

QUAD

HOMES AT THE WORLD'S LARGEST
WORLD TRADE CENTER

APPLICATION FORM



WORLD TRADE CENTER™
NOIDA



WORLD TRADE CENTER™ NOIDA

Corporate & Sales Office: GF-09, Plaza M6, District Centre, Jasola, New Delhi - 110 025,
Site: Plot No. TZ-13A & 13B, Sector Tech Zone, Greater Noida Industrial Development Area, Gautam Budh Nagar (UP)
Website: www.wtcnoida.org Toll Free No. 1800-120-4080 E: info@wtcnoida.org

To,
M/s WTC Noida Development Company Pvt. Ltd.
GF-09, Plaza M-6, District Centre Jasola, New Delhi – 110 025

Subject: Request for booking of Residential Apartment (Unit) in the project “QUAD Residences” at the ‘WORLD TRADE CENTER NOIDA’, in Greater Noida, U.P.

Dear Sir(s),

I/We, the undersigned, request you to book on leasehold basis, a Residential Unit in the project “QUAD Residences”, at ‘World Trade Centre Noida’, being constructed & developed by you at Plot No. TZ-13A & 13B, Sector Tech Zone, Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh)

My/Our particulars are given below:

FOR BOOKING BY INDIVIDUALS, SOLE/FIRST APPLICANT (Compulsory to fill all the details)

Name _____

S/W/D of _____

Date of Birth _____ Nationality _____

Correspondence Address _____
_____ Pin _____

Contact No.: Office _____ Residence _____ Mobile _____

Fax _____ Email ID _____

Permanent Address _____
_____ Pin _____

Phone No. _____ STD/ISD Code _____

PAN # _____ Ward/Circle/Range (where assessed) _____

Residential Status: Resident Non-Resident Indian Foreign National of Indian Origin Others (Please Specify) _____

Occupation: Service Self Employed Professional Business Retired Housewife Any Other _____

Organisation Name: _____ Designation: _____

Signature of applicant(s) _____

SECOND APPLICANT (If any, compulsory to fill all the details)

Name _____

S/W/D of _____ Relationship with First Applicant _____

Date of Birth _____ Nationality _____

Correspondence Address _____

_____ Pin _____

Contact No.: Office _____ Residence _____ Mobile _____

Fax _____ Email ID _____

Permanent Address _____

_____ Pin _____

Phone No. _____ STD/ISD Code _____

PAN # _____ Ward/Circle/Range (where assessed) _____

Residential Status: Resident Non-Resident Indian Foreign National of Indian Origin Others (Please Specify)

Occupation: Service Self Employed Professional Business Retired Housewife Any Other _____

Organisation Name: _____ Designation: _____

(FOR BOOKING BY COMPANY / SOCIETY / FIRM / HUF / JURISTIC ENTITY)

Name of Entity _____

Name and Designation of Authorized Signatory _____

Date of Incorporation _____ Country of Incorporation _____

Correspondence Address _____

_____ Pin _____

Contact No.: Landline _____ Mobile _____

Fax _____ Email _____

Registered Office Address _____

_____ Pin _____

Phone No. _____ STD/ISD Code _____

PAN # _____ Ward/Circle/Range (where assessed) _____

CIN Identification No. _____

Signature of applicant(s) _____

PARTICULARS OF UNIT

1. Unit No. _____ Floor No. _____ Tower Name/No. _____
2. Size of the Residential Unit: _____ Square Feet in Super Area (Approx)
3. Type : 1 BHK (Unfurnished)
4. Specification: As per Annexure on page 9
5. Consideration:
Basic Price/Premium: ₹ _____ /- (Rupees _____
_____ Only) Per Square Feet of Super Area.
6. Booking Amount: ₹ _____ /- (Rupees _____
_____ Only) vide cheque/draft/pay order
bearing No. _____ dated _____ drawn on _____
issued in favor of " _____".
7. If paid by NEFT / RTGS, please specify: UTR No./ Transaction No. _____
Dated _____ Bank Name _____ Branch _____
8. Payment Plan Opted:
 Payment Plan I : Construction Linked Payment Plan
 Payment Plan II : Time Linked Payment Plan
 Payment Plan III : Down Payment Plan
9. NEFT/RTGS details: Following details about Applicant's bank account must be provided to enable the Developer to credit the commitment charges (if applicable) directly to such account(s)

Particulars	Applicant - 1	Applicant - 2
Beneficiary Name		
Beneficiary Address		
Bank Account Number		
Bank Name		
Bank Branch Address		
Nature of Account (NRO/Saving/Current)		
RTGS/NEFT IFSC Code		
Applicant(s) Percentage Share in Unit		

Enclosed:

Applicant 1: One Cancelled Cheque No. _____ Bank _____

Applicant 2: One Cancelled Cheque No. _____ Bank _____

Developer's RTGS Details

PARTICULARS	DEVELOPER'S DETAILS
HDFC Bank A/c no.	50200024284846
CHQ/RTGS favoring name	QUAD WTC NOIDA/Quad WTC Noida (A unit of WTC N-DCPL)
IFSC Code	HDFC0000923
Address	Splendor Forum, Jasola, New Delhi-110025
Swift Code	HDFCINBB

Signature of applicant(s) _____

Documents to be submitted by the Applicant(s)/Joint Applicant(s):

I/we enclose herewith, copies of following documents for your records and reference

- (i) Address Proof: Adhaar Cards/Voter's Identity Cards/Passport/Driving License/Form 18/Statutaoy Authority Registration Certificate that contains the address of the applicant(s)
- (ii) PAN Card(s)

Apart from the above, the following Mandatory documents in case of artificial legal entity like Company/Society/Firm/any entity

- (i) Memorandum and Articles of Association/Bye-laws
- (ii) Resolution in favour of signatory passed by Board/Governing Body (in original)
- (iii) List of Directors/office bearers
- (iv) PAN Card and Address Proof of authorised signatory
- (v) PAN Card of Company

Mandatory documents in cases of partnership firms

- (i) Partnership Deed (Notarized copy)
- (ii) Letter of Authority signed by all partners in favour of signatory
- (iii) PAN Card

Mandatory documents in cases of Foreign Nationals, PIO, NRIs and OCI

- (i) Passport (required) & Visa (if required)
- (ii) RBI Permission Letter(in case of foreign national)
- (iii) Documents regarding payment through NRE/NRO account
- (iv) PIO/NRI/OCI Card
- (v) TRC and Form 10F (if applicable)

I/We have read and understood your payment plans and attached terms and conditions and undertake to be bound by the same. I / We declare that the particulars given herein are true and correct. I / We understand that this application shall be treated as complete only when this application form is duly filled and signed by Applicant and is supported by all the necessary documents mentioned above and other documents required by the Developer from time to time along with compliance of rules / guidelines / notifications / Laws & Rules issued / established / passed by Reserve Bank Of India / Government of India / State Government / GNIDA Authority, in respect of the real estate booking & transaction. I / We understand that unsigned or incomplete application can be rejected by the Developer at its sole discretion. I understand that if the particulars submitted by me / ourselves are found to be incorrect / suppressed and / or any vital information is concealed for the purpose of availing the booking in your project, then you shall have discretionary right to cancel my booking/allotment at any time without serving any notice or assigning any reason to me / us.

Signature of sole/first applicant
(With rubber seal in case of a Company)

Name of Signatory _____

Designation _____

Date: _____ Place: _____

Signature of second applicant (if any)
(With rubber seal in case of a Company)

Name of Signatory _____

Designation _____

Date: _____ Place: _____

Declaration by Dealer/Broker/Facilitator/Intermediary (if any)

I confirm that the provisional Basic Price / Premium for this booking is as mentioned herein above. I further confirm that the particulars given herein above are as per details given to me by the Applicant. I understand that this application shall be treated as complete only when this application form is duly filled and signed by Applicant and is supported by all the necessary documents mentioned above. I understand that unsigned or incomplete application can be rejected by Developer at it's sole discretion.

- (i) Name of Dealer/Broker/Facilitator/Intermediary: _____ Mobile: _____
- (ii) Name of Sales Person: _____ Mobile: _____ Email ID: _____
- (iii) Comments (if any): _____

Signature of Dealer/Broker/Facilitator/Intermediary _____
(With rubber seal in case of a Company)

For office use only

Application received on _____ by _____

Application received by : Sales Dept. : _____ CRM Dept. : _____

Special remarks (if any): _____

- NOTE:
- Please confirm the payment plan you have opted for by signing at the end of the relevant plan and striking-off other plans
 - Please check the prices and payment plans applicable on the date of booking
 - Each payment plan is unique and therefore the applicant shall be governed by the Payment Plan chosen by the applicant and the same shall be read harmoniously with the terms and conditions mentioned herein. In the case of any inconsistency, the terms of payment plan would prevail and the Developer's decision will be final and binding.
 - All payments through Cheques / DD or any other modes are subject to realization to the account of the developer.
 - 1 sq.ft. = 0.093 sq.mtr.

Signature of applicant(s) _____

PAYMENT PLAN - I

Construction-linked Payment Plan ("CLP")

Installments	Payment stages	Amount Payable
	Booking Amount	Rs.2,00,000/-
First	Within 60 days of Date of Booking	25% of BSP (Including Booking amount) (Agreement stage)
Second	Within 6 months of Date of Booking	15% of BSP
Third	On Casting of Plinth	15% of BSP
Fourth	On Casting of Second Floor slab	15% of BSP
Fifth	On Casting of Fourth Floor slab	15% of BSP
Sixth	On commencement of Internal Plaster	10% of BSP
Seventh	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other charges (if any)

The Applicant may exercise a one time option to switch from CLP to TLP within 6 months of Date of Booking without any additional charges for switching. After 6 months from the Date of Booking, the option to switch shall lapse and the Applicant shall abide by the Payment Plan originally opted.

- (1) 'Date of Booking' refers to the receipt of application along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO/OCI status docs, and other documents) by the Developer. Notwithstanding realization of the booking amount, The Developer reserves right to reject the application in case KYC Norms are not fulfilled within 30 days of receipt of Application.
- (2) Service Tax, VAT/ GST and other taxes, duties or levies as applicable shall be payable extra in accordance with prevailing law/rule.
- (3) Additional/Other charges applicable to the Applicants either at the time of booking or in future shall be payable by the Applicant as per the demand by the Developer.
- (4) The Agreement to sub-lease will be executed post receipt of first installment mentioned herein above and completion of all necessary documentation including KYC norms.
- (5) Commitment Charges: Developer represents that the applicant shall receive till 24 (Twenty Four) months from the date of offer of possession of the Unit by the Developer, commitment charges @Rs.10,000/- per month (inclusive of all taxes including service tax) in lieu of providing the Unit for further sub-lease alongwith the right to use the common amenities provided that the Allottee has not defaulted in payment of any amount to the Developer. During the aforementioned period, the Applicant of the Unit agrees to make the Unit and common facilities available for sub-leasing by a body, trust, society, company representing the sub-lessees of Units. During the period of aforesaid 24 months for which the commitment charges are payable or the date of expiry of the sub-lease, if any, of the Unit whichever is later, the Applicant undertakes not to seek any self-use right in respect of the Unit. The Commitment Charges is payable only on continued compliance with the terms and conditions mentioned herein or in the Agreement. In case of any default, the Developer is entitled to stop the payment of Commitment Charges till the Applicant make good of such default. The commitment charges shall be paid on monthly basis after deducting TDS if any.
- (6) In case of joint Applicants Commitment Charges shall be payable in following proportion:

Applicant 1: _____%

Applicant 2: _____%

Note

- Please confirm the payment plan you have opted for by signing at the end of the relevant payment plan and striking-off other payment plans
- Price, other charges and payment plans are subject to change without any notice. Please check the prices and payment plans applicable on the date of booking. 1sq. ft. = 0.093 sq. mtr.
- Payment terms are to be read along with the terms & conditions stated in the Booking Application Form
- All payment through cheques/DD or any other modes are subject to realization to the account of the Developer
- Service Tax/ GST payable (as applicable) would be extra at each stage
- CLP instalments shall become payable on demand irrespective of the serial order in which they are listed
- Conditions apply. Please ask our sales executives for details

Signature of applicant(s) _____

PAYMENT PLAN - II

Time Linked Payment Plan (TLP)

Installments	Payment stages	Amount Payable
	Booking Amount	Rs.2,00,000/-
First	Within 60 days of Date of Booking	25% of BSP (Including Booking amount) (Agreement stage)
Second	Within 6 months of Date of Booking	15% of BSP
Third to Eighth	Within expiry of every 6 months from the due date for payment of the second installment	7.5% of BSP x 6 (each respective installment)
Ninth	On commencement of Internal Plaster	10% of BSP
Tenth	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other charges (if any)

The Applicant may exercise a one time option to switch from TLP to CLP within 6 months of Date of Booking without any additional charges for such change. After 6 months from the Date of Booking, the option to switch shall lapse and the Applicant shall abide by the Payment Plan originally opted.

- 'Date of Booking' refers to the receipt of application along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO/OCI status docs, and other documents) by the Developer. Notwithstanding realization of the booking amount, The Developer reserves right to reject the application in case KYC Norms are not fulfilled within 30 days of receipt of Application.
- Service Tax, VAT and other taxes, duties or levies as applicable shall be payable extra in accordance with prevailing law/rule.
- Additional/Other charges applicable to the Applicants either at the time of booking or in future shall be payable by the Applicant as per the demand by the Developer prior to or at the time of the offer of possession.
- The Agreement to sub-lease will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC norms.
- Commitment Charges: Developer represents that the Applicant shall receive till 24 (Twenty Four) months from the date of offer of possession of the Unit by the Developer, commitment charges @Rs.10,000/- per month (inclusive of all taxes including service tax) in lieu of providing the Unit for further sub-lease alongwith the right to use the common amenities provided that the Allottee has not defaulted in payment of any amount to the Developer. During the aforementioned period, the Applicant of the Unit agrees to make the Unit and common facilities available for sub-leasing by a body, trust, society, company representing the sub-lessees of Units. During the period of aforesaid 24 months for which the commitment charges are payable or the date of expiry of the sub-lease, if any, of the Unit whichever is later, the Applicant undertakes not to seek any self-use right in respect of the Unit. The Commitment Charges is payable only on continued compliance with the terms and conditions mentioned herein or in the Agreement. In case of any default, the Developer is entitled to stop the payment of Commitment Charges till the Applicant make good of such default. The commitment charges shall be paid on monthly basis after deducting TDS if any.
- In case of joint Applicants Commitment Charges shall be payable in following proportion:

Applicant 1: _____%

Applicant 2: _____%

Note

- Please confirm the payment plan you have opted for by signing at the end of the relevant plan and striking-off other plans
- Price, other charges and payment plans are subject to change without any notice. Please check the prices and payment plans applicable on the date of booking. 1sq. ft. = 0.093 sq. mtr.
- Payment terms are to be read along with the terms & conditions stated in the Booking Application Form
- All payment through cheques/DD or any other modes are subject to realization to the account of the Developer
- Service Tax/ GST payable (as applicable) would be extra at each stage
- CLP instalments shall become payable on demand irrespective of the serial order in which they are listed
- Conditions apply. Please ask our sales executives for details

Signature of applicant(s) _____

PAYMENT PLAN - III

Down Payment Plan (12% Discount on BSP)

	Basic Price/Premium	As applicable
	Booking Amount	2,00,000/- (Two Lakh Only)
First Installment	within 60 days of Date of Booking	95% of BSP (including Booking Amount)
Second Installment	On offer of possession	5% of BSP + IFMS + Stamp Duty + Registration and other charges (if any)

- 1) The Applicant under this Payment Plan shall be entitled to a discount of 12% on the applicable basic price/premium, if the Applicant pays 95% basic price/premium within 60 days from the Date of Booking.
- (2) 'Date of Booking' refers to the receipt of application along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO/OCI status docs, and other documents) by the Developer. Notwithstanding realization of the booking amount, The Developer reserves right to reject the application in case KYC Norms are not fulfilled within 30 days of receipt of Application.
- (3) Service Tax, VAT and other taxes, duties or levies as applicable shall be payable extra in accordance with prevailing law/rule.
- (4) Additional/Other charges applicable to the Applicants either at the time of booking or in future shall be payable by the Applicant as per the demand by the Developer prior to or at the time of the offer of possession.
- (5) The Agreement to sub-lease will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC norms.
- (6) Commitment Charges: Developer represents that the Applicant shall receive till 24 (Twenty Four) months from the date of offer of possession of the Unit by the Developer, commitment charges @Rs.10,000/- per month (inclusive of all taxes including service tax) in lieu of providing the Unit for further sub-lease alongwith the right to use the common amenities provided that the Allottee has not defaulted in payment of any amount to the Developer. During the aforementioned period, the Applicant of the Unit agrees to make the Unit and common facilities available for sub-leasing by a body, trust, society, company representing the sub-lessees of Units. During the period of aforesaid 24 months for which the commitment charges are payable or the date of expiry of the sub-lease, if any, of the Unit whichever is later, the Applicant undertakes not to seek any self-use right in respect of the Unit. The Commitment Charges is payable only on continued compliance with the terms and conditions mentioned herein or in the Agreement. In case of any default, the Developer is entitled to stop the payment of Commitment Charges till the Applicant make good of such default. The commitment charges shall be paid on monthly basis after deducting TDS if any.
- (7) In case of joint Applicants Commitment Charges shall be payable in following proportion:

Applicant 1: _____ %

Applicant 2: _____ %

Note

- Please confirm the payment plan you have opted for by signing at the end of the relevant plan and striking-off other plans
- Price, other charges and payment plans are subject to change without any notice. Please check the prices and payment plans applicable on the date of booking. 1sq. ft. = 0.093 sq. mtr.
- Payment terms are to be read along with the terms & conditions stated in the Booking Application Form
- All payment through cheques/DD or any other modes are subject to realization to the account of the Developer
- Service Tax/ GST payable (as applicable) would be extra at each stage
- CLP instalments shall become payable on demand irrespective of the serial order in which they are listed
- Conditions apply. Please ask our sales executives for details.

Signature of applicant(s) _____

CHARGES APPLICABLE TO ALL PAYMENT PLANS

1. Following Charges are payable by the Applicant at time of Offer of Possession as per the demand of the Developer

1. EEC & FFE (Electrification Charges and Fire Fighting Equipment)	Rs. 125/- per sq. ft.
2. Infrastructure Charges (Including Water and Sewerage Connection)	Rs. 90/- per sq.ft.
3. Power Backup Installation Charges	Rs. 90/- per sq.ft.
4. One time lease Rental Including Admin Charges	Rs. 100/- per sq.ft.

2. Recurring Charges payable to the Developer or it's nominee/maintenance agency including:

- Common Area Maintenance Charges (i.e. CAM)
- Contribution to Sinking Fund [This fund will be used for major repairs or replacement or purchase of new equipment for common use]
- Interest Free Maintenance Security
- Charges for consumption of water, electricity, power back-up and other amenities
- Any other charges as may be determined by the Developer and/or maintenance agency from time to time.
- Proportionate cost of insurance of building of the complex/building

(All charges other than Sinking Fund, Interest Free Maintenance Security, water and electricity (if supplied through government agency) mentioned herein above would be on actual plus 20% admin and overheads charges).

3. No Common Area Maintenance Charges shall be payable by the Allottee during the commitment period of 24 months for which commitment charges are payable.
4. Car Parking: car parking subject to availability within the common parking areas of the Complex. No dedicated car parkings shall be provided.
5. Stamp duty, registration charges, any other government charges, premium (as applicable) and Legal charges shall be extra and shall be payable by the Applicant at the time of possession/registration, as may be applicable.

Signature of applicant(s)_____

SPECIFICATIONS OF QUAD

Area	Specification
Walls	Finished with Oil Bound Distemper
Floor	Vitrified Tiles/Wood Laminate
Ceiling	Finished with Oil Bound Distemper
Door-Windows	External - U.PVC / Aluminium Glazed Door & Windows Internal - Skin molded Doors/Laminated Flush doors
Kitchen	Stone Counter top Ceramic tile flooring Stainless Steel Sink with Single-lever fitting
Toilets	Ceramic Glazed Tiles till Dado Height Walls above Dado & Ceiling - Oil Bound Distemper finish Antiskid Ceramic tile flooring Branded Fixtures & CP fittings
Balconies [where applicable]	Antiskid Ceramic tile flooring Railing as per architect's vision and façade design

Signature of applicant(s) _____

TERMS AND CONDITIONS

The following terms & conditions and the payment plans attached herewith form an integral part of the application for booking of residential apartment ("Unit") for allotment on leasehold basis in project ("Project") named "QUAD Residences", in the Information Technology Park named 'World Trade Center Noida' ("Complex") being constructed & developed at Plot No. TZ-13A & 13B, Sector Tech Zone, Greater Noida Industrial Development Area, District Gautam Budh Nagar (Uttar Pradesh) ("Plot") by M/s WTC Noida Development Company Pvt. Ltd. ("Developer").

1. Greater Noida Industrial Development Authority ("GNIDA") has granted approximately 80,940 sq. mtrs. of land at Plot no. TZ-13B, Sector Tech Zone, Greater Noida Industrial Development Authority, District Gautam Budh Nagar ("Land") on lease to Ms/ Balaji I.T. Parks Pvt. Ltd. vide lease deed dated April 18, 2007, for setting up an IT/ITES related project.
2. M/s Balaji I.T. Parks Pvt. Ltd. has entered into an arrangement with the Developer whereby the Developer is entitled to develop/construct and market built-up Units being constructed on a portion of the Land. The Developer is also entitled to accept application along with booking amount/advance(s) from the Applicant for the units in the Project and execute documents including agreement in respect of the same.
3. The Applicant hereby acknowledges that before booking of the Unit in the Project, the Applicant has checked, verified and appraised itself with all applicable laws, rules, regulations, notifications, circulars, policies, government directives & orders or of any governmental authority including those of 'Greater Noida Industrial Development Authority ("Applicable Laws")', as relevant and applicable to the Plot and the Project. The Applicant has fully satisfied himself about the rights/ entitlement of the Developer in the Plot as well as to develop the Project and has understood all limitations and obligations in respect thereof.
4. The Applicant confirms and assures the Developer that he has read and understood the Application form and the implications of Applicable Laws in relation to this Application and the Applicant further confirms that he shall comply, as and when applicable and from time to time, with the provisions of the relevant Apartment Act or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the subject matter of this Application.
5. The Applicant agrees that there will be limited user rights with respect to the specified parking bays, lawn Areas, and/or terrace Areas, if any, (as may be applicable to the said Unit) and demarcated in the common area. The Applicant agrees that there are no dedicated car parkings and/ or any lawn/ terrace rights allocated to the Unit and the Applicant shall not be entitled to claim any rights with respect to the same.
6. The Applicant understands and acknowledges that building plans for the Project; specifications and size of the Unit; quality, standard & quantity of material to be used in construction of the Project and nature of facilities to be provided in the Project, shared with the Applicant are tentative and may undergo change during the construction and development of the Project. The Applicant further agrees that the Developer may affect such variations, additions, alterations, deletions and modifications to the plans, specifications and facilities as may be appropriate either on the advice or direction of the consultant/architect and as may be approved by any competent authority.
7. The Applicant understands and acknowledges that on account of modifications, if any, to the layout plan and/or for other reasons, during ongoing completion, the Project may or may not include the Unit. In such a case or on account of deletion or reduction in the number of Units in the said Project, the paid up principal amount received against the Unit by the Developer shall be refunded to the Applicant, without any interest thereon and thereafter no other claim, whatsoever, monetary or otherwise shall lie against the Developer nor shall be raised otherwise or in any other manner whatsoever by the Applicant.
8. The Developer may, in its sole discretion, in the interest of better planning and timely completion of the Unit, change the location of the Unit to a unit of similar size at another floor, tower or location within the Project, to which the Applicant hereby consents.
9. The Applicant agrees that this Application is a mere request by the Applicant for booking of the Unit and merely submission of the application for booking shall not automatically entitle the Applicant to the Unit or create any right or interest in the Unit in favor of the Applicant. The Developer reserves the right to reject Application of the Applicant without assigning any reason thereof and/ or to execute agreement to sub-lease in favour of the Applicant. The Applicant agrees and acknowledges that mere submission of the application and encashment of the booking amount creates no interest of the Applicant in the Unit unless the Agreement to sub-lease is executed between the Developer and Applicant. Notwithstanding the encashment of cheque/ demand draft/ pay order for the booking amount, in case the Developer rejects the Application for booking of the Unit due to any reason whatsoever, the refund of the amount received from the Applicant without any interest shall be complete discharge of all obligations towards the Applicant on the part of the Developer. The Applicant thereafter shall have no other right, claim or interest of whatsoever nature in the Unit or against the Developer. The Applicant specifically agrees that the provisional allotment of the Unit shall be subject to strict compliance of all terms and conditions of this Application and of the agreement to sub-lease to be executed in favour of the Applicant for occupation and use of the Unit and such other conditions as may be applicable per the Applicable Laws.
10. The Applicant has clearly understood that this Application is not an assurance or offer of allotment or allotment or an agreement to sub-lease and the Applicant does not become entitled to any allotment in the Complex notwithstanding the fact that the Developer may have issued a receipt in acknowledgement of the booking amount. The booking shall be deemed to be accepted by the Developer only after the Applicant signs and executes the "agreement to sub-lease" in format prescribed by the Developer after agreeing with the terms and conditions thereof.
11. An amount equivalent to 20% (twenty percent) of Basic Price/Premium shall be deemed to be the 'Earnest Money' for Unit being provisionally booked by the Applicant in the Project to ensure compliance with the terms and conditions mentioned herein. In case after execution of the agreement to sub-lease, the Applicant violates, fails to perform or observe any terms or condition of this Application including commission of any default in payment of Basic Price/ Premium, any installment thereof or any other charges as applicable as per the agreed payment plan in this Application or as per the demand of the Developer or fails to timely execute the agreement to sub-lease and/ or other documents/agreements as may be required for the purposes of giving full force and effect to the provisions contained in this Application form, the Developer shall have the right to cancel the booking/ allotment after issuing a notice for such cancellation and in such an event the Developer shall be entitled to forfeit the Earnest Money, and recover the commitment charges if any paid to the Applicant together with discounts, if any, brokerage, if any, paid by the Developer to a broker in respect of the booking, all or any amount paid towards applicable tax, if any, paid on such amounts, from the amounts paid by the Applicant. However, the Applicant may submit a 'No Objection Certificate' issued by the broker (if any) to the effect that the broker will not claim any brokerage from Developer in respect of Applicant's booking or if he may have received the brokerage till that time, he will refund the same to the Developer. Accordingly, the remaining amount if any shall be refunded to the Applicant within 60 days of cancellation without any interest or compensation. Upon such refund of the said amount by Account Payee cheque sent/dispatched by courier or through electronic transfer, the Developer shall be released and completely discharged in all respects from all its obligations and liabilities. However it is also incumbent upon the Applicant to handover all the original documents/receipts/agreements pertaining to said Unit to the Developer.
12. In case prior to execution of agreement to sub-lease, the Applicant wishes to withdraw the application or seeks reduction in the size of the Unit booked, then such request may be allowed by the Developer subject to costs of Rs.30,000/- (Rupees thirty thousand only) plus any applicable service taxes. In the event of any request of cancellation of the booking being received after the execution of Agreement, then the cancellation process and deductions applicable thereto will apply and the Applicant shall not be entitled to receive or claim any amount as per the payment plan.
13. The Applicant acknowledges that the Developer may improve upon, modify or upgrade the proposed specifications of the Unit with a view to enhance the aesthetic features for considerations of efficiency or better building methodology, better maintenance and/or utilization of Buildings etc.. The materials and size of the Unit mentioned in application is tentative and same will be finalized only on the completion of the construction and development of the building and Project. The Developer shall endeavor that the size of the Unit may not vary by more than ten percent from what has been stated in the Application. The final calculation of the super area for dues will be done at the time of Offer of Possession.
14. All taxes and statutory levies and charges presently applicable and payable in relation to the Unit, shall be paid by the Applicant. However, in case of any future/further increase and/or any new taxes, service tax/ GST, charge, VAT, cess, duty, levy, etc. imposed by the Government or any other statutory Authority, the same shall also be payable by the Applicant on pro-rata basis depending on the size of the Unit.

Signature of applicant(s) _____

15. The Applicant shall separately pay to the Developer as per the payment plan applicable and Annexed hereto towards Infrastructure charges and additional charges applicable to all payment plans, irrespective of the payment plan opted by the Applicant annexed hereto. However, in case of any additional infrastructure to be developed in the Complex and/or any future demand raised by the Government or Statutory Authority by whatever name or nomenclature, the Applicant shall be liable to pay such charges on pro rata basis.
16. The Applicant shall also refer to the payment plan annexed to pay towards charges for connection including for government utilities like electric meter installation charges/electric connection charges, sewer connection charges, Water charges etc. on demand by the Developer in addition to water, sewerage & electricity deposits.
17. The timely payment by Applicant of installments of Basic Price/Premium and other charges, taxes, duties, levies, fees, etc., as per payment plan opted by Applicant and/or as demanded by the Developer is the essence of this transaction. In case Applicant fails to pay any of the installments/charges/fees, other dues, etc. in time, the Developer may at its sole discretion cancel the Applicant booking/allotment and forfeit the Earnest Money along with brokerage paid/payable in respect of such booking/allotment from the money received from the Applicant and balance will be refunded to the Applicant. The Developer may at its sole discretion, opt to continue the booking/allotment of the Applicant and allow the Applicant to make payment of defaulted amount along with interest at the rate of 18% per annum for such delayed period and such act of the Developer to continue the booking/allotment shall not deem to constitute waiver of the default committed by the Applicant.
18. The Developer shall not be responsible towards any third party, who has made payments, remittances to the Developer on behalf of the Applicant and such third party shall not have any right in this booking/Agreement whatsoever. The Company shall issue the payment receipts only in favour of the Applicant. Under all circumstances, the Applicant is and shall remain solely and absolutely responsible for ensuring and making all the payments due under the payment plan on time.
19. The Applicant shall make all payments towards Basic Price/ Premium and other charges for the Unit by way of cheques/drafts/pay orders issued in favour of "Quad WTC Noida" (payable at New Delhi) or in such name as is informed by the Developer from time to time. For all cheques/drafts/pay orders the date of realization shall be taken as the date of payment. In case any instrument issued by the Applicant is dishonoured for any reason whatsoever, the Applicant agrees that dishonour of such instrument tantamount to breach of the terms of Application and the Developer shall be entitled to cancel the booking/allotment of the Unit at any stage or, under special reasons, at its sole discretion may accept another cheque towards such defaulted amount subject to such terms and conditions as it may specify including levy of appropriate charges as well as interest for delayed payment.
20. Subject to the terms and conditions of this application as well as the Agreement and in compliance with the Regulations, the Developer shall endeavor to allot the Unit to the Applicant in accordance with the floor preference opted by the Applicant subject to availability. In case the Unit opted by the Applicant is not available, the Developer shall have the option to allot the Unit on any available floor and such allotment shall be binding on the Applicant. The allotment shall be made only in respect of the Applicant who has complied with the terms and conditions of the application and Agreement and has not defaulted in payment of Basic Price/ Premium and other charges in accordance with the payment plan opted by the Applicant. Any allotment of Unit in terms of this Application or the agreement to sub-lease shall be provisional and shall be confirmed and final only at the time of offer of possession.
21. Subject to compliance of all terms & conditions mentioned herein as well as mentioned in the agreement to sub-lease and also subject to payment of Basic Price/ Premium & all other charges applicable on the Unit by Applicant, the Developer shall effect/cause execution of sub-lease deed of the Unit for such period as permitted by GNIDA or any other authority having jurisdiction over the Project. All expenses including stamp duty, registration fee, legal and miscellaneous charges involved in its execution and registration including renewals thereof (if any) including but not limited to penalties for delays, if any, shall be borne by Applicant. The Applicant shall be bound by the terms and conditions of such sub-lease deed and its parent deed and shall be liable for any non-compliance with the terms of the said documents. The Applicant hereby agrees to hold harmless and indemnify the Developer in respect of any claim, loss or consequences arising out of on in connection with any default/breach/ omission or commission of the Applicant. Any failure of the Applicant to execute and register the sub-lease deed within 30 days of request for registration, the Developer shall be released of all its liabilities including liability to pay any /charges as per the payment plan and the Applicant shall be solely responsible for any damage/loss to the entitlement / ownership of leasehold rights of his allotted Unit. On execution and registration of the sub-lease deed, the Applicant shall have exclusive leasehold right to the Unit and shall be solely and exclusively entitled to the benefit arising out of the Unit as well liable for any obligation or liability attached to the leasehold rights of the Unit. The Applicant will mandatorily become a member of an appropriate representative body/entity of their choice like trust or society, and such body will comprise of other unit(s) sub-lessees in the said Project and such representative body can assist its members for smooth functioning and maintenance of the said project and/ or leasing of the Unit on behalf of the Unit holder.
22. Since the Project is a large project, the Developer shall construct and develop the same in phases. Irrespective of whether construction of other phase(s) is complete or not, The Developer may offer possession of the Unit after completion of construction of the phase wherein the Unit is situated. Applicant must take the possession of the Unit within thirty days from the date of offer of possession. Applicant shall never have any objection to The Developer constructing or continuing with the construction of remaining phases of the Project. Services necessary for the use and operation of the Unit such as electricity, water, air conditioning, elevators, shall be available at the time of offer of possession, however other services / facilities shall be completed and provided only after completion of construction and development of all phases of the said Project.
23. The Developer will give possession of the Unit on Super Area basis comprising of covered area and usage rights in common shared spaces including common utilities / facilities provided / to be provided in the project after completion in its entirety. The possession of the Unit shall be offered in unfurnished/ bare shell condition. The Applicant shall be entitled only to the covered area of Unit. The ratio of covered area to super area shall be 60% with variation of 10%.
24. The Developer shall endeavor to offer possession of the Unit on or about 30th November, 2020, of the Unit plus additional grace period of 12 months. If construction of complex/building is delayed due to any reason beyond the control of The Developer or due to any act of God or force majeure or as a result of any Act, Order, Rule etc. of the government or any other public authority, then the date of offer of possession shall be extended by the duration of such event.
25. 'Force Majeure' shall mean and include (i) war, hostilities (whether or not war is declared) invasion, act of foreign enemies, rebellion, revolution, insurrection, military or usurped power, civil war, terrorism, riot and disorders, strike, lockout, labour unrest or other industrial disturbances (affecting the performance of this Agreement) (ii) contamination by radioactivity from any nuclear waste from the combustion of nuclear fuel or other hazardous properties of any explosive nature. (iii) earthquake, floods, subsidence, lightning or any operation of forces of nature and (iv) any other event including but not limited to action or inaction of the Governmental authorities having jurisdiction over the facility, the revocation or refusal to grant licenses, approval or permits, etc., where such revocation or refusal is beyond the reasonable control of the Developer or change in government policy or statutes which impair the ability of the Developer to fulfill the obligations mentioned herein etc. which the Developer could not reasonably be expected to control (but shall not include any event caused by failure to observe good construction, operation or maintenance practice nor any event caused by negligence in the provision of adequate supervision) which significantly delays or renders the development incapable of being performed. Upon occurrence of any 'Force Majeure' event, the obligation of the parties shall be suspended for such period.
26. If the Applicant commits default in payment of any of the amounts and charges payable under the payment plan or as and when demanded by the Developer and has failed to comply with the terms and condition of this Application or agreement to sub-lease executed between the Developer and Applicant, interest @ 18% shall be applicable on such delayed payment.
27. Notwithstanding any other provisions of this Application, the Applicant agrees that if it fails, ignores or neglects to take the possession of the said Unit within a period of one month in accordance with the Offer of Possession sent by the Developer, the Applicant shall be liable to pay charge @ Rs. 5/- (Rupees Five Only) per month per sq. ft. of the Super Area of the Unit ("Holding Charges") and such charges will commence after one month from date of offer of possession. The Holding Charges shall be a distinct charge in addition to the maintenance charges and not related to any other charges/consideration/dues as provided in this Application. In addition to the holding charges, the developer may withhold payment of commitment charges, as may be payable under the payment plan opted by the applicant.
28. The Developer may withhold the execution of the sub-lease deed and the process of delivery of possession of the Unit to the Applicant in the event there be any default or negligence of the Applicant in compliance or fulfillment of terms and conditions of allotment as agreed herein and/or in the Agreement to sub-lease of the Unit.
29. The Applicant agrees and undertakes that it shall not modify any structure and/or raise any illegal construction in the Unit nor encroach upon or occupy any area falling outside the Unit. The Unit shall solely be used for permitted purposes alone and for no other purpose and furthermore the Applicant shall not conduct any illegal or immoral activities from or in the Unit. The Applicant may seek further clarity on usage of unit from the maintenance agency. The Applicant further undertakes not to carry on any activity from and in the Unit, which creates nuisance or is illegal, obnoxious or contrary to public policy or contrary to the common interest of the collective owners/occupants of the Complex.

Signature of applicant(s)_____

30. The Developer shall be always free to raise/construct additional floor/ units in the building or any additional structure in the Project, subject to grant of approval by concerned authority and to allot/ transfer the same to any person(s) on such terms and conditions, which the Developer may deem fit and proper. The Developer may change the lay-out plans, building plans and/or floor plans of buildings/structures in Project in such manner, which the Developer may deem fit and proper.
31. The Applicant may transfer/assign his rights/claims/interests in the Unit subject to the terms and condition laid by the Developer in this regard including payment of administrative charges and transfer charges for facilitating transfer, as applicable. However, there will be no charges for first transfer/assignment of the Unit. Any transfer/assignment of the Unit shall be permitted only after the execution of the agreement to sub-lease between the Developer and the Applicant. Any addition of a new party and deletion of an existing party shall be deemed as transfer for the purpose of this clause and shall be subject to the terms mentioned in this clause. Further, any request for change in the booking including but not limited to change in the status of the Applicant in the agreement or order of the Applicant in case of joint Applicant or modification in interest of the Applicant as per payment plan or change in the area allotted/ cheques shall be subject to approval of the Developer and as per the policies of the Developer that may include levy of appropriate charges/fees. First request for Addition/Deletion of the name in/from the application form shall be acceptable within the immediate family/blood relation (comprising of Husband/Wife, their spouse and children) without any charge for such addition or deletion.
32. The Developer or it's nominated agency may offer to take the Unit of the Applicant on sub-lease on such terms and conditions as may be proposed by the Developer at the time of offer. If the Applicant agrees to the terms of the offer, then the Applicant will execute appropriate documents including a sub-lease deed with regard to his Unit with the Developer or its nominated agency.
33. The Applicant has also agreed to pay, wherever applicable, charges/deposits for preferential location, if any, including lump sum as well as recurring monthly charges. In addition the Applicant may also be liable to pay additional charges as and when demanded by the Developer and/or maintenance agency for any equipment(s)/ facility(ies) including but not limited to electrical installation/sub-station, power back-up installation, utility connection(s), fire-fighting equipment, pollution control equipment/devices as well as charges/deposit that may include maintenance charges, sinking fund, permission to lease charges, any escalation in cost of land charged by GGNIDA, any escalation of cost of construction, common area maintenance & water consumption charges, charges towards insurance of building & structure and any other charges/levies as determined by the Developer from time to time shall be payable by the Applicant proportionate to the area of the Unit. List of charges mentioned herein are indicative and not exhaustive and shall be determined by the Developer at appropriate time. These charges/ deposits and other charges as applicable shall be levied as prescribed by the Developer and/ or as per than prevailing industry standards. The maintenance charges, charges for sinking fund, water consumption charges, electricity consumption charges etc. shall be payable for rendering common services in said complex. These charges shall be in accordance with the prevailing industry standards. These charges shall be payable by the allottees as and when demanded by the Developer.
34. For upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Project, the Applicant shall pay in advance the maintenance charges to the Developer/maintenance Agency at the rate determined by the Developer or the maintenance Agency within the due date prescribed by the Developer/ maintenance agency for a period of one year in advance, which will be topped up on a monthly basis. The advance maintenance charges collected from the Applicant will be utilised by the Maintenance Agency/ Developer for maintenance of the common services and facilities till the formation of the representative body, for further upkeep and maintenance.
35. That the Applicant understands that car parking may be permitted subject to availability in the common areas of the Complex and there shall be no dedicated car parking available to the Applicant under this scheme.
36. Applicant understands and agrees that following charges shall always be attached to the Unit and shall be recurring in nature:
 - a. Common area maintenance charges (i.e., CAM)
 - b. Contribution to Sinking Fund [This fund will be used for major repairs or replacement or purchase of new equipment for common use]
 - c. Interest Free Maintenance Security
 - d. Charges for consumption of water, electricity and other amenities;
 - e. Proportionate cost of insurance of the complex/ building;
 - f. Any other charges as may be determined by the Developer and/or maintenance agency from time to time.

Charges mentioned herein shall be payable to the Developer/maintenance agency nominated/appointed by the Developer for rendering common services in said Complex. These charges shall be in accordance with then prevailing industry standards. These charges shall be payable with effect from expiry of thirty days from the date of offer of possession. However, during the period of commitment charges, if applicable, CAM Charges mentioned herein shall be paid by the occupant of the Unit sub-leased to such occupant. After expiry of the aforesaid period of 24 months of payment of commitment charges, the same shall be payable by the Application/ Allottee of the Unit. The Developer shall be released of it's liability to pay the CAM charges if the Unit remains unoccupied due to any act, omission or refusal of eh sub-lessee/allottee to sub-lease his unit.37. Charges mentioned in hereinabove shall be payable to the Developer/ maintenance agency nominated/ appointed by the Developer for rendering common services in the Complex. These charges shall be in accordance with then prevailing industry standards. These charges shall be payable by the Applicant with effect from expiry of thirty days from the date of offer of possession of the unit.
37. The list of charges mentioned above are only indicative and not exhaustive and shall be determined by the Developer. These charges/deposits shall be levied as prescribed by the Developer and/ or as per than prevailing industry standards. These charges along with any delayed payment charges, if applicable, shall be payable by the allottees as and when demanded by the Developer.
38. For the purpose of efficient administration and maintenance of the units, the Applicant agrees to form, if applicable, an appropriate representative body/entity, that may include an incorporated body or a trust or society, duly authorized by the Applicant to enable leasing/ renting of the Units as well as to enable collection and distribution of rent and other income arising out of such units amongst the participating allottees.
39. Such representative body/entity shall always remain under control of the participating allottees and shall be governed by rules and regulations of such representative body/entity. Notwithstanding the creation of separate representative body/entity, each of the participating allottees shall be liable and responsible for compliance with the terms of this application form as well as Developer Buyer Agreement and the agreement to sub-lease to be executed on a later date. Such participating allottees shall also consent to and abide by the rules, regulations and bye laws of such representative body/entity and execute such documents, deed etc. required for creation and management of such representative body/entity. All the costs, expenses, legal fee and administrative charges for creation and management of the representative body/entity shall be payable by all the allottees on proportionate basis from time to time. Applicant understands that failure to create such representative body/ entity may adversely impact the leasing and maintenance of the Unit and the Developer shall in no way be responsible for the consequences arising on account of such defaults of the allottees. The income arising out of leasing of units of shall be distributed floorwise (or other equitable mechanism as deemed fit) amongst the participating allottees in the equitable manner that may include distribution of revenue and costs in proportion of the area contributed by the participating allottees.
40. The Developer will assist the allottees with setting-up of the representative body / trust / society and sub-leasing of the Unit provided the allottees agree to cooperate with the Developer and hereby authorize the Developer to set up/ form a representative body and to sub-lease the Unit on their behalf, including execution of necessary documents in this regards provided that cost of setting-up and managing these representative body and sub-leasing of the Unit shall be borne by the Allottees. The Allottee hereby agrees to ratify any action taken by the Developer under this clause.
41. In the event Applicant intends to cancel the allotment after execution of the agreement to sub-lease, the cancellation request must be accompanied by 'No Objection Certificate' of broker, to cancel the allotment/agreement, however, in such a situation the Developer shall be entitled to forfeit the Earnest Money, all discounts, commissions paid to brokers and other expenses incurred by the Developer on Applicant booking from amount received from the Applicant and the balance shall be refunded to the Applicants.

Signature of applicant(s) _____

42. The Developer is hereby permitted to raise finance/loan from the financial institution/bank by way of mortgage/charge/securityization of the Project as well as receivables against Applicant Unit provided that the sub-leasing of the Unit shall not be affected. The Applicant may at his/her/their option raise finances or loans for purchase of the Unit. However, responsibility of getting the loan sanctioned and disbursed as per the Developer's payment schedule will rest exclusively on the Applicant. In the event of the Applicant's loan not being disbursed, sanctioned or delayed, the payment to the Developer as per Payment Plan shall not be delayed by the Applicant. The Developer / financial institution / bank shall always have the first lien/ charge on the Unit for all its dues and other sums payable by the Applicant or in respect of the loan granted for the purpose of sub-lease of the Unit.
43. The Applicant agrees that the right to enjoyment of the Unit concerned will also be interpreted in consonance of the rights of other co-owners of the Units in the tower/building/Complex. The Applicant is further aware that the mere right to enjoyment of common areas, facilities etc. does not confer any right of usage of facilities or amenities at large and is subject to the rights of other co-owners, who may have superior rights in respect of certain areas, facilities or amenities, depending on the agreements executed by such person(s).
44. In case of abandonment of project by the Developer due to cancellation of the project approvals/permits by the competent authority or for any other reason or the Developer is not in a position to allot/deliver the possession of the Unit, the Developer liability shall be limited only to the refund of the amount paid by the Applicant and the Developer shall not be liable for any other compensation/damage. The Applicant do hereby undertakes that the decision of the Developer in this regard shall be conclusive, final and binding on the Applicant. Upon payment of the aforesaid amount, the allottee shall have no right surviving in the booking of the Unit/Project.
45. The Developer shall execute "Agreement to Sub-lease" with respect to the Unit only after receiving the amount of consideration indicated as per the payment plan opted by the Applicant. On the Developer providing to the Applicant the set of Agreement to Sublease, the Applicant must sign the Agreement set and return the set of originals to the Developer within 30 days of dispatch of such Agreement and any failure in this regard shall be treated as breach of these terms, and cancellation procedure may follow.
46. For the removal of doubts, it is clarified that notwithstanding the fact that any refund cheque has not been dispatched by the Developer, or if dispatched, it has not been received by the Applicant or if received, such refund cheque remains un-encashed by the Applicant, the dispatch of the Notice of Termination by the Developer would be deemed to sufficiently and by itself constitute sufficient discharge and termination of this Application and no further act on the part of the Developer would be necessary for this purpose. It is further clarified that immediately on dispatch of the Notice of Termination/Cancellation, the Developer shall be entitled to re-allot the said Unit afresh to any other person and the Applicant agrees and undertakes that it shall not object thereto nor seek any legal relief so as to prevent such re-allotment.
47. Foreign or NRI/PIO/OCI Applicant shall be solely responsible to comply with necessary formalities as laid down in Foreign Exchange Management Act, Reserve Bank of India Act and/or any other law governing investment by such Applicant in immovable property in India including remittance of payments in India and acquisition of immovable properties in India. It shall be the sole responsibility of Applicant to ensure that payment is remitted only through authorised accounts/channels. In case it is ever found that any provision of any applicable law is not complied with, booking/allotment of unit shall be liable to be cancelled and in such a situation The Developer shall be entitled to forfeit earnest money and deduct the brokerage paid /discount granted in respect of such booking and refund, without any interest, the remaining amount (if any) paid by the Applicant to the Developer for unit. The Developer shall have all rights to reject any application of any foreign national/NRI/PIO/OCI in case there is deficiency in statutory compliances on their part. As per the Govt. guidelines, foreign nationals of Pakistan, Iran, Afghanistan, Bhutan, Nepal, Sri Lanka and Bangladesh are prohibited from buying any immovable property in India and application made by national of such country is liable to be rejected.
48. The Developer shall send all letters/notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicants within 5 (five) days from the date of dispatch. The Developer shall not be liable to send separate communication, letters and notices to the second Applicant or to Applicant other than the first Applicant and service to first Applicant shall be deemed to be service to all Applicant in case of joint application. In case of any change in the address of notice and/or communication mentioned in the application form, it will be the responsibility of the Applicant to intimate the same to the Developer in writing at the earliest, and the Developer will not be responsible for non-receipt of communication by the Applicant on account of change in the address of notice. It shall be responsibility of the Applicant to pay the installment amounts as per the payment plan opted by him and the Developer shall not be under any obligation to send demand letters or reminder to such effect.
49. No one, (including any broker/dealer or even any employee of the Developer) is authorised to make any concession in any of the terms and conditions contained herein except by written amendment duly signed by both the Developer and the Applicant. The Developer shall not be bound by any oral or written commitments beyond the scope of these terms and conditions made by any person including any broker or any employee of the Developer.
50. Applicant (s) agrees and understands that these Terms and conditions are general and are not exhaustive in nature and the same may be amended from time to time till the execution of the Agreement to Sub-Lease in favor of the Applicant as per requirement and the Applicant shall be under obligation to abide on intimation of the same. The Applicant has understood that all the Annexures / enclosures / attachments / Payment Plans are part of this Application Form and the Notes, Terms & Conditions attached to them separately shall form part of these general terms & conditions of this Application Form.
51. For all intents and purposes including for interpretation of these terms and conditions a word or an expression which denotes a natural person shall include an artificial person (and vice versa), any one gender shall include other genders, singular shall include plural (and vice versa). The word Applicant or Applicants denotes its singular as well as plural form.
52. In case of any dispute between the parties hereto (including their successors) concerning accompanying application or matters arising there from, the same shall be adjudicated by way of arbitration, which shall be conducted by an arbitrator nominated/appointed by the Developer. Venue of arbitration shall be at New Delhi. Arbitration shall be conducted in accordance with Indian Arbitration and Conciliation Act, 1996 and amendments thereof.
53. This application and the transaction contained herein shall be governed by laws of India and only the Courts at Delhi shall have exclusive jurisdiction in all the matter arising out of and/or concerned with this application and transaction contemplated herein.

Signature of sole/first applicant
(With rubber seal in case of a Company)

Name of Signatory: _____

Designation: _____

Date: _____ Place: _____

Signature of second applicant (if any)
(With rubber seal in case of a Company)

Name of Signatory: _____

Designation: _____

Date: _____ Place: _____