to pay to the developer any increase(s) in the such charges as levied by Noida Development Authority as and when demanded by the Developer including and not limited to proportionate charges in respect of conversion of land from leasehold to freehold, if any.
12. That I/We agree that the Booking amount for the purpose of this application shall be 5% of the Sale Price which shall be treated as booking amount. The Intending Allottee(s) hereby authorizes the Developer may forfeit the booking amount in case of non-fulfillment of these indicative terms and conditions and/or the General Terms and Conditions.
13. That the payment on or before the due date, of the Sale Price and other amounts payable by the Intending Allottee(s) as per the payment plan accepted by the Intending Allottee(s) or as demanded by the Developer from time to time is the essence of this application and the allotment, if made by the Developer.
14. That in case the Intending Allottee(s) avails a loan from a Bank, it shall be the personal liability and responsibility of the Intending Allottee(s) to ensure that the loan is processed and payment released to the Developer within the stipulated period as provided in the schedule of payment, failing which it shall be considered as a case of delayed payment and an Event of Default and the Developer shall do all acts, deeds and things in such situation as deemed fit.
15. That it shall be incumbent on me/us to comply with the terms of payment and / or other General Terms and Conditions failing which the Developer will have the right to cancel the allotment and further forfeit the booking amount at its sole discretion and I/We shall be left with no lien, right, title, interest or any claim of whatsoever nature in the said Office Space/ provisional allotment and the developer shall thereafter be free to resell and/ or deal with the said Office Space in any manner it deems fit and proper. The amount, if any, paid by the applicant in excess of the booking amount shall be refunded without any interest or compensation whatsoever.
16. That registration and other charges levied by any Government shall be borne by me/us at applicable rates from time to time.
17. That all or any levies and taxes such as GST etc imposed by the Central or State Government or any authorities shall be paid by me/us and the Developer shall be entitled to raise invoices in respect of the same separately.
18. That the Allotment Letter/Agreement to Sub-Lease shall be issued after acceptance of the General Terms and conditions and payment of 10% amount of the Sale Price of the Office Space.

Signature of Applicant (s) _____

19. I/We agree that acceptance of the application and subsequent allotment of Office Space is at sole discretion of the Developer and in case the Office Space is not allotted to me/us for any reason whatsoever then I/We shall not raise any objection or claim damages or challenge the same in the Court of Law and the amount deposited herein shall be refunded to me/us without any interest within 45 days of the notice regarding rejection of application of unit.
20. That I/We shall pay the price of the Unit and other charges calculated by the Developer on the basis of Carpet area.
21. That it is abundantly made clear to me/us that in respect of all remittances, acquisition/ transfer of the said Office Space, it shall be the sole responsibility of the non-resident/ foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable laws and provide the Developer with all such permissions, approvals etc. The Developer accepts no responsibility in this regard and the Intending Allottee(s) agrees to keep the Developer fully indemnified and harmless for any liability, notices or the like received on account of any default of kind whatsoever on the part of the Intending Allottee(s).
22. In the event any of the terms and conditions mentioned hereunder if found in contravention with the RERA Act, 2016 and the Rules framed thereunder and modification thereof then the terms of RERA Act, 2016 and the Rules framed thereunder and modification thereof shall prevail.
23. That in case of any dispute or any controversy arising out of or in connection with this application, the same shall be resolved as per the provisions of Real Estate Regulatory Act, 2016.

Declaration:

I / We the undersigned (Sole/ First and Second Applicant/ Company/Proprietorship concern) applicants hereby declare that the particulars given above are true and correct and nothing has been concealed therefrom. Further I/We also accept all the Terms & Conditions of the application.

First / Sole Applicant	Name		Signature	
Co - Applicant	Name		Signature	
	Date		Place	

For Office Use:

Receiving Officer		Accepted		Not Accepted	
Booking Amount (Rs.)		Receipt No.		Date	
Date		Signature of Receiving Officer		Checked By	

Checklist Of Documents To Be Submitted Along With This Application (Tick ✓ Below)

1. Booking Amount Cheque/Demand Draft.	
2. Customer Signatures on all pages of application form.	
3. Copy of PAN CARD.	
4. Proof of residence (Copy of Passport / Voter ID Card / Electricity bill / Telephone bill / Ration Card / Driving License etc.)	
5. In case of Company, Memorandum and Articles of Association of the Company, along with Board Resolution/Authority. In case of Partnership Firm list of Partners along with Authority Letter.	
6. In case of Foreign Nationals Copy of Passport	

Particulars of Agent / Channel Partners :

Name	
Address	
RERA Registration No.	
Company Seal	

Signature of Applicant (s) _____