

APPLICATION FORM FOR BOOKING OF APARTMENT/UNIT

GAUR CHRYSALIS (Phase 1)

To

Gaursons Promoters Private Limited

(A private limited company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013)

Corporate Office at:

Gaur Biz Park, Plot No.-1, Abhay Khand-II,
Indirapuram, Ghaziabad-201014, U.P

Provisional Apartment/Unit No.

Floor

Tower.....

Use of Apartment/Unit : Residential

Project: the group housing complex in the name and style of “**GAUR CHRYSALIS (Phase 1)**” being developed at project land admeasuring _____square meters and falling in Plot No. GH-12, Sector 22D, Yamuna Expressway Industrial Development Authority, Gautam Buddha Nagar, U.P.-203209

RERA Registration No.-

RERA QR Code:

Collection Account No. and IFSC Code:

URL:

Project Launch Date:

Signature of First Applicant

Date:

Signature of Co-Applicant (s)

Date:

[I/We, the under mentioned person(s), am/are interested to buy an apartment of size measuring Carpet Area square meters. (.....square feet) in the _____ floor of the tower _____ in your project namely '**GAUR CHRYSALIS (Phase 1)**', falling in Plot No. GH-12, Sector 22D, Yamuna Expressway Industrial Development Authority, Gautam Buddha Nagar, U.P.-203209 (hereinafter referred as "**Project**"). I/We 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/PermanentAddress.....

 OfficeAddress.....

 Telephone Res Telephone Office
 Mobile No WhatsApp No
 E-mail ID Income Tax PAN
 Passport No Aadhaar Number

2. SECOND 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/PermanentAddress.....

 OfficeAddress.....

 Telephone Res Telephone Office
 Mobile No WhatsApp No

Signature of First Applicant

Signature of Co-Applicant (s)

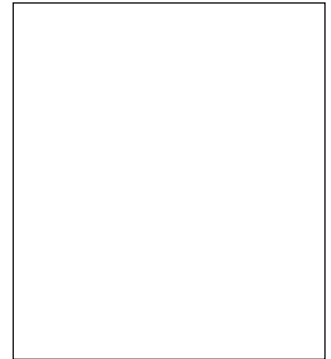
Date:

Date:

E-mail ID Income Tax PAN
 Passport No Aadhaar Number
 Relationship with First Applicant

3. THIRD 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/PermanentAddress.....

 OfficeAddress.....

Telephone Res Telephone Office
 Mobile No WhatsApp No
 E-mail ID Income Tax PAN
 Passport No Aadhaar Number
 Relationship with First Applicant

4. IN THE 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 Shri/Smt. S/D/W/o Shri/Smt.
 authorized vide the authority letter dated
 (Copy of the authority letter signed by all Partners required).

PAN/TIN: Registration No.:

Telephone Nos.: Mobile No.:

WhatsApp Nos.: Email ID:

OR

M/s.....
 a company registered under the Companies Act, 1956/2013, having its corporate identification
 no.....and having its registered office

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

at..... through
 its duly authorized signatory Shri/Smt..... S/D/W/o
 Shri/Smt authorized vide the board
 resolution dated (certified true copy of Board Resolution along with a certified
 copy of Memorandum & Articles of Association required).

PAN: Registration No.:

Telephone Nos.: Mobile No.:

WhatsApp Nos.: Email ID:

OR

M/s....., **a**
limited liability partnership firm duly registered under the Limited Liabilities Partnership Act, 2008,
 having its registered office at

 through its partner Shri/Smt. S/D/W/o Shri/Smt.
 authorized vide the authority letter dated
 (Copy of the authority letter 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.

7. DETAILS OF AMOUNT PAID:

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

8. Provisional Apartment No.-

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

9. Carpet Area in Sq.mt. / (Sq. Ft.) as per RERA -
(1 Sq. Mtr. = 10.764 Sq. Ft.)

10. Open Area/ Terrace Area in Sq.mt. / (Sq. Ft.) (if any)-

11. TOTAL COST OF APARTMENT

Rs. /- (Rupees
..... only) (Inclusive of GST).

Notes:

- The above mentioned Total Cost of the Apartment/Unit has been calculated on Carpet Area.
- GST of @ 5% is included in on Total Cost of Apartment and is subject to change depending on Govt. Policies.
- TDS shall be deducted by the Applicant(s), as per the provisions of Income Tax Act, 1961, on the basic cost of the Apartment/Unit (excluding the GST amount).

12. The Total Cost of Apartment is exclusive of one year maintenance charges, water and common area electricity charges and Interest Free Maintenance Security and other charges (if any) as mentioned in Clause 15, 16 and 17 respectively of this Application Form.

Notes:

- 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.

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

14. If the Applicant (s) makes the payment directly to Company/Developer's account then such payment shall be considered to be received only after the Company/Developer issues a receipt for such payment.

15. **ONE YEAR MAINTENANCE CHARGES** (Inclusive of GST @ 18%): Rs. /-
(Rupees only)

Note: -

- a. Tentatively, for all the towers in the Project, the amount of maintenance is Rs. ____/- (Rupees only) per month on the Unit/Apartment (plus applicable GST).
- b. 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 Unit/Apartment 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.

16. The Company/Developer will charge for water supply charges at the rate of minimum Rs. ____/- (Rupees only) per apartment/unit

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

per month or the actual bill on basis of consumption whichever is higher and Common Area Electricity charges at the rate of minimum Rs. _____/- (Rupees _____ only) per apartment/unit per month or the actual bill on basis of consumption whichever is higher. GST shall be charged additionally. These charges are apart from Maintenance charges. These rates shall be subject to escalation every year by minimum @ 10% per annum. Water meter cost shall be borne by the applicant(s) himself.

17. **IFMS* (Interest Free Maintenance Security)** Rs. _____/- (Rupees _____ only) (payable at the time of offer of possession). The IFMS amount can be used by the Company/Developer for the replacement of any capital equipment or for any capital expenditure.

** The balance amount of IFMS will be handed over to RWA/AOA at the time of handing over the maintenance and common area of the Project after the deduction of security deposit or any other deposit with any other statutory authority which was deposited earlier by the Company/Developer for electricity connection and any further work for the Project. Further any outstanding charges due from the Applicant(s)/residents on account of electricity, maintenance or any other charges shall also be deducted from the total IFMS amount to be transferred to the RWA/AOA.*

18. **PAYMENT PLAN: - As per Annexure.**

19. **Total Area in Sq.mt. / (Sq. Ft.)-**

Total Area: means the Carpet Area, external walls, balcony and/or verandah area and the proportionate Common Area as per design calculation.

Note: For the purpose of clarity, Common area maintenance charges and other facility charges shall be taken and calculated on the Total Area.

Carpet Area means "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 apartment".

"Common Area" means:

- (i) the entire land for the real estate project, or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
- (ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
- (iii) the common basements, terraces, parks, playground, open parking areas and common storage spaces;
- (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
- (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vii) all community and commercial facilities as provided in the real estate project;

Explanation:- community & commercial facilities shall include only those facilities which have been provided as common areas in the real estate project.

Signature of First Applicant

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Date:

Date:

(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

20. SOURCE OF PAYMENT:

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

- (v) Amount to be adjusted/transferred from investment in any other unit with the Company/Developer and/or its group companies **Yes** ☐ **No** ☐

If yes, Apartment/Unit No:

Project Name:

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

RERA Number of Channel Partner

22. ELECTRICITY INFRASTRUCTURE: (K.V.A.) through single point connection/multi point connection.

Note:

- I. At the time of applying for electrical connection, there may be the following two scenarios:
 - a) **Single Point Connection:** In this case Company/Developer shall provide the infrastructure to the Applicant(s). The proportionate security deposit with the respective electricity/power authority will be deducted from the IFMS at the time of handing over the maintenance and common areas of the Project to the Residents Welfare Association ("RWA")/ Association of Apartment Owners ("AOA")
 - b) **Multi point Connection:** In this case, the Company/Developer shall provide the infrastructure for electricity in the Apartment/Unit and the Applicant(s) will apply directly for electricity connection to Competent Authority/ UPPCL/PVVNL etc.. The cost of the meter, installation, and security deposit shall be borne by the Applicant(s) itself/themselves.
- II. The electrical installation/ transformers/ E.S.S. equipment and cabling shall be designed with 60 % diversity factor. For example for ____KVA load only _____KVA capacity shall be installed.
- III. **POWER BACK-UP.....** (K.V.A.) facility shall be provided through DG (subject to applicable norms) 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 equipment and cabling shall be designed with 80 % diversity factor. For example for 100 KVA load only 80 KVA capacity shall be installed.

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

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

24. Annexures:

- Payment Plan
- Floor Plan for the Apartment/Unit
- Specifications of Apartment/Unit
- Parking No. with Parking Layout Plan
- Project Layout Plan

For Gaursons Promoters 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
(CRM)****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) acknowledges, understand, accepts, agrees and confirms that:-

1. The Yamuna Expressway Industrial Development Authority ("**YEIDA**"), constituted under the Uttar Pradesh Industrial Area Development Act, 1976, had acquired certain land parcels through due process under the Land Acquisition Act, 1894, which were thereafter developed by YEIDA for purposes of planned urban development, including residential, group housing, commercial, and institutional projects in accordance with applicable laws, regulations, and policies of the Uttar Pradesh Government. In order to promote planned residential development, YEIDA launched a Group Housing Scheme bearing Scheme Code YEA-GH-09/2024 ("**Scheme**") in accordance with which and through a transparent bidding process, Plot No. GH-12, Sector-22D, admeasuring 47,755 sq. mtrs. (comprising of 47,754.60 sq. mtrs. allotted via letter dated 27.02.2025 and 0.40 sq. mtr. via letter dated 09.06.2025), was allotted to the Company/Developer ("**Said Land**"). After payment of the requisite premium and compliance with allotment conditions, YEIDA executed a Lease Deed dated 08.07.2025 ("**Lease Deed**"), granting the leasehold rights in favour of the Company/Developer for a period of ninety (90) years. The said Lease Deed was duly registered in the Office of Sub-Registrar Sadar, Greater Noida, Gautam Buddha Nagar in Book No. 1, Volume No. 47400 on pages 153 to 206 with registration number 22845 on 08.07.2025. Physical possession of the land was handed over on 14.07.2025.
2. The Company/Developer has earmarked the Said Land for development in two distinct phases i.e. Phase 1 (with an area admeasuring 37,915 sqm) and Phase 2 (with an area admeasuring 9,840 sqm), of which the Phase 1 has been planned to be developed into a group housing complex upon a land area admeasuring _____ sq. mtrs ("**Project Land**"). The Phase 1 has been named and styled as "**GAUR CHRYSALIS (Phase 1)**" ("**Project**") which has been registered with the Real Estate Regulatory Authority at Lucknow, under the provision of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") and rules framed thereunder for the state of Uttar Pradesh. The RERA Registration no. for the Project is _____ and for detailed information and any references the website link is www.up-rera.in.
3. The sanctioned building plans for the Project have been approved by YEIDA in favour of Company/Developer, and the Project is being developed in accordance with applicable laws, regulations, and approvals as per which the Project shall comprise of seven (7) residential towers, and a clubhouse which shall be developed upon the Project Land.
4. The Applicant acknowledges and agrees that the clubhouse, gym, swimming pool, landscape and other related common areas and facilities etc which shall also be developed by the Company/Developer upon the Said Land shall be developed in an integrated and unified manner for both the phases i.e. Phase 1 and Phase 2, and shall, upon completion, be shared and enjoyed jointly by all allottees across both the phases. Accordingly, it is expressly clarified by the Company/Developer and acknowledged and accepted by the Applicant herein that the Applicant shall have undivided proportionate share in the common areas for the Said Land. Since the share/interest of the Applicant in the common areas is undivided and cannot be divided or separated, the Applicant shall use the common areas along with other allottees/occupants of both the phases i.e. Phase 1 and Phase 2, without causing any inconvenience or hindrance to them. Further, the Phase 2 shall involve future expansions, which may include, but shall not be limited to, residential and commercial development and other ancillary facilities, subject to approvals from the competent authorities as applicable at the time. The timeline, design, and scope of Phase 2 shall be determined at the discretion of the Company/Developer and may be undertaken in one

Signature of First Applicant

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Date:

Date:

or more sub-phases, as per the discretion of the Company/Developer, and subject to regulatory approvals, and other relevant considerations. It is further acknowledged and agreed by the Applicant that the Company/Developer shall have the exclusive and unencumbered right to utilise any additional floor area ratio (FAR)/floor sale index (FSI) or development potential that may become available in respect of the Said Land, whether due to changes in applicable law, policy, or otherwise, for the purposes of Phase 2 or any subsequent development, without any claim, objection, or demur from the Applicant. However, it has been expressly clarified that the development and/or the utilization of the additional FAR/FSI under the Phase 2 shall not, in any manner whatsoever, affect the rights, title and interests of the Applicant associated with the Apartment/Unit.

5. The Applicant(s) has/have fully understood the development scheme as envisaged by the Company/Developer and duly accepts and agrees that all the stipulations outlined in the said Scheme, allotment letter and the Lease Deed, and other terms and conditions including the bye-laws of YEIDA shall be applicable to the Said Land and the Project and shall be binding upon the Applicant.
6. The Applicant(s) is applying for allotment of the Apartment/Unit in the Project with full knowledge of all the laws/notifications and rules applicable to the Project in particular and has satisfied himself about the rights/title/interest of Company/Developer in the lands forming the integral part of the Project and has understood all limitations and obligations of Company/Developer in respect thereof.
7. The Company/Developer 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/Developer over the land parcel on which the Project is being developed.
8. That the Applicant(s) 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 Sub-Lease. 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 use by any other owner at the Project or otherwise intended to be transferred by the Company/Developer to third parties as permitted under Applicable Laws).
9. Notwithstanding the fact that the Company/Developer may have issued an acknowledgement of having received the amount paid by the Applicant(s), the Applicant(s) does not become entitled or can claim any right of allotment of the said Apartment/Unit unless it is confirmed by the Company/Developer in writing.
10. All the services of the Phase 1 and Phase 2 are integrated. Such services include electric, plumbing, water, fire services, power back-up, sewer and other related facilities. The Applicant(s) hereby confirms and accepts that the Applicant(s) shall not raise any objection on the usage of these common services and facilities by the owner(s)/allottees of the both the phases.
11. As specified above, the Phase 1 the Project consists of multiple towers that will be constructed in a phased manner, with the acquisition of the relevant part completion certificate/part occupancy certificate, completion certificate/occupancy certificate, deemed completion/deemed occupation for each tower. The final common areas, clubhouse, landscape, and other related facilities will only be handed over after the completion of all the towers. The Applicant(s) and/or RWA/AOA

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

- shall be liable to pay the entire maintenance charges and shall not be entitled to withhold or reduce the maintenance charges during the progression of such work.
12. The commercial complex shall not constitute part of the Common Area. This commercial complex area shall consistently remain independent and under the ownership of the Company/Developer, as also specified under the Deed of Declaration as per Section 12 of The Uttar Pradesh Apartment (Promotion of construction, Ownership & Maintenance) Act, 2010 and the Company/Developer retains the freedom to retain or transfer the ownership of such areas to any other party.
 13. The entry and exit of the commercial area are separate. The RWA/AOA retains no right to object to or interrupt the services of the commercial area including, access to common area facilities including clubhouse, gym, swimming pool, landscape and other related common areas and facilities etc as they have undivided proportionate share in the common areas for the Said Land. Further, the owner(s)/allottee(s) of the commercial complex shall also be entitled to exercise their voting rights, same as the allottees of the residential unit(s), without any objections and/or protest from the RWA/AOA.
 14. The Total Price is escalation-free, save and except for the increases which the Applicant(s) shall be liable for paying and hereby agrees to pay on account of any charges demanded by the Government on a pro-rata basis. Additionally, any demand and/or imposition, retrospectively or prospectively, including but not limited to farmer compensation, land use charges, freehold charges, metro cess, Ganga water tax, or trade tax, property tax, house tax, sewer tax, additional levies, rates, taxes, charges, cess, fees, and/or interest thereon arising out of any order/notification/circular/advisory or direction issued by the Central Government, State Government, YEIDA, or any other Statutory or other local authority(ies), department, or by the Hon'ble Supreme Court or any other court or judicial authority shall also be payable by the Applicant(s) proportionately as per such order/notification/circular/advisory or direction. The Applicant(s) is required to make these payments without objection or delay. In case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is/are already paid by the Company/Developer, the proportionate amount thereof will be payable and be paid by the Applicant(s) and any default by the Applicant(s) in making such payment in time would constitute a lien upon the said Apartment/Unit. The Company/Developer undertakes and agrees that while raising a demand on the Applicant(s) for increase in development charges, farmer compensation charges /cost imposed by the competent authorities, the Company/Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant(s), which shall be payable along with subsequent demands and Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same. It is expressly acknowledged herein that the charges that have been specified in this clause have not been incorporated, at present, in the Total Price specified herein. However, the Applicant(s) shall be liable to bear such charges, even after the execution of the definitive conveyance deed/Agreement for Sub-Lease, as and when the same become applicable.
 15. There exists no assurance of appreciation in the value of the allotted Said Apartment/Unit in the future and that the Said Apartment/Unit's/property's future valuation is subject to market dynamics and fluctuations in line with the market sentiment, without any definite commitment to future appreciation. As such any depreciation in the future value of the Said Apartment/Unit/property will not result in the Company/Developer being held responsible or liable to compensate the Applicant(s)

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

16. The Applicant(s) and/or the RWA/AOA are strictly prohibited from making any alterations, modifications, or changes to the exterior elevation of the Project and/or the Group Housing Complex. This includes but is not limited to any adjustments to the architectural design, facade, or structural elements of the Project.
17. In the event of the Company/Developer agreeing to allot the Apartment/Unit to the Applicant(s), the Applicant(s) agrees to pay further installments of the Total Cost and all other dues as stipulated in the application/Payment Plans, failing which the application/ allotment shall be treated as cancelled and any amount or Earnest Money (whichever is higher) paid by me/us shall stand forfeited in favor of the Company/Developer.
18. In case the Applicant(s) decide not to continue with the booking and the same is communicated in writing to the Company/Developer within 15 days of signing of this Application Form then the amount paid by the Applicant(s) against the provisional Apartment/Unit shall be refunded without any deduction. In case the Applicant(s) decide not to continue with the booking and the same is communicated in writing to the Company/Developer after 15 days of signing of this Application Form then the Company/Developer shall be entitled to deduct the Earnest Money paid by the Applicant and taxes deposited with the government. After this deduction, balance amount (if any) will be refunded to the Applicant(s).
19. The Applicant(s), undertakes to sign & execute the Agreement for Sub-Lease after the complete payment of the Earnest Money i.e. 10% of the total cost of the Apartment/Unit. In case, the Applicant(s) opts for cancellation of booking before signing the Agreement for Sub-Lease or fails to sign or execute the Agreement for Sub-Lease even after receiving two notices of 15 days each from the Company/Developer, the Company/Developer, without prejudice to any other rights, shall be entitled to forfeit the entire Earnest Money along with the amount of tax deposited with the government.
20. The Applicant(s) has seen all the documents of approvals, project layout & specifications etc., pertaining to the aforesaid Project and the Applicant(s) is fully satisfied about the title and rights of the said Company/Developer in respect of the aforesaid Project.
21. The Applicant(s) and/or the RWA/AOA shall not have right to and are hereby expressly prohibited from altering, modifying or changing the name of the Project.
22. The membership fee and the terms & conditions for use of any amenities within the Project shall be such as may be prescribed/ decided by the Company/Developer or 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 by the Company/Developer particularly for the Project.
23. The Applicant(s) understands and acknowledges that a clubhouse is being developed within the Project premises, which shall be available for the use of residents of all the towers of both the phases and shop owners of the commercial area, subject to the payment of fees and the compliance with the terms & conditions as may be prescribed/ decided by the Company/Developer /or its nominated agency from time to time.
24. The Company/Developer shall make provision for electronic vehicle chargers within the Project in accordance with the prevailing Green Building norms. However, the acquisition and installation, of EV chargers, the operation and maintenance of the charging stations and points shall be the sole responsibility of the RWA/AOA and the residents of the Project.
25. The Applicant(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act 1934 and rules and regulations made there under or any statutory amendment(s)

Signature of First Applicant

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Date:

Date:

modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Company/Developer with such permission, approvals which would enable the Company/Developer to fulfil its obligations. Any refund, transfer of security, shall be made in accordance 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 law. The Applicant(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

26. The Applicant(s) declares, agrees and confirms that the monies paid/payable by him under this Application 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, the Money Laundering Regulations). The Applicant(s) further declares and authorizes the Company/Developer to give its personal information to any statutory authority as may be required from time to time. The Applicant(s) further affirm that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within the knowledge of the Applicant(s). The Applicant(s) further agrees and confirms that in case the Company/Developer becomes aware and/or in case the Company/Developer is notified by the statutory authorities of any instance of violation of Money Laundering Regulations, then the Company/Developer shall, at its sole discretion, be entitled to cancel/terminate/reject this Application, pursuant to which, the Applicant(s) shall not have any right, title or interest in any project and/or the unit neither have any claim/demand against the Company/Developer, which the Applicant(s) hereby unequivocally agrees and confirms.
27. 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/Developer in accordance with the Payment Plan opted on or before the respective due dates. It is being clarified that the Company/Developer will send reminders for making the payment as per Payment Plan and/or for the invoices or demands raised by the Company/Developer, 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 the 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/Developer.
28. 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/their obligations under this Application and later as per the Agreement to Sub-Lease. The Earnest Money shall include Application Money as paid by the Applicant(s) under this present Application.
29. In case the Applicant(s) deposits a partial amount of the Earnest Money but fails to make the payment of the complete amount and does not respond to the Company/Developer's attempts to contact him/them, then the Company/Developer reserves the right to forfeit the amount of such

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- partial payment after expiry of 30 days from the date of deposit of the partial amount and shall also be entitled to sell the Apartment/Unit to any other party. However, the Company/Developer may, at its discretion, allow continuation of the booking of the Apartment/Unit by the Applicant(s) upon payment of the required penalty and interest charges by the Applicant(s).
30. If any of the cheques of the Applicant(s) gets dishonored for any reason whatsoever, Company/Developer shall be fully entitled, at its sole discretion, to cancel the booking and to forfeit the Earnest Money or deposited amount whichever is lower along with the non-refundable taxes.
 31. All outstanding amounts payable by any party under this transaction shall carry interest at the rate of 1% (one percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum.
 32. Any request for endorsement will not be entertained by the Company/Developer before execution and signing of the Agreement to Sub-Lease and the same shall be at the discretion of the Company/Developer and subject to payment of applicable charges.
 33. The addition or deletion of names of blood relations of the Applicant(s), or any other facilities or services requested by the Applicant(s) not arising due to any fault, negligence, or default on the part of the Company/Developer shall be subject to payment of administrative charges amounting to Rs. 75,000/- (Rupees Seventy-Five Thousand only) plus applicable GST. These administrative charges are subject to revision from time to time at the sole discretion of the Company/Developer.
 34. The Applicant(s) shall be liable to pay the applicable maintenance charges, the details of which are specified hereinabove, and further agree and confirm that, upon receiving the offer of possession from the Company/Developer, the Applicant(s) shall take possession of the Apartment/Unit from the Company/Developer by executing the documents as may be required. In the event of any delay in taking possession of the Apartment/Unit beyond three (3) months from the stipulated date, the Applicant(s) shall be liable to pay to the Company/Developer holding charges at the rate of Rs. 2/- per month per sq. ft. of Carpet Area. In addition to maintenance charges, holding charges, or any other charges, the Applicant(s) shall also be liable to pay wear and tear charges at the rate of 1% of the total cost of the Apartment/Unit for the first six (6) months following the expiry of the said three (3) months, which shall increase by 0.5% every subsequent six (6) months until the actual handover; for example, if the total cost of the Apartment/Unit is Rs. 50,00,000/-, the wear and tear charges shall be Rs. 50,000/- for the first six (6) months, Rs. 75,000/- for the next six (6) months, Rs. 1,00,000/- for the following six (6) months, and so on. Any delay in payment of the aforesaid charges shall attract interest at the rate of MCLR + 1% per month on the outstanding amount;
 35. 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/Developer with such permission/approvals/no objections to enable the Company/Developer to fulfill its obligations under this Application and Agreement to Sub-lease. Any implications arising out of any default by the Applicant(s) shall be the sole responsibility of the Applicant(s). The Company/Developer accepts no responsibility in this regard and the Applicant(s) shall keep the Company/Developer 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

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- of the Applicant(s), subsequent to the signing of this Application, it shall be the sole responsibility of the Applicant(s) to inform the Company/Developer by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. Failing which all demands, notices etc. sent by Company/Developer to the address or WhatsApp numbers already in the records of the Company/Developer shall be deemed to have been received by all the Applicant(s).
36. The Applicant(s) agrees and undertakes to pay all charges as demanded by the Company/Developer including the charges 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/Developer or Unit /apartment / association of flat /apartment holders at the Project or by the maintenance agency / property manager appointed for the said purpose by the Company/Developer. The Applicant(s) acknowledges that the Company/Developer is entitled to charge advance maintenance charges for a period of 1 (one) year which will be calculated from the period starting from the expiry of three months from the date of sending the Offer of Possession to the Applicant(s) or date of actual possession, whichever is earlier.
 37. The Applicant(s) is fully aware of the payment plan adopted by the Applicant(s) and agrees to fully comply with it.
 38. The Company/Developer is absolutely free and competent to offer the possession of Apartment/Unit on the basis of Deemed Completion, as envisaged in The Uttar Pradesh Urban Planning and Development Act, 1973, The Uttar Pradesh Industrial Area Development Act, 1976 and the U.P. Apartment (Promotion of Construction Ownership and Maintenance) Act, 2010 and the bye-laws of the concerned development authority, which stipulates that in case the completion certificate/ occupancy certificate is not issued by the prescribed sanctioning authority within 3 (three) months of receipt of the application for obtaining completion certificate/occupancy certificate and/or notice of completion, complete with all the required certificates and other documents required, it shall be deemed that the completion certificate/occupancy certificate has been granted after the expiry of aforesaid period of 3 (three) months.
 39. The Completion Time Period shall stand reasonably extended on account of (i) any force majeure events including but not limited to any pandemic, lockdown, natural disaster, any order/directions/guidelines, imposing ban and/or restriction on construction activities ban on construction activities or any restrictions imposed by the National Green Tribunal or any other judicial/quasi-judicial/administrative or government authority, or any delay caused by the government authorities in granting approvals, affecting the regular development of the Project and/or (ii) reasons beyond the control of the Company/Developer /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 be excluded from agreed possession date.
 40. The maintenance and management of the Project, shall be carried out either by the Company/Developer itself, or by appointing a facility management company/Developer or entity, at the Company/Developer's sole discretion without any reference to the Applicant(s) and other occupants of the Project on such terms and conditions as the Company/Developer may deem fit and the Applicant(s) agrees and consents to the same. The Applicant(s) acknowledges that the Company/Developer may also retain some portion /units/apartments in the Project

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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.

41. 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 of change in the mailing communication address or WhatsApp numbers of the Applicant(s), the Applicant(s) shall inform the Company/Developer by filing the requisite form and receiving proper acceptance receipt from the officer in-charge. If the Applicant(s) fails to convey the updated details to the Company/Developer, all demands, notices etc. sent by the Company/Developer to the address or WhatsApp numbers already in the records of the Company/Developer shall be deemed to have been received by all the Applicant(s).
42. In the case of joint application for the Apartment/Unit, all payments/ refund to be made by the Company/Developer to the joint applicant(s) under the terms of the transaction documents which shall be valid discharge of all liabilities of the Company/Developer towards all such joint Applicants.
43. 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/Developer, 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/Developer 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.
44. The Applicant(s) hereby confirms that he is fully aware of the payment plan adopted by him and he agrees to fully comply with it.
45. In the event of cancellation of the said Apartment/Unit by the Company/Developer, as a result of any default on the part of the Applicant(s) and/or if the Applicant(s) voluntarily cancels the unit, the Company/Developer, in addition to the deductions permissible under the Agreement to Sub-Lease, shall have the right to adjust/deduct the value of the benefits extended to the Applicant(s) under any scheme (in the form of free gifts/assured rental etc.) during the existence of the booking, before releasing the refund amount (if any), that the Applicant(s) may be entitled to receive.
46. The terms and conditions mentioned herein indicative in nature. The detailed terms and conditions contained in the Agreement for Sub-Lease shall follow this Application.
47. 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/Developer. The Applicant(s) herein declares that the above terms and conditions have been read and understood by him/them and the same are acceptable to him/them.
48. That Applicant(s) are fully aware that the Company/Developer has not authorized any person or entity to collect the payment on its behalf. All the payments against the Applicant(s) booking will be made only to the Company/Developer and its affiliated companies. The Company/Developer shall not be responsible for payments made to any other party other than the Company/Developer.

Signature of First Applicant

Signature of Co-Applicant (s)

Date:

Date:

Signature of First Applicant

Date:

Signature of Co-Applicant (s)

Date:

CONFIRMATION & ACKNOWLEDGEMENT

1. 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.
2. I/We have clearly understood that the issuance of an acknowledgment of receipt of the amount paid by the Applicant(s) to the Company/Developer does not entitle me/us to claim any right of allotment of the Apartment/Unit. Such a right can only be conferred upon me/us through an express and written confirmation by the Company/Developer.
3. I/We am/are fully satisfied about the title and rights of the Company/Developer in respect of the aforesaid Project and in this respect I have perused and seen:
 - a. The title document i.e. the Lease Deed registered on July 08, 2025;
 - b. The sanction plans for the Project;
 - c. All no objection certificates (NOC) required for obtaining the sanction plans such as the fire NOC, structural NOC, height NOC etc.
4. I/We acknowledge that, neither the Company/Developer nor any broker, agent, or representative has informed, promised, or committed to any special schemes, incentives, gifts, pricing discounts, facilities, or provisions beyond what has been explicitly provided or disclosed in this application or any related documents. Any such representations not expressly mentioned herein shall not be deemed binding on the Company/Developer or relied upon by me/us.
5. I/We acknowledge and understand that Section 13(1) of the Real Estate (Regulation and Development) Act, 2016, mandates that any payment beyond 10% of the total cost of the apartment/unit requires the agreement for sale to be registered.

Signature.....

Name.....

(Allottee/s/ Applicant(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/Developer, 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: