

APPLICATION FORM

ONE A, B, C



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NAME OF PROJECT: WTC NOIDA
RERA Registration No.: UPRERAPRJ3504

To,
WTC Noida Development Company Pvt. Ltd.
GF-09, Plaza M6, District Centre,
Jasola, New Delhi-110025
CIN NO. U70109DL2007PTC162288

Subject: Request for booking of unit

Sirs,

I/we the undersigned request you to book for allotment to me/us a Unit (particulars of which are given herein-below) in your Real Estate Project, subject to availability/arrangement of unit for me/us

Particulars of Applicant(s)

**For Booking by Individuals
Sole/First Applicant**

Name _____

Son/Wife/Daughter of _____

Date of Birth _____

Address (Correspondence) _____

Landline No. _____ Mobile No. _____

E-mail _____ Aadhar No. _____

PAN _____ GST No. (if registered) _____

Address (Permanent) _____

Residential Status: _____

(i.e., Resident/Non Resident/Person of Indian Origin/Foreign)

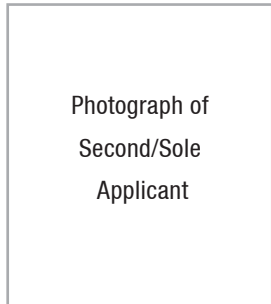
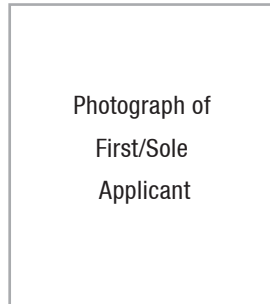
Occupation: Service/Professional/Business/Student/Housewife/

Others(please specify) _____

Name of Company/establishment: _____

Designation : _____

Address with phone Nos. _____



Signature of Applicant(s) _____

Second Applicant (if any)

Name _____

Son/Wife/Daughter of _____

Date of Birth _____

Address (Correspondence) _____

Landline No. _____ Mobile No. _____

E-mail _____ Aadhar No. _____

PAN _____ GST No. (if registered) _____

Address (Permanent) _____

Residential Status: _____

(i.e., Resident/Non Resident/Person of Indian Origin/Foreign)

Occupation: Service/Professional/Business/Student/Housewife/

Others(please specify) _____

Name of Company/establishment: _____

Designation : _____

Address with phone Nos. _____

For Companies/Partnership Firms/LLP/Incorporated Entities

First Applicant:

Name of Entity: _____

Nature of Entity (Company/Partnership/others-to be specified) _____

Registration No. _____

PAN _____ GST No. _____

Registered Address: _____

Correspondence Address: _____

Telephone No. _____ Email: _____

Particulars of Authorised Signatory

Name: _____

Address: _____

_____ Designation: _____

Mobile No. _____ Email: _____

Aadhar No. _____

Signature of Applicant(s) _____

Second Applicant:

Name of Entity: _____

Nature of Entity (Company/Partnership/others-to be specified) _____

Registration No. _____

PAN _____ GST No. _____

Registered Address: _____

Correspondence Address: _____

Telephone No. _____ Email: _____

Particulars of Authorised Signatory

Name: _____

Address: _____

Designation: _____

Mobile No. _____ Email: _____

Aadhar No. _____

PARTICULARS OF BOOKING**Details of Unit:**

(a)	Project Name	WTC Noida
(b)	Location of Project	Plots bearing No. TZ-13 A and 13 B both situated at Sector Techzone, Greater Noida Industrial Development Authority District Gautam Budh Nagar, Uttar Pradesh
(c)	Unit Number with Floor Number	To be specified in allotment letter
(d)	Tower/Block/Building Number	WTC One A/B/C
(e)	Size of Unit	Carpet Area (in Square Feet) _____ Covered Area (in Square Feet) _____ Super Area (in Square Feet) _____
(f)	Nature of Ownership which applicant will get (Freehold/Leasehold)	Leasehold
(g)	If nature of applicant's/allottee's ownership is 'Leasehold', date on which applicant's/allottee's lease/sub-lease will expire	17.04.2097
(h)	Purpose for which Unit may be used (subserving to the main purpose of usage of Land)	
(i)	Type of Unit (Lockable/Non-Lockable)	Non-Lockable

Signature of Applicant(s) _____

2. Consideration Payable by Applicant/Allottee

	Head of Charge	Consideration		GST (as per rate prevailing on date of agreement)	
		Rate	Amount (Rs.)	Rate	Amount (Rs.)
(a)	Basic Sale Price (BSP) (Rates are Per Square Feet of Super Area)				
(b)	Proportionate Charges for Electrical Infrastructure (transformers and power back up installation), STP and Fire Fighting Infrastructure (Rates are Per Square Feet of Super Area)				
(c)	One time Lease Rental (Rates are Per Square Feet of Super Area)				
(f)	Other charges, if any Preferential Location Charges (PLC)				
				
				
				

Total Price (in Rupees), payable by allottee (Inclusive of GST at rate prevailing on date of agreement)

Note: Unit being Non-Lockable, no car parking space shall be reserved for the Unit and hence no car parking space charges will be payable by allottee. Stamp Duty, Registration Charges and Expenses involved in registration of Developer Buyer Agreement (i.e., DBA) as well as Conveyance deed shall be borne by applicant/allottee separately.

3. Date of Completion of Project as per RERA Registration as well as date of offer of possession of Unit by Promoter: 31.12.2024
4. Expected date of completion of construction of unit: 31.07.2019
[In case promoter fails to offer possession of unit by 31.07.2019, promoter shall pay interest @ 9% (nine percent) per annum to allottee on the actual amount of money received from allottee. This interest shall be payable with effect from 01.08.2019 till date of offer of possession or 31.12.2024, whichever is earlier. In case promoter fails to offer possession of Unit to allottee even till 31.12.2024, promoter shall pay interest to allottee with effect from 01.01.2025 till the date of offer of possession at the rate prescribed in the applicable RERA Rules (and if no rate of interest is prescribed in RERA Rules then @ 9% per annum)]
5. Payment Plan Opted by Applicant: attached here with.
(it is mandatory that applicant signs the payment plan opted by him/her)
6. Booking amount (10% of BSP paid by applicant): _____

Details of Payment of Booking Amount

Cheque No.	Date	Drawn on	Amount (Rs.)

Signature of Applicant(s) _____

7. Bank details of applicant/allottees for enabling promoter to make payments, if, as and when required

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		
Applicants' Share in Unit (in percentage)		

Enclosed:

Applicant 1: One Cancelled Cheque No. _____ Bank _____

Applicant 2: One Cancelled Cheque No. _____ Bank _____

8. Details of other Real Estate Projects wherein applicant(s) has made bookings: _____

9. Details of Litigations & Complaints wherein applicant(s) is or had been involved.: _____

Signature of Applicant(s) _____

TERMS AND CONDITIONS

- (i) Applicant shall have no allotment right or interest in Unit, till this application is accepted by promoter by a written acceptance letter/document. In case promoter does not communicate its unambiguous acceptance of this application to applicant in writing within 30 days from the date of submission of application form by applicant to promoter, this application shall be automatically considered as rejected and applicant shall be entitled to refund of full money paid by him/her to promoter under this application alongwith interest @9% per annum from the date of credit in promoter's bank account till date of refund.
- (ii) Size of the Unit mentioned in this application is tentative and unless specifically agreed in writing, Unit shall be provided in Raw/Shell condition (i.e., only structure without finished flooring, without interiors, without painting, with all cables, pipelines, services, etc. terminating at one point).
- (iii) "Non-Lockable Unit" means a Unit which though will be identified but will not be demarcated/separated from adjoining units either by walls or other material, which will remain undivided, which cannot be used separately/independently and which forms part of a larger unit.

Possession and Use of Non-Lockable Units shall be controlled by allottees of such similar Units through a representative body, which will be formed by allottees either as an association or society or trust or company or otherwise. This body shall grant sub-lease of cluster of such Units to appropriate person/legal entity for being used as one large unit, which may extend to whole floor plate and rent realized (after deducting expenses, if any) from such sub-letting shall be shared proportionately by all allottees in said representative body of all concerned Units. Costs of Fit outs, interior works, maintenance charges, repair works, etc. of such Units shall be borne by this representative body of allottees from time to time and the allottee shall bear his proportionate cost thereof. The Promoter shall have no stake or voting power in this representative body of allottees. It will not be obligatory on the part of promoter to find sub-lessee for the Unit/Large Unit. The Promoter may at the most recommend the proposed sub-lessee and the terms thereof, which this representative body of allottees may either accept or reject.

- (iv) In case of any increase/decrease in rate of Tax/Charge/Levy by Government or in case of levy of any fresh Tax/Charge/Levy by Government, Total Price Payable by applicant/allottee shall increase/decrease accordingly.
- (v) In case Court or Government or Land Allotting Authority, enhances the cost of Land, enhanced amount alongwith interest if any, shall be borne by allottees of different units on Land and therefore Total Price payable by applicant/allottee to Promoter shall increase accordingly.
- (vi) Stamp Duty, Registration Charges and Expenses involved in registration of Developer Buyer Agreement (i.e., DBA) as well as Conveyance deed shall be borne by applicant/allottee separately
- (vii) With effect from offer of possession of unit by the promoter, applicant/allottee shall be responsible to bear and pay reasonable charges to promoter/maintenance agency for providing maintenance services, till taking over of the maintenance of the project by the association of the allottees.
- (viii) Applicant/Allottee shall pay the price of Unit in accordance with agreed Payment Plan. If the applicant/allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the applicable RERA Rules (and if no rate of interest is prescribed in RERA Rules then @ 9% per annum) for the period of default and if default continues more than 30 days promoter may after serving advance notice to applicant, cancel the booking.
- (ix) No car parking space in the project area shall be reserved for Unit.
- (x) Whenever a booking/allotment is cancelled due to any reason whatsoever any and all payments made by promoter to allottee shall be treated as part of refund of principal amount of price/consideration/money paid by allottee to promoter. In case applicant/allottee surrenders booking prior to execution of DBA or if Promoter cancels the booking due to default of applicant/allottee, applicant/allottee will have to pay a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) plus applicable Taxes thereon towards cancellation charges.
- (xi) Project land may be either owned by 'Promoter' itself or by its associated companies. Promoter/its associated companies might be in process of making payment of cost of project land to land allotting authority. There might be multiple projects on the land allotted by Land allotting authority and various services, facilities and amenities for these multiple projects might be common.
- (xii) In case there are Joint applicants/allottees all communications shall be sent by the Promoter to the applicant/allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the applicants/allottees

Signature of Applicant(s) _____

- (xiii) Till Developer Buyer Agreement (DBA) is executed, applicant shall have no interest in the Unit. Payment of Booking amount by applicant will not create any interest of applicant in the Unit.
- (xiv) All or any disputes arising out or touching upon or in relation to this booking, same shall be settled amicably by mutual discussion, failing which efforts shall be made for settlement through the process of mediation with assistance of any reputed mediation centres (like Mediation Centre established by Delhi Government, Mediation Centre at Delhi High Court, Mediation Centre at Punjab & Haryana High Court, Mediation Centre at Allahabad High Court, Mediation Centre at Gujarat High Court etc.) situated either at New Delhi or at place where project is situated and at no other place. In case dispute remains unresolved even after mediation same shall be settled through the mechanism of Arbitration as provided under The Arbitration and Conciliation Act, 1996. Arbitrator shall be appointed by Promoter. Cost of Arbitration shall be borne by both parties. Seat and Venue of Arbitration shall be at New Delhi.
- (xv) Irrespective of the place at which this application has been signed and the place from where booking amount is paid, it shall always be deemed that application has been submitted to promoter at Jasola, New Delhi and application money has also been paid to promoter at Jasola, New Delhi.

I/we have read the aforesaid terms and conditions and accept the same. In addition to the information provided by promoter, I/we have also gathered all information about the project from my/our independent sources including the office of Real Estate Regulatory Authority.

I/we have understood the Specifications of Unit, Payment Plan and Layout Plan of Unit attached herewith and accept the same.

I/we declare that information given in this application form is true and correct. My/our reply be treated as 'Nil' to any information asked in this form and left unanswered/blank by me/us. In case if it is ever found that any information provided by me in this application form is wrong, booking/allotment may be cancelled by promoter unilaterally even after execution of DBA.

I/we understand that this application shall be treated as complete only when this application form is duly filed and signed by applicant(s) and is supported by all the necessary documents. I/we understand that unsigned or incomplete application can be rejected by promoter at its sole discretion.

Signature of Sole/First applicant
(with rubber stamp in case of company)
Name of Signatory _____
Designation _____
Date: _____
Place: _____

Signature of second applicant, if any
(with rubber stamp in case of company)
Name of Signatory _____
Designation _____
Date: _____
Place: _____

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

I/we in the capacity of an individual broker or agent / in the capacity of authorized signatory of the Dealer / Broker / Agent / Facilitator / Intermediary named herein below, confirm that the Total Price 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(s) and is supported by all the necessary documents mentioned above. I understand that unsigned or incomplete application can be rejected by Promoter at its sole discretion. I am well aware of the provisions of Real Estate (Regulation & Development) Act, 2016 and U.P. Real Estate (Regulation & Development) Rules 2016. I know that without registration under RERA of concerned State, I am not entitled to book / sell any unit of the project.

- (i) Name of Dealer/Broker/Facilitator/Intermediary/Agent: _____ Mobile: _____
- (ii) RERA Registration No. (as Real Estate Agent) _____
- (iii) Name of Sales Person: _____ Mobile: _____ Email ID: _____
- (iv) 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.: _____ By CRM Dept. _____

Special remarks (if any): _____

Signature of Applicant(s) _____

(on a separate sheet)

KYC Documents to be submitted by applicant(s)/allottee(s)

For Individuals

- (i) Aadhar Card/Voter's identity card/Passport/Driving License/Electricity Bill/Water bill/Gas Connection/ Telephone bill (not more than 3 months old)
- (ii) PAN Card of all applicants
- (iii) GST Registration Certificate

For Companies

- (i) Memorandum and Articles of Association
- (ii) List of Directors
- (iii) Resolution in favour of signatory passed by Board/Governing body (in original)
- (iv) PAN Card of Company
- (v) GST Registration Certificate
- (vi) Form 18 or other equivalent Form submitted in ROC (for address proof)
- (vii) Aadhar Card/Voter's identity card/Passport/Driving License of authorized signatory

For Partnership Firms

- (i) Partnership deed
- (ii) Letter of authority signed by all partners in favour of signatory
- (iii) Registration Certificate
- (iv) PAN Card of firm
- (v) GST Registration Certificate
- (vi) Aadhar Card/Voter's identity card/Passport/Driving License of authorized signatory

For Foreign Nationals, PIO & NRIs

- (i) Passport
- (ii) Visa (if applicable)
- (iii) Documents regarding payment through NRE/NRO Account
- (iv) PIO/NRI/OCI Card
- (v) TRC and Form 10 (mandatory in case of return link payment plan)
- (vi) PAN Card (if obtained)
- (vii) Address of Contact in India on plain sheet

Signature of Applicant(s) _____

PAYMENT PLAN

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 30 days of acceptance of application by promoter	1st Installment	10% of BSP Less initial amount /Booking Amount
3.	Within 60 days of acceptance of application by promoter	2nd Installment	50% of BSP
4.	On offer of possession	Final Installment	40% of BSP + all other applicable charges + Stamp Duty + Registration Charges & Expenses

Notes:

- 'Date of submission of application form' refers to the date when application form complete in all respects along with the initial amount as per payment plan and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO status docs, and other documents) is received by Promoter. Notwithstanding the realization of initial amount, Promoter reserves right to reject the application in case KYC Norms are not fulfilled within 30 days of receipt of Application.
- 'BSP' means Basic Sale Price. 'PLC' means Preferential Location Charges
- Taxes, including GST as applicable at present or in future, for the Unit and/or monies paid/payable by allottee shall be payable extra by allottee alongwith concerned installment in accordance with prevailing law.
- Payment of any installment for the Unit shall be deemed to be complete only on receipt of such due installment along with the applicable Taxes like GST. In case Total Price of Unit Rupees 50 lakhs or more, Allottee shall deduct Income Tax at source at applicable rate (which at present is @1%) and shall deposit such deducted amount with Income Tax Department against Permanent Account Number of Promoter and furnish Challan of such payment to Promoter and on receipt of such Challan, payment of concerned installment shall be deemed to be complete.
- Whenever allottee makes any payment through On-line mode or through NEFT/RTGS, allottee shall intimate the promoter about payment alongwith UTR Number, failing which promoter shall not give credit of such payment in allottee's account and Allottee shall be held liable for non-payment/delay in payment and consequences arising therefrom, including for allottee's liability for payment of penal interest as per agreement.
- Stamp duty, registration charges and expenses involved in registration of Developer Buyer Agreement as well as Conveyance deed shall be payable by allottee at the stage of registration thereof.
- Commitment Charges (applicable only if Unit is a Non-Lockable Unit): Irrespective of anything contrary contained in the body of agreement, both Promoter as well as Representative Body of allottees of Non-Lockable Units shall be entitled to rent out the unit alongwith other adjoining units to appropriate tenant for such tenure and other terms and conditions, which promoter/representative body may deem fit and proper as per prevailing market conditions. Allottee shall be entitled to following amounts towards commitment charge for a period of six years (i.e., committed period) with effect from date of offer of possession of unit by promoter.

Rs. _____ (Rupees _____ only) per month per square feet of super area of Unit (inclusive of all Taxes) + 50% of actual proportionate monthly rent paid by tenant.

All payments shall be made on monthly basis after deduction of TDS.

Balance 50% of actual proportionate monthly rent paid by tenant during committed period shall belong to Promoter. After the end of committed period promoter shall not be liable to pay any money to allottee and allottee shall be entitled to actual proportionate monthly rent paid by tenant.

Commitment Charges shall be payable only if allottee has made payment of his all dues to Promoter within 30 days from the date of receipt of offer of possession. Promoter shall be entitled to adjust its dues, if any, from the commitment charges.

Signature of Applicant(s) _____


In case allottees of non-lockable units create any hindrance in renting of such units by promoter or decline to avail the renting opportunity available with promoter, promoter shall stand discharged of its obligation of payment of commitment charges to allottee

8. In case of joint allottees, commitment charges shall be payable to allottee(s) in following proportion:-

Allottee No. 1 _____ Percentage _____ %

Allottee No. 2 _____ Percentage _____ %

Signature of Applicant(s) _____



Registered/Correspondence Office: GF-09, Plaza M-6, District Centre, Jasola, New Delhi – 110 025
Site Office: Plot No. TZ-13A & 13B, Sector Tech Zone, Greater Noida Industrial Development Area, District Gautam Budh Nagar (U.P.)
Website: www.wtcnoida.org | Toll Free No.: 1800-120-4080 | E: info@wtcnoida.org