



APPLICATION FORM  
WTC STUDIOS



**WORLD TRADE CENTER™**  
GIFT City, Gujarat



# WORLD TRADE CENTER™ GIFT City, Gujarat

Corporate Office: GF-09, Plaza M-6, District Centre, Jasola, New Delhi - 110 025,  
Ahmedabad office: 2nd Floor, Novatel Hotel, Near Iscon Crossroad, SG Highway, Ahmedabad-380051.  
T: (+91 ) 11 4080 4080 | Toll Free: 18001-20-40-80 | E:crm@wtcgiftcity.org | W: www.wtcstudios.in

To,  
**M/s WTC Noida Development Company Private Limited**  
GF-09, Plaza M-6, District Centre Jasola, New Delhi – 110 025

Subject: Request for booking of unit in “WTC STUDIOS” in  
**‘WORLD TRADE CENTER GIFT City’.**

Dear Sir(s),

I/We, the undersigned, request you to book for allotment to me/us on leasehold basis, unit in “**WTC STUDIOS**” in WORLD TRADE CENTER GIFT City’, being constructed & developed by you at GIFT City, District Gandhinagar, Gujarat.

My/Our particulars are given below:

Self attested photograph of Sole/First Applicant  (Cross Signature)	Self attested photograph of Second Applicant (if applicable)  (Cross Signature)
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**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 (if applicable): \_\_\_\_\_ Designation: \_\_\_\_\_

Qualification: \_\_\_\_\_

Signature of applicant(s) \_\_\_\_\_

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

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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: \_\_\_\_\_

Qualification: \_\_\_\_\_

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**(FOR BOOKING BY COMPANY / SOCIETY / FIRM / ANY ENTITY)**

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Name of Entity \_\_\_\_\_

Name and Designation of Authorized Signatory \_\_\_\_\_

Date of Incorporation \_\_\_\_\_ Country of Registration \_\_\_\_\_

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 \_\_\_\_\_

Signature of applicant(s) \_\_\_\_\_

## PARTICULARS OF UNIT

1. Unit No.: \_\_\_\_\_ Floor No. \_\_\_\_\_ Tower Name/No.: \_\_\_\_\_ in WTC Studios
2. Size of the Unit: \_\_\_\_\_ Square Feet in Super Area \_\_\_\_\_
3. Consideration:     
 Basic Sales Price ("BSP"): \_\_\_\_\_ / (Rupees \_\_\_\_\_ Only)  
 Per Square Feet of Super Area.
4. Booking Amount: \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only)  
 vide cheque/draft/pay order bearing No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on  
 \_\_\_\_\_ issued in favor of "WTC Studios, GIFT City".
5. Payment by NEFT/RTGS\* UTR No/ Transaction No \_\_\_\_\_ amount of Rs. \_\_\_\_\_ Bank \_\_\_\_\_  
 Branch \_\_\_\_\_ date \_\_\_\_\_

6. Applicant's NEFT/RTGS details: Following details about applicant's bank account must be provided to enable the Developer to credit the returns/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		

7. Payment Plan opted:
  - Down Payment Plan with 14% Discount
  - Construction-linked Payment Plan with no return
  - Payment Plan with 12% P.A. Return on BSP
  - Payment Plan with 11% P.A. Return on BSP
8. One Car Parking on right to use basis is mandatory with every Unit.

Additional No. of Car Parking requested:  One  Two  Three

Signature of applicant(s) \_\_\_\_\_

**\*Developer's RTGS Detils**

PARTICULARS	DEVELOPER'S DETAILS
Beneficiary Name	WTC STUDIOS GIFT CITY A U/O WTC NOIDA DEVELOPMENT COMPANY PVT LTD
Bank Account Number (current account)	50200010977712
Bank Name	HDFC BANK LTD
Bank Branch Address	SARITA VIHAR, NEW DELHI, PLOT NO. 9, H AND J BLOCK LOCAL SHOPPING CENTRE, SARITA VIHAR , NEW DELHI -110076
RTGS/NEFT IFSC Code	HDFC0000480

**Documents to be submitted by the Applicant:**

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

- (i) Address Proof: Ration Cards/Voter's Identity Cards/Passport/Driving License/Form 18/ INC-22 (for companies)/ Statutory Authority Registration Certificate that contains the address of the applicant(s)
- (ii) PAN Card(s)

**(Mandatory documents in case of artificial legal entity like company/society/Firm/any other incorporated 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 (mandatory to claim concessional rate of TDS)

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(s) 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 / requirements / notifications / laws & rules issued / established / passed by Reserve Bank Of India / Government of India / State Government / Collector / GUDA and GIFT 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. We understand that if the particulars submitted by me / ourselves are found to be incorrect / suppressed or any vital information is concealed from you 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 Company)

Name of Signatory \_\_\_\_\_

Designation \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

Signature of applicant(s) \_\_\_\_\_

**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(s) 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 shall be final and binding.
- All payment through cheques/DD or any other modes are subject to realization to the account of developer.

1sq. ft. = 0.093 sq. mtr.

Signature of applicant(s) \_\_\_\_\_

# PAYMENT PLAN - I

## DOWN PAYMENT PLAN (14% DISCOUNT)

Sl.	Installments	Stage	Payment
1.	Booking Amount	Along with application	Rs.2,00,000
2.	Ist Installment	30 Days of date of booking	10% of BSP Less booking amount
3.	IInd Installment	60 Days of date of booking	85% of BSP
4.	Final Installment	On offer of possession	5% of BSP and other applicable charges

- (1) The Applicant under this Payment Plan shall be entitled to a discount of 14% on the applicable basic sales price/ premium only if he pays 95% basic price/premium within 60 days from the date of booking. The amount of discount shall be adjusted proportionately over the installment. Under this payment plan, the Applicant shall not be entitled to any return.
- (2) 'Date of Booking' refers to the receipt of application complete in all respects along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO status docs, and other documents) by the Developer. Notwithstanding the realization of the booking amount, 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) Payment of any installment shall be deem to be complete only on receipt of such due instalment along with the applicable service tax, VAT and other taxes, duties and levies. In case the total Basic Price/Premium equals to or exceeds Rs. 50lacs, the Applicant shall deduct tax @1% or such rate as may be applicable under relevant provisions of the Income Tax Act 1963, and shall deposit such deducted amount to Government Account and furnish the challan to the Developer and only on receipt of such challan, the payment of relevant instalment shall be deem to be complete.
- (5) The Applicant option for online payment of installments shall convey the online payment details including relevant UTR No. along with date of transaction, amount remitted, name of the bank and the concerned branch from and to, which the amount has been transferred, failing which the Applicant shall be solely liable for delay in credit of respective payment by the Developer to Applicant's account and consequences arising there from.
- (6) The Developer Buyer Agreement will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC documentation
- (7) Additional/Other charges applicable to the applicant(s) either at the time of booking or in future including IFMS, stamp duty, registration charges shall be payable by the Applicant as per the demand by the Developer.
- (8) This payment plan carries no return

Signature of applicant(s) \_\_\_\_\_

# PAYMENT PLAN - II

## CONSTRUCTION LINKED PAYMENT PLAN

Sl.	Installments	Stage	Payment
1.	Booking Amount	Along with the application form	2,00,000
2.	1st Installment	Within 30 days of booking	10% of the BSP less booking amount
3.	2nd Installment	Within 60 days of booking	10% of the BSP (agreement stage)
4.	3rd Installment	Within 90 days of booking	10% of the BSP
5.	4th Installment	On commencement of excavation	10% of BSP
6.	5th Installment	On commencement of casting of 3rd Floor	10% of BSP
7.	6th Installment	On commencement of casting of 7th Floor	10% of BSP
8.	7th Installment	On commencement of casting of 10th Floor	10% of BSP
9.	8th Installment	On commencement of casting of 14th Floor	10% of BSP + 50% of Car Parking
10.	9th Installment	On commencement of casting of 17th Floor	10% of BSP + 50% of Car Parking
11.	10th Installment	On Finishing of External Facade	5% of the BSP
12.	Final Installment	On offer of possession	5% of BSP and other applicable charges

- (1) 'Date of Booking' refers to the receipt of application complete in all respects along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO status docs, and other documents) by the Developer. Notwithstanding the realization of the booking amount, 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 and other taxes, duties or levies as applicable shall be payable extra in accordance with prevailing law/rule.
- (3) Payment of any installment shall be deem to be complete only on receipt of such due instalment along with the applicable service tax, VAT and other taxes, duties and levies. In case the total Basic Price/Premium equals to or exceeds Rs. 50lacs, the Applicant shall deduct tax @1% or such rate as may be applicable under relevant provisions of the Income Tax Act 1963, and shall deposit such deducted amount to Government Account and furnish the challan to the Developer and only on receipt of such challan, the payment of relevant instalment shall be deem to be complete.
- (4) The Developer Buyer Agreement will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC documentation.
- (5) The Applicant option for online payment of installments shall convey the online payment details including relevant UTR No. along with date of transaction, amount remitted, name of the bank and the concerned branch from and to, which the amount has been transferred, failing which the Applicant shall be solely liable for delay in credit of respective payment by the Developer to Applicant's account and consequences arising there from.
- (6) The installments shall become due and payable on demand upon the developer reaching the stage of construction irrespective of the serial order mentioned hereinabove. The construction of 2 milestones may be completed concurrently.
- (7) Additional/Other charges applicable to the applicant(s) either at the time of booking or in future including IFMS, stamp duty, registration charges shall be payable by the Applicant as per the demand by the Developer.
- (8) This payment plan carries no return.

Signature of applicant(s)\_\_\_\_\_



# PAYMENT PLAN - III

## PAYMENT PLAN WITH 12% PA RETURN

Sl.	Installments	Stage	Payment
1.	Booking Amount	Along with the application form	2,00,000
2.	1st Installment	Within 30 days of booking	10% of the BSP less booking amount
3.	2nd Installment	Within 60 days of booking	85% of the BSP
4.	Final Installment	On offer of Possession	5% of the BSP and other applicable charges.

- (1) 'Date of Booking' refers to the receipt of application complete in all respects along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO status docs, and other documents) by the Developer. Notwithstanding the realization of the booking amount, 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 and other taxes, duties or levies as applicable shall be payable extra in accordance with prevailing law/rule.
- (3) Payment of any installment shall be deem to be complete only on receipt of such due instalment along with the applicable service tax, VAT and other taxes, duties and levies. In case the total Basic Price/Premium equals to or exceeds Rs. 50lacs, the Applicant shall deduct tax @1% or such rate as may be applicable under relevant provisions of the Income Tax Act 1963, and shall deposit such deducted amount to Government Account and furnish the challan to the Developer and only on receipt of such challan, the payment of relevant instalment shall be deem to be complete. In case of RTGS/NEFT transfer or any other inter-bank transfer, it shall be incumbent on the Applicant to inform the Developer about the details of fund transfer including date of transfer, UTR or Transfer reference no. and amount transfer and instalment against which transferred. Any failure to inform may result into delay of credit of payment which shall be deem to be delay in payment of respective instalment and consequence of such delay shall follow.
- (4) The Developer Buyer Agreement will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC documentation i.e. upon receipt of 85% of the Basic selling price or premium.
- (5) The Applicant option for online payment of installments shall convey the online payment details including relevant UTR No. along with date of transaction, amount remitted, name of the bank and the concerned branch from and to, which the amount has been transferred, failing which the Applicant shall be solely liable for delay in credit of respective payment by the Developer to Applicant's account and consequences arising there from.
- (6) The installments shall become due and payable on demand upon the developer reaching the stage of construction irrespective of the serial order mentioned hereinabove.
- (7) Additional/Other charges applicable to the applicant(s) either at the time of booking or in future including IFMS, stamp duty, registration charges shall be payable by the Applicant as per the demand by the Developer.
- (8) Return: To expedite and encourage upfront payment of basic price/premium, the Developer agrees that with effect from the date of realization of 85% of basic price/premium to developer's account, the developer will pay returns @ 12% (Twelve Percent) per annum to the Applicant on the amount of basic price/premium received.

Returns will accrue from the date of realization of 85% of basic price/premium by the developer alongwith applicable levies and taxes but shall be released only after receipt of signed Developer Buyer Agreement and completion of KYC by the Applicant. Returns mentioned herein shall be inclusive of all taxes including Service Tax, if applicable on such returns and shall be paid after deducting TDS, as may be applicable. The return shall be paid only on the BSP received and on no other amount whether paid as charges, taxes, interest or any other amount.

In the event applicant fails to make payment of the installment by the due date then without prejudice to other rights of the Developer, the payment of the return shall be withheld by the Developer. Unless the Developer chooses to cancel the allotment of the Applicant on account of default by the Applicant, the return on the amount already realized by the Developer shall continue to accrue in favour of the Applicant however the same shall be payable only upon realization of the overdue installment along with the applicable interest, charges and taxes. The return on the overdue installment amount shall commence from the date of its realization along with payment of applicable interest, charges and taxes thereon. The returns shall be paid by Developer by 10th of next month. In case of delayed payment, the Applicant shall be liable to pay interest @18%p.a or at such rate as may be determined by the Developer on such delayed payment during the period of default. The return shall be payable till date of offer of possession or till 31st March 2019, whichever is later

- (9) In case of joint applicants, Return shall be payable in following proportion:

Applicant 1: \_\_\_\_\_ %

Applicant 2: \_\_\_\_\_ %

Signature of applicant(s) \_\_\_\_\_

# PAYMENT PLAN - IV

## PAYMENT PLAN WITH 11% PA RETURN

Sl.	Installments	Stage	Payment
1.	Booking Amount	Along with the application form	2,00,000
2.	1st Installment	Within 30 days of booking	10% of the BSP less booking amount
3.	2nd Installment	Within 60 days of booking	40% of the BSP
4.	3rd Installment	Within 12 months of booking	25% of BSP
5.	4th Instalment	Within 24 months of booking	20% of BSP
5.	Final Installment	On offer of Possession	5% of the BSP and other applicable charges.

- 'Date of Booking' refers to the receipt of application complete in all respects along with the booking amount and all KYC documents (identity proof, address proof, photo, PAN, NRI/PIO status docs, and other documents) by the Developer. Notwithstanding the realization of the booking amount, 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.
- Payment of any installment shall be deem to be complete only on receipt of such due instalment along with the applicable service tax, VAT and other taxes, duties and levies. In case the total Basic Price/Premium equals to or exceeds Rs. 50lacs, the Applicant shall deduct tax @1% or such rate as may be applicable under relevant provisions of the Income Tax Act 1963, and shall deposit such deducted amount to Government Account and furnish the challan to the Developer and only on receipt of such challan, the payment of relevant instalment shall be deem to be complete. In case of RTGS/NEFT transfer or any other inter-bank transfer, it shall be incumbent on the Applicant to inform the Developer about the details of fund transfer including date of transfer, UTR or Transfer reference no. and amount transfer and instalment against which transferred. Any failure to inform may result into delay of credit of payment which shall be deem to be delay in payment of respective instalment and consequence of such delay shall follow. The
- Applicant option for online payment of installments shall convey the online payment details including relevant UTR No. along with date of transaction, amount remitted, name of the bank and the concerned branch from and to, which the amount has been transferred, failing which the Applicant shall be solely liable for delay in credit of respective payment by the Developer to Applicant's account and consequences arising there from.
- The Developer Buyer Agreement will be executed post receipt of second installment mentioned herein above and completion of all necessary documentation including KYC documentation i.e. receipt of the 50% of the Basic selling price/ premium.
- Additional/Other charges applicable to the applicant(s) either at the time of booking or in future, shall be payable by the Applicant as per the demand by the Developer.
- The installments shall become due and payable on demand upon the developer reaching the stage of construction irrespective of the serial order mentioned hereinabove.
- Return: To expedite and encourage upfront payment of basic price/premium, the Developer agrees that with effect from the date of realization of 50% of basic price/premium to developer's account, the developer will pay returns @ 11% (Eleven Percent) per annum to the Applicant on the amount of basic price/premium received.  
Returns will accrue from the date of realization of 50% of basic price/premium by the developer alongwith applicable levies and taxes but shall be released only after receipt of signed Developer Buyer Agreement and completion of KYC by the Applicant. Returns mentioned herein shall be inclusive of all taxes including Service Tax, if applicable on such returns and shall be paid after deducting TDS, as may be applicable. The return shall be paid only on the BSP received and on no other amount whether paid as charges, taxes, interest or any other amount.  
In the event applicant fails to make payment of the installment by the due date then without prejudice to other rights of the Developer, the payment of the return shall be withheld by the Developer. Unless the Developer chooses to cancel the allotment of the Applicant on account of default by the Applicant, the return on the amount already realized by the Developer shall continue to accrue in favour of the Applicant however the same shall be payable only upon realization of the overdue installment along with the applicable interest, charges and taxes. The return on the overdue installment amount shall commence from the date of its realization along with payment of applicable interest, charges and taxes thereon. The returns shall be paid by Developer by 10th of next month. In case of delayed payment, the Applicant shall be liable to pay interest @18%p.a or at such rate as may be determined by the Developer on such delayed payment during the period of default.
- The return shall be payable till date of offer of possession or till 31st March 2019, whichever is later.
- In case of joint applicants, Return shall be payable in following proportion:

Applicant 1: \_\_\_\_\_%

Applicant 2: \_\_\_\_\_%

Signature of applicant(s) \_\_\_\_\_

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## CHARGES APPLICABLE TO ALL PLANS

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1. One time charges for any equipment(s)/facilities not exceeding INR 250 per. sq. ft. that may include charges for such equipments. (in addition to standard specifications including but not Limited to Electrification , Fire Fighting Equipment, Power Back-up Installation, etc.)
  2. Any escalation in cost of land and/or other charges and premium demanded by GIFTCL or other statutory bodies from time to time proportionate to the area of the unit.
  3. GIFT Authority Charges (Payable as and when demanded by Developer or GIFTCL, their Nominees and Managing Society/Association as applicable) including:
    - Electricity, Water, Sewage facility, Solid Waste Collection & other Connection Charges
    - District cooling system (DCS) charge & Chilled water connection charges
    - Lease Charges
    - GIFT City maintenance charges as would be calculated on the Built Up Area (BUA)
    - IFMS and Sinking Fund
    - Security amount and any other charges as decided by GIFTCL or Statutory bodies from time to time.
  4. Recurring Charges payable to the Developer or it's nominee/maintenance agency including:
    - Common Area Maintenance Charges
    - Charges for consumption of water
    - Charges for consumption of electricity in the Unit (certain minimum applicable even if the Unit is unoccupied)
    - Lump sum club membership charges as well as recurring Club Usage charges
    - Proportionate cost of insurance of building of the complex/ building
    - WTC Service: 2.00/- psf/per month
- \*All charges on actual plus 20% Admin and Overheads charges.
5. Car Parking on right to use basis: Right to use one car parking is mandatory for every unit at the WTC Project for Rs. 3,50,000 per car parking space. The other charges for right to use of the parking shall be governed by the policies of the Developer or it's nominee and policies, regulations and terms of prescribed by GIFTCL or it's nominee made applicable from time to time.
  6. 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.

Signature of applicant(s) \_\_\_\_\_

# TERMS AND CONDITIONS

The following terms & conditions and the payment plans attached herewith forms an integral part of the application for booking of "WTC Studios" on leasehold basis in 'World Trade Center Gift City' project ("Project") being constructed & developed at the plot of land bearing Block No. 51, GIFT City, District Gandhinagar, Gujarat ("Plot") by M/s WTC Noida Development Company Private Limited ("Developer") or its holding, subsidiary or affiliate company.

1. GUJARAT INTERNATIONAL FINANCE TEC-CITY COMPANY LIMITED, ("GIFTCL") has granted development rights on the Plot of land located at Block No. 51, Non-SEZ Zone, GIFT City, District Gandhinagar, Gujarat ("Land") vide Letter of Allotment (LOA) bearing Memo no. GIFTCL/HO/BDM/CLIENTS/2014/27-01, dated 12.09.2014 and further Agreement to Lease cum Development Agreement (ATL-cum-DA) executed between the Developer and GIFTCL for setting up a 'World Trade Center GIFT City', a 'project' comprising of buildings for Commercial and Residential use.
2. In terms of the ATL-cum-DA, the Developer is entitled to the designing, financing, procuring, constructing, operating, marketing, selling and maintaining the World Trade Centre Gift City project on the Plot and pursuant thereto the Developer has commenced marketing and booking of the built-up space / units in the Project in accordance with the terms and conditions of the ATL-cum-DA.
3. The Applicant(s) hereby acknowledges that before booking of the Unit in the said project, he has checked, verified and appraised himself with all laws, rules, regulations, notifications, circulars, policies, government resolutions, orders of Government including those of 'Government of Gujarat', 'GIFT Urban Development Authority', 'GIFTCL', 'District Collector, Gandhinagar', as relevant and applicable to the Land and the Project, collectively referred as 'Regulations'. The applicant has fully satisfied himself about the rights/interest of the Developer in the Land as well as to develop the Project and has understood all limitations and obligations in respect thereof.
4. The Applicant(s) 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(s) 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.
5. The Applicant agrees that this Application is a mere request by the Applicant(s) 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 favour of the Applicant. The Developer reserves the right to reject the application of the Applicant(s) unless such booking is confirmed by the Developer by execution of an Agreement to Sub-Lease in favour of the Applicant(s) without assigning any reason thereof. 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 reject the application for booking of the Unit due to any reason whatsoever, the refund of the amount received from the applicant(s) without any interest shall complete discharge of all obligations towards the Applicant(s) on the part of the Developer. The Applicant(s) thereafter shall have no other right, claim or interest of whatsoever nature in the Unit or against the Developer. The Applicant(s) specifically agrees that the allotment of the unit shall be subject to strict compliance of all terms and conditions of this application and that of GIFTCL made applicable from time to time as well as applicable Regulations and of the Agreement to Sub-Lease to be executed later on between the Applicant(s) and the Developer.
6. The Applicant(s) 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(s) do 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(s) signs the "Agreement to Sub-lease" (Agreement) in the Developer's standard format and the applicant agrees to abide by the terms and conditions laid down therein.
7. The amount equivalent to 20% (twenty percent) of Basic Price/Premium shall be deemed to be 'earnest money' for Unit being booked by applicant(s) in the Project to ensure compliance with the terms and conditions mentioned herein as well as for compliance with the terms of the Agreement to be executed with the Developer. In case, applicant(s) violates any term or condition of this Application/Agreement including default in payment of basic price/premium or other charges as per the payment plan and/or this Application / Agreement or as per the demand of the Developer or fails to sign or execute the Agreement and other documents/agreements in the Developer's standard format, the Developer shall have the right to cancel the booking / allotment after notice of such cancellation and forfeit the earnest money and recover the brokerage paid to the broker in respect of the Applicant's booking along with applicable service tax on such amounts, if any.
8. Prior to dispatch/execution of the Agreement to Sublease, if the Applicant(s) wishes to withdraw the application or his booking is cancelled for any reason including his misrepresentations /non-compliance of terms & conditions / incompleteness of this Application Form, then the Applicant(s) shall be liable to pay Rs.30,000/- (Rupees thirty thousand only) along with the applicable taxes. However in case the Applicant fails to return the executed Agreement to Sublease within 60 days of the dispatch of the Agreement to Sublease, then in case of cancellation, whether on account of withdrawal of booking by the Applicant or due to any default by the Applicant (which include failure to return the executed Agreement to Sublease within prescribed timeline), the Developer shall be entitled to deduct and forfeit the amount of Earnest Money as prescribed herein along with the brokerage paid as well as any promotional expense incurred with respect to the Unit.
9. If after the execution of the Agreement to Sublease, the Applicant chooses to cancel the Agreement to Sublease or the Developer chooses to terminate the Agreement to Sublease on account of default of the Applicant, the developer shall be entitled to forfeit the earnest money equivalent to 20% of the Basic Sale Price, brokerage (if any) as well as any promotional expense incurred with regards to the booking of the Applicant. However, the Developer will not forfeit the brokerage amount if the Applicant submits a 'No Objection Certificate' issued by broker (if any) to the effect that the Broker will not claim any brokerage from Developer in respect of Applicant's booking or if the broker has received the brokerage till the time of cancellation, he will refund the same to the Developer.
10. The Applicant(s) acknowledges that the 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. The final calculation will be done at the time of Offer of Possession.
11. All taxes, levies, statutory charges, fees etc. (by whatever names they be called) applicable on the Unit or on any payment made or to be made by Applicant(s) shall be borne & paid by Applicant(s). Further if any taxes, levies, statutory charges, fees, escalation etc. is imposed/payable on the Plot/ Project, Applicant(s) shall pay the same in proportion to the super area of the Unit.

Signature of applicant(s) \_\_\_\_\_

12. The timely payment by Applicant(s) of installments of basic price/premium and other charges, taxes, duties, levies, fees, etc., as per payment plan opted by Applicant(s) or as demanded by the Developer is the essence of this transaction. In case Applicant(s) fails to pay any of the installments/charges/fees, etc. in time, the Developer may at its discretion cancel Applicant(s) booking/allotment and forfeit the earnest money alongwith brokerage paid/payable in respect of such booking/allotment from the money received from the Applicant and balance will be refunded to the Applicant(s). The Developer may opt to continue the booking/allotment and allow the Applicant(s) to make payment of defaulted amount along with interest at the rate of 18% per annum or such rate as determined by the Developer from time to time for 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(s).
13. The Applicant(s) 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 "WTC Studios, GIFT City" or in such name as 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(s) is dishonored for any reason whatsoever, the Applicant(s) 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 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.
14. In case the unit opted by the Applicant is not available, the Developer shall have the option to allot another Unit available on same floor and such allotment shall be binding on the Applicant(s). The allotment shall be valid only in respect of the Applicant(s) 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(s). Any allotment of Unit in terms of this Application shall be provisional and shall be confirmed only at the time of offer of possession.
15. Subject to compliance of all terms & conditions mentioned herein as well as mentioned in the Agreement and also subject to payment of basic price/premium & other charges applicable on the Unit by Applicant(s), developer shall effect/cause execution of sub-lease deed of the Unit for such period and on such terms as prescribed by GIFTCL 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) shall be borne by Applicant(s). The Applicant(s) shall be bound by the terms of such sub-lease deed and shall be liable for any non-compliance with the terms of such sub-lease deed and agrees to indemnify the Developer in respect of any claim or loss or consequences arising on account of his default/breach. In case of any failure of the Applicant(s) to execute and register the sub-lease deed within 30 days of request for registration, the Applicant(s) shall be solely responsible for any damage/ loss to the entitlement / ownership of leasehold rights of his allotted the Unit. On execution and registration of the Sub-lease deed, the Applicant(s) 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.
16. 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, Developer may offer possession of the Unit after completion of construction of the phase wherein the Unit is situated. Applicant(s) must take the possession of the Unit within thirty days from the date of offer of possession. Applicant(s) shall never have any objection to 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.
17. The Developer will give possession of the Unit on super area basis comprising of built up area and usage rights in common shared spaces including common utilities / facilities provided / to be provided in the project after completion in its entirety. Possession of the Unit shall be offered as per the specifications (or equivalent) mentioned in this Application form. Applicant(s) shall be entitled only to the built up area / covered area of said Unit.
18. The Developer shall endeavor to offer possession of the Unit by 31st March 2019 plus additional grace period of 12 months. If construction of complex/building is delayed due to any reason beyond the control of 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 and impact. If the Applicant(s) commits default in taking possession of the Unit when offered by the Developer, then holding charges @ Rs.5/- per Square Ft. per month will be applicable after a period of one month from the date of offer of possession of the Unit, and the possession shall stand deferred till the Applicant(s) clears all dues/charges. In case of delay on part of the developer to offer the possession of the Unit, the applicant shall be entitled to payment of penalty @9% per annum on the basic price/premium paid till the date of offer of possession for the period of delay, however, such penalty is payable to only those applicants who have chosen the payment plans without any returns.
19. The Unit booked herein being part of WTC GIFT CITY project, can be used only for such purpose as mentioned in the application and as is approved under the terms and conditions of the ATL cum DA as well as policies of various statutory authorities including Government of Gujarat, GUDA, GRS, GIFTCL and Collector orders etc., subject to any revision of policy.
20. 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. Developer may change the lay-out plans, building plans and/or floor plans of buildings/structures in said Project in such manner, which the Developer may deem fit and proper.
21. The Applicant(s) 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 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(s) in the agreement or order of the applicant(s) in case of joint applicant or change in the area allotted, 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 before the agreement if it is within the blood relation (comprising of Husband/Wife, their spouse and children) without any charge for such addition or deletion.
22. The Applicant(s) on taking possession of the Unit and registration of the sub-lease deed, will be required to become member of the representative body/Legal entity, that may include an incorporated body or a trust or society, in terms of the requirement of GIFTCL and District Collector's orders.
23. The Developer may assist the allottees with setting-up of the representative body / trust / society provided the Allottees agree to cooperate with the developer, including for execution of necessary documents in this regards.
24. The applicant shall not put up any name or sign board, neon sign, publicity or advertisement material, "hanging of clothes" on the external facade of the building or anywhere on the exterior of the building or common areas. The applicant shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. Any structural changes in the built up area of the unit shall not be carried out without seeking a written consent from developer or the appropriate authority.

Signature of applicant(s) \_\_\_\_\_

25. In addition to Basic Price/Premium, the applicant(s) has also agreed to pay, wherever applicable, charges/deposits for preferential location, if any, charges for right to use car parking space which may be either in the Project or in the Multi-level Parking being developed by GIFTCL at the GIFT CITY, including lump sum as well as recurring monthly charges, one car parking being mandatory with every unit. Also, lease rent payable to the competent authority and other charges as may be intimated by GIFTCL/GoG. 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 equipments, pollution control equipment/devices as well as charges/deposit that may include maintenance charges, sinking fund, WTC charges, permission to lease charges, any escalation in cost of land / development rights charged by GIFTCL, development and/or maintenance charges with respect to the GIFT City charged by GIFTCL, Common Area Maintenance & Water consumption charges, club usage 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(s) proportionate to the area of the Unit. The list of charges mentioned herein are only indicative and not exhaustive and shall be determined by the Developer and/or levied by GIFTCL at appropriate time. These charges/deposits shall be levied as prescribed by the Developer and/ or as per than prevailing industry standards. IFMS, CAM (Common Area & 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 and GIFTCL terms and conditions. These charges along with any delayed payment charges, if applicable, shall be payable by the allottees as and when demanded by the Developer and/or GIFTCL.
26. In the situation of the Applicant wanting to cancel his allotment after execution of the Agreement to Sub-Lease, the cancellation request letter must be accompanied by 'No Objection Certificate' of broker, to cancel the allotment/agreement, however, in such a situation developer shall be entitled to forfeit the earnest money equivalent to 20% of the BSP/Premium, all discounts, commissions paid to brokers and other expenses incurred by developer on Applicant(s) booking from amount received from the Applicant(s) and the balance shall be refunded to the Applicants.
27. Basic price/premium for the Unit and all other charges including CAM charges shall be calculated on the basis of 'super area'. 'Super area' includes the built up area of the Unit and proportionate share of common areas/spaces in said complex.
28. The Developer is hereby permitted to raise finance/loan from the financial institution/bank by way of mortgage/charge/securitization of the Project as well as receivables against applicant(s) Unit provided that the Unit shall be free of encumbrance at the time of execution of the sub-lease deed in favour of the Applicant(s).
29. 'Force Majeure' means a condition or situation beyond the control of Developer including but not limited to act of God (like flood, earthquake, fire), act of government and government departments (like passing of any law, order, refusal, delay or withdrawal or cancellation sanctions/approvals necessary for development, construction or operation of the Complex, cancellation of allotment of Plot), act of human beings (like riots, strikes etc.); shortages (like shortages of labour, material, etc.), act of courts/tribunals (like passing of any injunction/directions/orders,etc.), and if the situation of Force Majeure continues for six months, the developer will be free to take necessary steps including abandoning of project.
30. 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 to refund of the amount paid by the Applicant and the Developer shall not be liable for any other compensation/damage. The Applicant(s) do hereby undertakes that the decision of the Developer in this regard shall be conclusive, final and binding on the Applicant(s). Upon payment of the aforesaid amount, the allottee shall have no right in the Unit/Project.
31. 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(s). The Applicant(s) must execute the Agreement and return one original to the Developer within 60 days of dispatch of such Agreement and any failure in this regard shall be treated as breach of these terms and the Developer shall be entitled to cancel the booking and deduct earnest money equivalent to 20% of the BSP/premium plus brokerage paid, if any, and refund any balance amount.
32. Foreign or NRI/PIO/OCI applicant(s) 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 immoveable property in India including remittance of payments in India and acquisition of immovable properties in India. It shall be the sole responsibility of applicant(s) to ensure that payment is remitted only through authorized 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 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(s) 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 immoveable property in India and application made by national of such country is liable to be rejected.
33. The Developer shall send all letters/notices and communications to the sole/first applicant(s) 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(s) shall be deemed to have been duly received by all applicants within 5 (five) days from the date of dispatch. Developer shall not be liable to send separate communication, letters and notices to the second applicant(s) or to applicant(s) other than the first applicant(s) and service to first applicant shall be deemed to be service to all applicant(s) in case of joint application. In case of any change in the address of notice and/or communication mentioned application form, it will be the responsibility of the Applicant(s) 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 change in the address of notice. It shall be responsibility of the Applicant(s) 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.
34. No one, (including any broker/dealer or even any employee of developer) is authorized 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. 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 employee of Developer.
35. Applicant (s) agrees and understands that these General Terms and conditions are not exhaustive in nature and Developer shall have the right to effect changes / amendments at any time till the execution of the Agreement to Sub-Lease in favor of the applicant(s) as per requirement and the applicant(s) 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.
36. 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.

Signature of applicant(s) \_\_\_\_\_

37. 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 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.
38. 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: \_\_\_\_\_

# SPECIFICATIONS OF THE GIFT STUDIO UNITS

## Structure, Civil and Common Area Finishes

Sr. No.	Description	Specifications for Standard Unit
1	Structure	Earthquake resistant RCC framed structure ( conforming to IS standards) in compliance with Seismic design codes
2	Electrical Wiring	Multi-strand Copper wiring and conduits FRLS rated
3	Fire Detection & Protection	Fire-fighting equipment with smoke detectors and fire alarm system.
4	Air Conditioning & Ventilation	Provisioning for water-cooled split A/Cs and piping for chilled water supply and return. Ceiling hung indoor units
5	Lifts	Lifts of standard makes with Automatic doors and ARD.
6	Common Area Finishes	Granite/Kota Stone / Sand Stone / Vitrified Tile/Ceramic Tiles/ IPS/ Carpet
7	Façade	Façade With plain plaster with texture paint Coating of desired Shades as per Architect's Design Intent. Anodised/ powder coated aluminum windows.
8	Landscaping	Theme based Landscaping
9	Security/ Access	Access controlled system with card type entry. Ground Floor Lobby under CCTV surveillance.
10	Plumbing	CPVC/ PPR for fresh water supply UPVC for Soil waste, Waste water and Rain water disposal

## Hard/ Fixed Furnishing

1	Living room	Vitrified tile flooring
2	Bedrooms	Carpet over IPS flooring
3	Internal Walls	Plastic emulsion paint
4	Ceiling	POP with wall punning and plastic emulsion paint/ Gypsum board false ceiling
5	Cupboards In Bedroom	19mm commercial board / 6mm ply / 4mm teak ply / laminate/ veneer with SS hardware
6	Toilet	Glazed ceramic wall tile at dado height Anti skid ceramic floor tile
7	Sanitary ware	Premium Indian brands
8	Kitchen	Granite counter tops Modular kitchen with stainless steel sink and branded CP fittings Anti skid ceramic floor tile Glazed ceramic wall tile at dado height
9	CP fittings	Single lever types with CP finish
10	Doors & Windows	Hardwood frames Entry door with European style moulding Outdoor frames - Anodized / Powder-coated Aluminium
11	Lights, Fans & Exhaust Fans	CFL lights/ All electrical fittings of Indian make

Signature of applicant(s) \_\_\_\_\_



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