



Date:

To

M/s SPAZE TOWERS PVT. LTD.
'SPAZEDGE'
Sector-47
Gurgaon-Sohna Road, Gurgaon-122002,
Haryana (INDIA)

Subject: Application for Registration of Commercial space in your Proposed commercial project at, Sohna Road Gurgaon.

Dear Sir(s),

I/ We agree to sign and execute, as and when desired by "M/s SPAZE TOWERS PVT. LTD." the Buyers' Agreement.

I/ We am / are enclosing herewith Cheque/ Draft/ Pay order no. Dated for Rs. (Rupees only) drawn on in favour of "M/s SPAZE TOWERS PVT. LTD." this may please be treated as an advance payment for Registration.

I/ We request that I/ We may be provisionally allotted Retail space in your Commercial Project at , Gurgaon having a tentative super area of.....sq.ft.

MY/OUR PARTICULARS AS MENTIONED BELOW MAY BE RECORDED FOR REFERENCE AND COMMUNICATIONS:

1. APPLICANT (SOLE / FIRST)

SON/ WIFE / DAUGHTER OF

PERMANENT ADDRESS

.....

CORRESPONDENCE ADDRESS

.....

TELEPHONE NO FAX NO

E-MAIL MOBILE NO.

RESIDENTIAL STATUS: RESIDENT/ NON-RESIDENT INDIAN/FOREIGN NATIONAL OF INDIAN ORIGIN

NATIONALITY PAN NO.

WARD / CIRCLE / PLACE OF ASSESSMENT

SIGNATURE (SOLE/1ST APPLICANT) SIGNATURE(CO-APPLICANT(S))

Please affix your photograph here

Please affix
your
photograph
here

2. **SECOND APPLICANT NAME**

SON/ WIFE / DAUGHTER OF

PERMANENT ADDRESS.....

.....

CORRESPONDENCE ADDRESS.....

.....

TELEPHONE NO **FAX NO**

E-MAIL **MOBILE NO.**

RESIDENTIAL STATUS: RESIDENT/ NON-RESIDENT INDIAN/FOREIGN NATIONAL OF INDIAN ORIGIN

NATIONALITY **PAN NO.**

WARD / CIRCLE / PLACE OF ASSESSMENT

NOTES:

- 1. All Drafts/ Cheques are to be made in favour of "SPACE TOWERS PVT. LTD.", payable at Delhi/New Delhi.
- 2. The Drafts/ Cheques are accepted subject to realisation.
- 3. Outstation or NON MICR cheques will not be accepted

DECLARATION

I/ WE, THE UNDERSIGNED INTENDING APPLICANT (SOLE/FIRST AND SECOND APPLICANT), DO HEREBY DECLARE THAT THE ABOVE-MENTIONED PARTICULARS/ INFORMATION GIVEN BY ME/ US ARE TRUE AND CORRECT TO MY/ OUR KNOWLEDGE AND NO MATERIAL FACT HAS BEEN CONCEALED THERE FROM.

NAME OF THE APPLICANT(S): 1. 2.
(SOLE / FIRST APPLICANT) (SECOND APPLICANT)

SIGNATURE(S): 1. 2.
(SOLE / FIRST APPLICANT) (SECOND APPLICANT)

PLACE:

DATE:

TERMS AND CONDITIONS FOR REGISTRATION OF COMMERCIAL SPACE:

1. The intending applicant has applied for the registration of commercial space in proposed commercial project at sector – 47, Gurgaon with full knowledge and subject to all laws, notifications and rules applicable to the area, which have been explained by the company(s) and understood by him/ her/ them. If this application of the intending applicant is accepted, the intimation shall be issued subject to the terms & conditions.
2. The intending applicant agrees to sign and execute, as and when desired by the company(s), the buyer's agreement, any other papers/ documents on the company(s) standard format and also agrees to abide by the terms and conditions as laid down therein.
3. That your offer of allotment of commercial space in proposed commercial project at SECTOR – 47 shall, as far as possible, be made to me/ us within 6 months of my registration application made herein.
4. In case the company is not in a position to make the offer of allotment for commercial space within a period of 6 months from the date of my/ our application for any reason whatsoever, we shall only be entitled to refund of the advance amount for the provisional registration paid by me/ us along with simple interest @ 9% per annum from the date of payment of such advance, subject to my/ our giving the company 30 days notice of the same. The intending applicant shall have no right, claim or interest of whatsoever nature or kind in the project or commercial space.
5. The applicant(s) shall make the payment of basic sale price, EDC, IDC, maintenance charges, IFMS and all other charges as may be communicated from time to time. The applicant(s) shall be further liable to pay any enhanced external development charges, infrastructure development charges or any tax/charges including any fresh incidence of tax as maybe levied by the government of Haryana or any other competent authority of State Government or Central Government, even if it is retrospective in effect as and when demanded by the company on the super built up area of the floor.
6. This application is a mere offer by the intending applicant for registration of commercial space in the project and the company reserves the right to accept/reject the application.
7. If the cheque submitted by the intending applicant along with this registration form is dishonored than the registration will be deemed to be cancelled and the company will not be under any obligation to inform the intending applicant about the dishonor of the cheque or cancellation of the registration.
8. The intending applicant agree(s) to make the following time bound payments.

Installment Payments (time bound)

On registration	: AS APPLICABLE (RS. 400000/- OR RS. 600000/-)
Within 60 days	: 20 % of BSP (less amount paid at the time of registration)
On start of the Excavation work at Site	: 7.5 % of BSP

- The payment plan for balance payment will be intimated at the time of allotment and it will be development Linked of the project.
 - The company reserves the right to change / amend the payment plan at the time of allotment of commercial space.
 - The intending applicant agrees to pay the other payments as demanded by the company in respect of other facilities, maintenance deposit and charges, electricity deposit and charges EDC, IDC etc.
9. It is understood that the company shall register the commercial space at basic sale price (BSP) at the rate of Rs.. _____per sq. Ft.. The Basic Sales Price is not inclusive of EDC/IDC and all other charges.
 10. That the intending applicant shall comply with all legal requirements for the purchase of immovable property, as and when applicable. That the intending applicant, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA) 1999, RBI act and rules / guidelines made /issued hereunder and all other applicable laws including that of remittance of payments, acquisition/ sale/ transfer of immoveable properties in India.

Signature (Sole/ 1st Applicant) _____ Signature (Co-Applicant(s)) _____

11. That 15% of the total sale consideration shall constitute the "Earnest Money". Timely payment of each installment of the total sale consideration i.e. Basic sale price, EDC/IDC and other charges as stated herein or in the property buyer agreement is the essence of this transaction. In case payment of any installment as may be specified is delayed, then the applicant(s) shall pay interest on the amount due @ 18% p.a. Compounded at the time of every succeeding installment or three months, whichever is earlier. However, if the applicant(s) fails to pay any of the installments with interest within the due date or time stipulated by the company, the company may at its sole discretion forfeit the Earnest Money and other charges including but not limited to late payment charges and interest deposited by the applicant(s) and also amount spent by the company for the particular booking and in such an event the allotment/booking shall stand cancelled and the applicant(s) shall be left with no right, lien or interest on the said booking or floor if allotted and the company shall have the right to sell the said floor to any other person. Further the company shall also be entitled to terminate/cancel this allotment/booking in the event of defaults of any terms and conditions of this application.
12. Sales consideration is inclusive of Basic Sales Price + EDC + IDC+ Car Parking.
13. The applicant(s) has fully understood and agrees that in case the applicant(s) withdraws or surrenders his application for the allotment for any reason whatsoever at any point of time, then the company at its sole discretion may cancel/terminate the booking/allotment/application and shall forfeit the amounts paid/deposited or the earnest money as stated hereinabove, and will refund the balance amount to the applicant(s) only after selling the said unit and receiving the consideration from the new buyer.
14. If the intending applicant does not accept the allotment of commercial space as intimated by the company or does not sign the application form or any other document as required by the company for any reason, the company reserves the right to forfeit the registration amount so paid along with this registration form and refund the balance, if any, to the intending applicant and the intending applicant shall have no right, claim or interest of whatsoever nature or kind in the project.
15. The courts at Gurgaon alone shall have jurisdiction in all matters arising out of or touching and/ or concerning this registration.
16. I/ we have read and understood the above-mentioned terms and conditions, documents referred to therein and agree to abide by them.

Name of the applicant(s): 1. 2.
 (SOLE / FIRST APPLICANT) (SECOND APPLICANT)

SIGNATURE(S): 1. 2.
 (SOLE / FIRST APPLICANT) (SECOND APPLICANT)

FOR OFFICE USE ONLY

1. APPLICATION ACCEPTED /REJECTED :

2. SIZE OF COMMERCIAL SPACE :.....

3. BOOKING : **DIRECT / BROKER**

DATED:.....

AUTHORISED SIGNATORY

CHECK LIST

1. For Resident Indians / HUF

- I) Self attested Copy of PAN Card / HUF
- ii) Copy of Passport / Election Card / Driving License as proof of residence (self attested).
- iii) One Passport size colored photograph (karta in case of HUF)
- iv) Application Form dully filled and sign by parties / karta of HUF on all pages.
- v) Third party cheque payment letter on the company's prescribed format (If applicable).

2. For NRI's (Holding Indian Passport)

- 1) Self attested Copy of PASSPORT.
- ii) Form 60 (duly filled & signed).
- iii) One Passport size colored photograph.
- iv) Address proof (for local address in India).
- v) Application Form dully filled and Sign by parties on all pages.
- vi) Third party cheque payment letter on the company's prescribed format (If applicable).

3. For PIO' s (Holding Foreign Passport)

- i) Self attested Copy of PASSPORT,
- ii) Address proof (for local address in India).
- Hi) One Passport size colored photograph.
- iv) Form 60 (duly filled & signed).
- v) Application Form dully filled and Sign by parties on all pages.
- vi) Third party cheque payment letter on the company's prescribed format (If applicable).

4. In case of the Company the following

- i) Copy of board resolution to sign the Documents for endorsement.
- ii) Self attested copy of Memorandum and Articles of Association.
- iii) Self attested Copy of PAN Card (Both Company & Signatory).
- iv) Form 32 in case there is new appointment of Director.
- v) Form 18 in case registered office of company changes.
- vi) Address proof of Company.
- vii) Current list of director to be typed in the letter head of company.
- viii) Third party cheque payment letter on the company's prescribed format (If applicable).
- ix) Application Form dully filled and Sign by parties on all pages

FORM NO. 60

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

- (1) Full name and address of the declarant: _____

- (2) Particulars of transaction _____
- (3) Amount of the transaction _____
- (4) Are you assessed to tax? Yes/No
- (5) If yes,
(i) Details of Ward/Circle/Range where the last return of income was filed?
(ii) Reasons for not having permanent account number?
- (6) Details of the document being produced in support of address in column (1)

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of _____

Date: _____

Place: _____

Signature of the declarant

Instructions: Documents which can be produced in support of the address are:

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of Central Government, State Government or local bodies showing residential address
- (g) Any other documentary evidence in support of his address given in the declaration.