

**Application Form for Registration**

**Application No** .....

**Date :** .....

To,

Ashtech Industries Pvt. Ltd.

(Hereinafter referred to as the **"Promoter"**)

C-50, 1st Floor, RDC, Raj Nagar, Ghaziabad,

Uttar Pradesh, PIN-201002

Dear Sir/Madam,

I/we request that I/we may be registered for Allotment of Apartment/Unit No. ...., Floor No. ...., Tower/Block No. .... having Carpet Area ..... Sq. Mtrs. (..... Sq. Ft.), Balcony Area ..... Sq. Mtrs. (..... Sq. Ft.) and Total Area ..... Sq. Mtrs. (..... Sq. Ft.), (hereinafter referred to as the **"Apartment/Unit"**) in **"Ashtech Presidential Towers"** (hereinafter referred to as the **"Project"**) proposed to be developed by Ashtech Industries Pvt. Ltd. The details of Apartment/Unit are annexed herewith as Annexure-A.

I/We further confirm that I/we am/are submitting this Application Form after fully understanding the manner and scope of development to be undertaken in the Project, and without relying on any publicity materials, advertisements or representations published in any form or any channel by the Developer and/or any third party.

I/We acknowledge and agree that the Leasehold Land situated at Plot No. GH-01/F, G, H & I, Sector-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, admeasuring 22,558 Square Metres was allotted by Greater Noida Industrial Development Authority (**"GNIDA"**) to the Ashtech Industries Pvt. Ltd. on leasehold basis for 90 Years. Thereafter a registered Lease Deed dated-04.01.2025 was executed between the Promoter and GNIDA with respect to the said land, registered in the Office of Sub Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh on 04.01.2025 as document No. 472, Book No.1, Volume No.29986, Page No. 47 to 176.

I/We acknowledge and agree that the said Project comprises 5 Towers – 3 Towers consisting of Ground Floor + 28 Floors, and 2 Towers consisting of Ground Floor + 30 Floors – along with 2 Basements. The Project has been registered with the Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UPRERA) under Registration No. UPRERAPRJ..... ([www.up-rera.in](http://www.up-rera.in)).

I/We acknowledge and agree that all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed and Promoter is authorized to develop and market the said Project, the terms & conditions of the above said Allotment / Lease Deed executed between the Promoter and GNIDA shall be mutatis-mutandis applicable on me/us.

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 Gautam Buddha Nagar (All drafts and cheques to be made in favour of Ashtech Industries Pvt Ltd Collection A/c for Ashtech Presidential Towers, A/c No.- 9049912848, IFSC Code- KKBK0005028, Kotak Mahindra Bank) as registration amount for the allotment of the Apartment / Unit.

I/We also acknowledge and agree that 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).

I/We acknowledge 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 Applicant(s).

I/We acknowledge 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** (as annexed as Annexure-C) opted by me / us.

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 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: -**

**Note :-**

(1) All amounts received from the Applicant(s) other than resident Indian shall be from NRE/NRO/Foreign currency account only.

**PARTICULARS OF APPLICANT(S)**

**SOLE/FIRST APPLICANT**

Mr./Mrs./Ms.: \_\_\_\_\_

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

Guardian's Name (in case of minor): \_\_\_\_\_

\_\_\_\_\_

Residential Status: Resident/Non-Resident: \_\_\_\_\_

PAN: \_\_\_\_\_ (attach copy )

Aadhaar No.: \_\_\_\_\_ (attach copy )

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone/Mobile: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Please sign across the  
Photograph

**CO – SECOND APPLICANT**

Mr./Mrs./Ms.: \_\_\_\_\_

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

Guardian's Name (in case of minor): \_\_\_\_\_

\_\_\_\_\_

Residential Status: Resident/Non-Resident: \_\_\_\_\_

PAN: \_\_\_\_\_ attach copy

Aadhaar No.: \_\_\_\_\_ attach copy

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone/Mobile : \_\_\_\_\_

E-mail: \_\_\_\_\_

Please sign across the  
Photograph

Please sign across the  
Photograph

**CO – THIRD APPLICANT**

Mr./Mrs./Ms.: \_\_\_\_\_

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

Guardian's Name (in case of minor): \_\_\_\_\_

\_\_\_\_\_

Residential Status: Resident/Non-Resident: \_\_\_\_\_

PAN: \_\_\_\_\_ attach copy

Aadhaar No.: \_\_\_\_\_ attach copy

Occupation: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone/Mobile : \_\_\_\_\_

E-mail: \_\_\_\_\_

**A. BIRTHDAY**

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

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

iii. \_\_\_\_\_

**B. ANNIVERSARY**

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

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

iii. \_\_\_\_\_

**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 across the  
Photograph

**For Office Use Only**

1. Application received by.....

2. Application accepted by .....

3. Registration money received vide R. No..... Dated..... Rs...../-

## TERMS AND CONDITIONS

1. That the Applicant(s) has / have applied for registration of allotment of an Apartment / Unit in “**Ashtech Presidential Towers**” Project situated at Plot No. GH-01/F, G, H & I, Sector-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, the Applicant(s) confirms that he/she/they has/have seen all the documents of titles & other relevant papers/documents, agreements, arrangements entered into by the Promoter pertaining to the aforesaid Project and has/have fully satisfied themselves about the title & rights of the Promoter in respect of the said Project.
  
2. That the Applicant(s) shall pay to the Promoter the entire consideration of the Apartment / Unit, as per the Payment Plan opted by the Applicant(s).

Important: - It is to be noted that the Promoter has not authorized any broker/property agent/sales agent/sales organizer to issue credit notes or any cash back schemes. The broker/property agent/sales organizer is not authorized to collect cash from the Applicant(s). If the Applicant(s) accept any credit notes or any cash back schemes from the broker/property agent/sales agent/sales organizer or gives cash to any broker/property agent/sales agent/sales organizer, the Promoter is not liable for the same and Applicant(s) shall do so at his/her own risk and cost.

3. That the Applicant(s) shall pay the total unit sale price of the Apartment / Unit on the basis of “Carpet Area”. The term 'Carpet Area' shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.

Explanation. — For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

“Common Areas” and facilities shall mean all such parts/areas in the entire said complex which the Allottee shall use by sharing with other occupants of the complex including common corridors and passages, services areas including but not limited to, machine/pumping set room, security/fire control rooms, maintenance offices/ stores, guards’ cabin, generator area etc., if provided.

4. That all taxes and statutory levies/compensation presently payable in relation to land comprised in the said Project, have been included in the price of the Apartment / Unit. However, in the event of any further increase and/or any fresh tax, GST, charge, cess, duty, levy or compensation imposed by the government, any authority or Court Order, in future the same shall be payable by the Applicant(s) on a pro-rata basis.
5. The Applicant(s) has seen, understood and accepted the plans, designs, specifications (as annexed Annexure-B) which are tentative and agrees that Promoter may affect such variations, additions, alterations, deletions and modifications therein as it may deem appropriate and fit or as may be done by the architect or the competent authority(ies).
6. In case there are joint Applicant(s) all communication shall be sent by the Promoter to the Applicant(s) whose name appears first and at the address given by him/her for mailing and which shall for all purpose be considered as served on all the Applicant(s) and no separate communication shall be necessary to be sent to the other named Applicant(s). The Applicant(s) has agreed to this condition of the Promoter.
7. The Applicant(s) shall get his/her complete address registered with Promoter at the time of booking and it shall be his/her responsibility to inform the Promoter by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those ordinarily reach such address and the Applicant(s) shall be responsible for any default in payment and other consequences that might occur there from. In all communications the reference of property booked must be mentioned clearly.
8. The punctual payment of instalment is the essence of the contract. It shall be incumbent on the Applicant(s) to comply with the terms of the payment and other terms and conditions of registration, failing which the Promoter reserve the right to cancel the above said booking after deducting the booking amount i.e., 10% of the total cost of the Apartment/Unit and the balance amount (if any) will be refunded without interest. However, in exceptional and genuine circumstances the Promoter may at its sole discretion condone the delay in payment by charging interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on Home Loan of State Bank of India + 1% P.A. and restore the registration in case such property is not allotted to someone else.

9. That in the case the Project progresses ahead of schedule or is completed before time or the occupancy is handed over to the Applicant(s) before the scheduled date, then the Applicant(s) will mandatorily pay his/her/their dues ahead of original schedule, in accordance with the existing stipulations/actual stage wise completion of construction. No penalty/interest/costs shall be payable by the Promoter for such preponement of construction/payment.
10. That in case the Promoter is not in a position to allot the Apartment / Unit applied for, the Promoter shall be responsible only to consider allotment of an alternative property or refund the amount deposited by the Applicant(s) without any interest. However, the Promoter shall not be liable for any other damages/compensation on this account.
11. (i) The Applicant(s) shall not be entitled to get the names of his/her /their family member /nominees substituted in his/her place. The Promoter may, however, in its sole discretion, may permit such substitution, in the name of the Applicant(s) as registered /recorded with the Promoter, on such terms and conditions including payment of such administrative / documentation charges.
- (ii) The request letter for substitution/change of name(s) of family member/nominee in place of Applicant(s) would be duly signed by all the concerned parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions in case payment against the said Apartment / Unit was made by the Applicant(s), by raising funds/loans against allotted Apartment / Unit as security from bankers or financial institutions.
- (iii) The substitution /change of name in place of the Applicant(s) will be done as per the applicable law and after submission of required documents as per the policy of the Promoter.
12. Any request from the Applicant(s) for any change or modification in the construction, interiors, furniture, fixtures or fittings of the Apartment/Unit shall not be entertained or allowed.

The Applicant(s) acknowledge and agree that they have not relied upon the interiors, colour schemes, textures, fittings, fixtures or installations depicted in any marketing collateral, brochure, sample flat or mock flat. The Applicant(s) further understand that the same are only suggestive layouts or furnishing options and that the Developer has no obligation to provide or replicate the same in the Apartment/Unit.

13. The Applicant(s) is /are aware that Apartments / Units are being allotted to various persons under terms and conditions mentioned in this application. The Applicant(s) agrees that he/she /they will use the said Apartment / Unit only for the purpose for which the same has been allotted and shall not use the aforesaid Apartment / Unit for any other purpose which may or likely to cause nuisance to other Applicant(s) in the Project or to crowd the passages or to use it for any illegal or immoral purpose. The Applicant(s) shall not store any hazardous or polluting articles/substances in the said Apartment / Unit.
14. That the Applicant(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartments /Units) in the complex, as determined by the Promoter or its nominated Maintenance Agency.
15. The Applicant(s) shall have to make the payments in time of all the bills on account of electricity, as consumed by them to the Promoter / its nominated Maintenance Agency or any Authority as the case may be and Maintenance charges or any other charges etc. for providing such services to the Promoter / its nominated Maintenance Agency.
16. It is hereby agreed, understood and declared by and between the parties that the Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed shall be executed and registered in favour of the Applicant(s) after the Apartment / Unit has been fully and finally constructed at the site and Completion Certificate (CC) / Occupancy Certificate (OC) is obtained from the Competent Authority (GNIDA) and after receipt of the total sale consideration and other charges agreed herein between the Promoter and the Applicant(s). Other connected expenses i.e. cost of stamp duty for registration of Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed, registration charges/fee, miscellaneous expenses and advocate legal fee/charges shall be borne and paid by the Applicant(s). After the registration of the Sale Deed / Conveyance Deed / Registry / Sub-Lease Deed in favor of the Applicant(s), the possession of the Apartment/Unit shall be handed over to the Applicant(s) by the Promoter.
17. The Applicant(s) shall permit the Promoter or their representatives when so required to enter his/her/their Apartment / Unit for the purpose of performing installations, alterations, or repairs of mechanical or electrical services, and that such entry will be at the time convenient to the Promoter/ Applicant(s). In case of an emergency, such right of entry shall be immediate.

18. It is hereby agreed, understood and declared by and between the parties that the Promoter may take construction finance/demand loan / Term Loan / Unsecured Loan for the construction of any Block/tower/building in the said Project or part thereof from the Banks/Financial institutions after mortgaging the land/Apartments /Units of the said Project however, the Sale Deed / Conveyance Deed in respect of the said Apartment / Unit in favour of Applicant(s) will be executed & registered free from all encumbrances at the time of registration of the same.
19. The Applicant(s) agree(s) and undertakes that before or after taking possession of the Apartment / Unit or at any time hereafter, he/she/they shall have no right to object to the Promoter constructing or continuing with the construction of the other buildings adjoining to or otherwise in the Project.
20. The Applicant(s), if residing outside India shall be solely responsible to comply with the necessary formalities as laid in the "Foreign Exchange Management Act" and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The Applicant(s) shall furnish the required declaration for the same to the Promoter.
21. Further, if there is any change in the present structure in Taxes, levies, cess, fees or any other charges etc. as assessed unpaid and attributable to the Promoter as consequence of Government/Greater NOIDA Industrial Development Authority (GNIDA) / Statutory or other Local Authority (ies) order or the Order of the Court, the Applicant(s), shall pay the same in their proportionate share.
22. That the additional compensation/price (if any) payable to GNIDA or antecedent owners of the said Land, if required to be paid by the Promoter after the allotment date of Apartment/Unit, as a consequence of any order from any Competent Authority, Government, Court of competent jurisdiction or as directed by Land Owning Agency/Statutory Body, shall be charged on pro-rata basis 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.
23. Until a Sale Deed / Conveyance Deed / Sub-Lease Deed is executed and registered, the Promoter shall continue to be the owner of said Apartment / Unit and also the construction thereon and the allotment of the Apartment / Unit shall not give to the Applicant(s) any rights or title or interests therein even though all payments have been received by the Promoter. The Promoter / financial institution / bank shall have the first lien and charge on the said Apartment / Unit (including on any

income/ rent there from) for all its dues and other sums as are and / or that may hereafter become due and payable.

The Applicant(s) acknowledge, agree and undertake that they shall neither hold the Developer or any of its affiliates liable or responsible for any representation, commitment or offer made by any third party, including but not limited to any broker, agent or channel partner, nor shall the Applicant(s) make any claim or demand against the Developer or any of its affiliates in this regard.

24. That all disputes or disagreements arising out of in connection with or in relation to this registration shall be mutually discussed and settled between the Parties. If such discussions remain inconclusive then the same shall be referred to the sole arbitrator, a person to be appointed by the "Promoter", The Applicant(s) hereby confirms that he/she/they shall have no objection to this appointment, and the decision of the arbitrator shall be final and binding on all parties. The arbitration proceedings shall always be held at Gautam Buddha Nagar, Uttar Pradesh, India. The Arbitration and Conciliation Act, 1996 or any statutory amendment / modification for the time being in force shall govern the arbitration proceedings thereof. The High Court of Allahabad and the courts subordinate of it at District Gautam Buddha Nagar, Uttar Pradesh shall have jurisdiction in all matters arising out or touching and/ or concerning of said Apartment / Unit.
25. Terms and conditions of Agreement for Sale will supersede this Application for Registration, in case of any contradiction between these terms and conditions.
26. Save and except the information and disclosures contained in this Application Form and on the RERA website, the Applicant(s) confirm and undertake not to make any claim against the Developer or seek cancellation of this Application Form, Allotment Letter, Agreement for Sub-Lease or refund of monies paid by the Applicant(s) on the basis of any other information, statements, advertisements or disclosures not forming part of this Application Form, Allotment Letter, Agreement for Sub-Lease or the RERA website.

I/we have fully read and understood the terms and conditions mentioned herein above and agree to abide by the same. I/we also understand that this is only an Application for Registration submitted by me/us for the allotment of the unit and the terms and conditions given herein are indicative. The detailed terms and conditions shall be given in the Agreement for Sale after the allotment is confirmed by the Promoter. The Allotment, subject to the availability of unit, shall be treated as confirmed only after the signing of the Agreement for Sale by the Applicant(s) and the Promoter.

**ANNEXURE-A**

**DETAILS OF APARTMENT/UNIT**

Block/Building No. ....

Apartment/Unit No. ....

Type .....

Floor .....

Carpet Area ..... Sq. Mtrs. (..... Sq. Ft.)

Balcony Area ..... Sq. Mtrs. (..... Sq. Ft.)

Total Area ..... Sq. Mtrs. (..... Sq. Ft.)

Basic Price (in Rs.) .....

Other Charges if any .....

Right to use of Car Parking (Nos ) .....

Total Price including GST (in Rs.) .....

Interest Free Maintenance Security Deposit .....

Payment Plan opted

Down payment  Flexi Payment  Construction Linked Plan

Loan / Finance required Yes  No

Preferred Financer if any .....

Mode of Booking : Direct  Agent  Employee Referral

Employee name and code .....

Agent/ Broker Information :

Name of Agent .....

RERA Registration No. of Agent .....

Agent Address .....

Contact person with mobile no. ....

Email id. ....

Agent stamp and signature .

**ANNEXURE-B**

**SPECIFICATIONS OF THE APARTMENT/UNIT TO BE PASTED**

**ANNEXURE-C**

**PAYMENT PLAN**