

# APPLICATION FORM

**PLAZA** at 106



## PLAZA<sup>at106</sup>

NAME OF PROJECT: Plaza at Sec -106-I

RERA Registration No.: 72/2017

License No. 65 of 2012 granted by Directorate of Town & Country Planning, Haryana

To,  
Magic Eye Developers Private Limited.  
GF-09, Plaza M6,  
Jasola District Centre,  
Jasola New Delhi – 110025.  
CIN: U45400DL2007PTC162243

Subject: Request for booking of unit

Sirs,

Self attested  
photograph of  
Sole/First Applicant

(Cross Signature)

Self attested  
photograph of Second  
Applicant  
(if applicable)

(Cross Signature)

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

### Particulars of Applicant(s)

#### For Booking by Individuals

##### Sole/First Applicant

Name \_\_\_\_\_

Son/Wife/Daughter of \_\_\_\_\_

Date of Birth \_\_\_\_\_

Address (Correspondence) \_\_\_\_\_

Pincode : \_\_\_\_\_ Landline No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_ Aadhar No. \_\_\_\_\_

PAN \_\_\_\_\_ GST No. (if registered) \_\_\_\_\_

Address (Permanent) \_\_\_\_\_

Pincode : \_\_\_\_\_

Residential Status: ☐ Resident ☐ Non-Resident Indian ☐ Person of Indian Origin ☐ Overseas Citizen of India ☐ Others (Please Specify) \_\_\_\_\_

Occupation: ☐ Service ☐ Self Employed Professional ☐ Business ☐ Retired ☐ Housewife ☐ Others (Please Specify) \_\_\_\_\_

Name of Company/establishment: \_\_\_\_\_

Designation : \_\_\_\_\_

Address (Office) \_\_\_\_\_

Pincode : \_\_\_\_\_ Contact No: \_\_\_\_\_

Signature of Applicant(s) \_\_\_\_\_

**Second Applicant: (if any)**

Name \_\_\_\_\_

Son/Wife/Daughter of \_\_\_\_\_

Date of Birth \_\_\_\_\_

Address (Correspondence) \_\_\_\_\_

Pincode : \_\_\_\_\_ Landline No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_ Aadhar No. \_\_\_\_\_

PAN \_\_\_\_\_ GST No. (if registered) \_\_\_\_\_

Address (Permanent) \_\_\_\_\_

Pincode : \_\_\_\_\_

Residential Status: ☐ Resident ☐ Non-Resident Indian ☐ Person of Indian Origin ☐ Overseas Citizen of India ☐ Others (Please Specify) \_\_\_\_\_Occupation: ☐ Service ☐ Self Employed Professional ☐ Business ☐ Retired ☐ Housewife ☐ Others (Please Specify) \_\_\_\_\_

Name of Company/establishment: \_\_\_\_\_

Designation : \_\_\_\_\_

Address (Office) \_\_\_\_\_

Pincode : \_\_\_\_\_ Contact No: \_\_\_\_\_

**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: \_\_\_\_\_

Pincode : \_\_\_\_\_

Correspondence Address: \_\_\_\_\_

Pincode : \_\_\_\_\_ Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

**Particulars of Authorised Signatory**

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Pincode : \_\_\_\_\_

Email: \_\_\_\_\_ Mobile No. \_\_\_\_\_ Landline No.: \_\_\_\_\_

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: \_\_\_\_\_

Pincode: \_\_\_\_\_

Correspondence Address: \_\_\_\_\_

Pincode: \_\_\_\_\_

Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

**Particulars of Authorised Signatory**

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Pincode: \_\_\_\_\_

Mobile No. \_\_\_\_\_ Email: \_\_\_\_\_ Landline No.: \_\_\_\_\_

Aadhar No. \_\_\_\_\_

**PARTICULARS OF BOOKING****1. Details of Unit:**

(a)	Project Name	Plaza at Sec -106-I
(b)	Location of Project	Sector 106, Gurugram
(c)	Unit Number with Floor Number	
(d)	Tower/Block/Building Number	
(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)	Freehold
(g)	If nature of applicant's/allottee's ownership is 'Leasehold', date on which applicant's/allottee's lease/sub-lease will expire	Not applicable
(h)	Purpose for which Unit may be used (subservient to the main purpose of usage of Land)	Commercial
(i)	Type of Unit	<input type="checkbox"/> Lockable - Studio <input type="checkbox"/> Lockable - Retail <input type="checkbox"/> Non Lockable - Retail
(j)	Purpose for which applicant/allottee is taking allotment (Please tick anyone) Purpose of Non Lockable Units only be earning rent through leaseing	<input type="checkbox"/> Self-Use OR <input type="checkbox"/> For earning rent through leasing

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)	External Development Charges (EDC) (Rates are Per Square Feet of Super Area)	Rs. 426/-			
(c)	Infrastructure Development Charges (IDC) (Rates are Per Square Feet of Super Area)	Rs. 40/-			
(d)	Charges, per car, for development of car parking area (Applicable to Lockable Units Only)	Rs. 3,00,000/-			
(e)	Club Charge's (Applicable only for Studio Units)	Rs. 1,00,000/-			
(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) \_\_\_\_\_

3. Date of Completion of Project as per RERA Registration as well as date of offer of possession of Unit by Promoter: 31.12.2021. However, Expected date of completion of construction of unit is 31.12.2019.

4. Payment Plan Opted by applicant:

Please tick any one

(it is mandatory that applicant signs the payment plan opted by him/her and same is attached herewith)

- ☐ Payment Plan 1: Down Payment Plan (10% Discount)
- ☐ Payment Plan 2: Down Payment Plan (5% Discount)
- ☐ Payment Plan 3: Flexi Payment Plan
- ☐ Payment Plan 4: Construction Linked Payment Plan (applicable only for studio units)

5. Booking amount (10% of BSP): \_\_\_\_\_

**Details of Payment of Booking Amount**

Cheque No.	Date	Drawn on	Amount (Rs.)

Signature of Applicant(s) \_\_\_\_\_

**6. 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 \_\_\_\_\_

7. Details of other Real Estate Projects wherein applicant(s) has made bookings: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

8. Details of Litigations &amp; Complaints wherein applicant(s) is or had been involved.: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_**9. Details of Promoter for enabling applicant(s)/allottee(s) to make payment**

Particulars	Promoter Details
Beneficiary Name	Magic Eye Developers Pvt. Ltd.
Promoter Name	Magic Eye Developers Pvt. Ltd.
Bank Account Number	57500000160849
Bank Name	HDFC Bank Ltd.
Bank Branch Address	Jasola Vihar, New Delhi
IFSC Code	HDFC0000923
SWIFT Code	HDFCINBBDEL
Promoter Permanent Account Number (PAN)	AAFCM0624E
Promoter GST Number	06AAFCM0624E1ZZ

Signature of Applicant(s) \_\_\_\_\_

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## TERMS AND CONDITIONS

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### Terms and Conditions:-

- i) 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.
- (ii) 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.
- (iii) 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
- (iv) 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.
- (v) 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.
- (vi) 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).
- (vii) "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 a group of 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, interiors, maintenance charges, repair works, etc. of such Units shall be borne by this representative body of allottees from time to time and each 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.
- (viii) If as per applicable payment plan allottee is entitled to post possession Commitment Charge, the Promoter shall be fully entitled to find out a tenant, negotiate, conclude and execute a LOI and / or tenancy agreement or deed for any period which may be even beyond the committed period. The representative body and allottee of the Unit shall honour, adhere and attorn the terms & conditions of such LOI /tenancy agreement / deed in letter and spirit.
- (ix) In case, the Promoter finds out a prospective tenant and enters into a Letter of Intent (LOI)/ lease agreement / rent agreement with prospective tenant on the condition that the tenancy shall start after obtaining Occupancy Certificate or Part Occupancy Certificate of the floor / building / complex, The representative body and allottee of the Unit shall honour, adhere and attorn said LOI / agreement / deed in letter and spirit.
- (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
- (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.

Signature of Applicant(s)\_\_\_\_\_

- (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 booking amount 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 applicable Rules. 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): \_\_\_\_\_

Application received on \_\_\_\_\_ by \_\_\_\_\_

Application received by: Sales Dept.: \_\_\_\_\_ By CRM Dept. \_\_\_\_\_

Special remarks (if any): \_\_\_\_\_

Signature of Applicant(s) \_\_\_\_\_



## **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-I - RETAIL & STUDIOS

## DOWN PAYMENT PLAN (10% DISCOUNT)

S. No.	When Payable by Allottee	Instalment 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 submission of application form	1st Installment/Booking Amount	10% of BSP Less initial amount
3.	Within 60 days of submission of application form	2nd Installment	85% of BSP
4.	On offer of possession	Final Installment	5% 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.
- 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.
- Actual basic sale price of unit** is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) per square feet of super area. However upon opting this payment plan, allottee has availed discount of \_\_\_\_\_ % ( \_\_\_\_\_ percent) in the aforesaid actual basic sale price. The basic sale price mentioned in application form as well as Developer Buyer Agreement is after allowing/adjusting aforesaid discount. In case allottee fails to pay \_\_\_\_\_ % ( \_\_\_\_\_ percent) of basic sale price within \_\_\_\_\_ days from date of submission of application form, allottee will not be entitled to aforesaid discount and his basic sale price shall stand automatically revised to aforesaid actual basic sale price and this will further revise Total Price payable by allottee for the Unit as well as Rate Per square feet of Carpet area of the Unit mentioned in Developer Buyer Agreement.
- In case promoter fails to offer possession of unit by 31.12.2019, promoter shall pay interest @ 9% (nine) per annum to allottee on the actual amount of money received from allottee. This interest shall be payable with effect from 01.01.2020 till date of offer of possession or 31.12.2021, whichever is earlier. In case promoter fails to offer possession of Unit to allottee even till 31.12.2021, promoter shall pay interest to allottee with effect from 01.01.2022 till the date of offer of possession at the rate prescribed in the applicable RERA Rules. Interest, if remaining unpaid, shall be adjustable from dues payable by allottee at the stage of offer of possession.
- Commitment Charges** :- Irrespective of anything contrary contained in the body of agreement, Promoter shall (through WTC Noida Development Company Private Limited or otherwise) be entitled to grant long/short term lease/license of unit to appropriate tenant/user for such tenure (which may be even beyond the committed period) and other terms and conditions, which promoter/WTC Noida Development Company Private Limited may deem fit and proper as per prevailing market conditions. Non-Lockable Units will be rented out either by promoter or representative body of allottees of non-lockable Unit alongwith other adjoining units. Promoter has committed that allottee shall get a minimum of following amount from sub-leasing/renting of unit for a period of Thirty Six Months (i.e., committed period) with effect from date of offer of possession of unit by promoter.  
**If Unit is a Retail Unit and is situated on Ground Floor:-** Rs. 81/- (Rupees Eighty One Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is a Retail Unit and is situated on First Floor:-** Rs. 73/- (Rupees Seventy Three Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is Lockable Studio Unit:-** Rs. 30/- (Rupees Thirty Only) per month per square feet of super area (inclusive of all Taxes) + 50% of rent/user charges paid by Lessees/Licensees for the unit. Balance 50% of actual rent/user charges paid by Lessee/Licensee during committed period shall belong to Promoter/Managing Entity. After the end of committed period, allottee shall be entitled to its complete rent paid by Lessee/Licensee. Subject to Lease/License already granted by promoter/promoter's nominee, allottee shall have to right to himself use/grant lease/license of Unit to appropriate person.  
All payments shall be made on monthly basis after deduction of TDS. 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.  
In case allottees 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.
- For the purposes of determining the date from which commitment charges are payable to allottee, date of grant of occupation certificate by competent authority shall be deemed to be the 'date of offer of possession'.
- In case of cancellation/surrender of allotment/booking of Unit to allottee, due to any reason whatsoever, Commitment charges paid to allottee shall be treated as refund of principal amount of price/consideration/money paid by allottee to promoter.
- 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) \_\_\_\_\_

# PAYMENT PLAN-II - RETAIL & STUDIOS

## DOWN PAYMENT PLAN (5% DISCOUNT)

S. No.	When Payable by Allottee	Instalment 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 submission of application form	1st Installment/Booking Amount	10% of BSP Less initial amount
3.	Within 60 days of submission of application form	2nd Installment	40% of BSP
4.	On offer of possession	Final Installment	50% of BSP + other dues, if any + 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.
- 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.
- Actual basic sale price of unit** is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) per square feet of super area. However upon opting this payment plan, allottee has availed discount of \_\_\_\_\_ % (\_\_\_\_\_ percent) in the aforesaid actual basic sale price. The basic sale price mentioned in application form as well as Developer Buyer Agreement is after allowing/adjusting aforesaid discount. In case allottee fails to pay \_\_\_\_\_ % (\_\_\_\_\_ percent) of basic sale price within \_\_\_\_\_ days from date of submission of application form, allottee will not be entitled to aforesaid discount and his basic sale price shall stand automatically revised to aforesaid actual basic sale price and this will further revise Total Price payable by allottee for the Unit as well as Rate Per square feet of Carpet area of the Unit mentioned in Developer Buyer Agreement.
- In case promoter fails to offer possession of unit by 31.12.2019, promoter shall pay interest @ 9% (nine) per annum to allottee on the actual amount of money received from allottee. This interest shall be payable with effect from 01.01.2020 till date of offer of possession or 31.12.2021, whichever is earlier. In case promoter fails to offer possession of Unit to allottee even till 31.12.2021, promoter shall pay interest to allottee with effect from 01.01.2022 till the date of offer of possession at the rate prescribed in the applicable RERA Rules. Interest, if remaining unpaid, shall be adjustable from dues payable by allottee at the stage of offer of possession.
- Commitment Charges:** Irrespective of anything contrary contained in the body of agreement, Promoter shall (through WTC Noida Development Company Private Limited or otherwise) be entitled to grant long/short term lease/license of unit to appropriate tenant/user for such tenure (which may be even beyond the committed period) and other terms and conditions, which promoter/WTC Noida Development Company Private Limited may deem fit and proper as per prevailing market conditions. Non-Lockable Units will be rented out either by promoter or representative body of allottees of non-lockable Unit alongwith other adjoining units. Promoter has committed that allottee shall get a minimum of following amount from sub-leasing/renting of unit for a period of Thirty Six Months (i.e., committed period) with effect from date of offer of possession of unit by promoter.  
**If Unit is a Retail Unit and is situated on Ground Floor:-** Rs. 81/- (Rupees Eighty One Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is a Retail Unit and is situated on First Floor:-** Rs. 73/- (Rupees Seventy Three Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is Lockable Studio Unit:-** Rs. 30/- (Rupees Thirty Only) per month per square feet of super area (inclusive of all Taxes) + 50% of rent/user charges paid by Lessees/Licensees for the unit. Balance 50% of actual rent/user charges paid by Lessee/Licensee during committed period shall belong to Promoter/Managing Entity. After the end of committed period, allottee shall be entitled to its complete rent paid by Lessee/Licensee. Subject to Lease/License already granted by promoter/promoter's nominee, allottee shall have to right to himself use/grant lease/license of Unit to appropriate person.  
All payments shall be made on monthly basis after deduction of TDS. 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.  
In case allottees 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.
- For the purposes of determining the date from which commitment charges are payable to allottee, date of grant of occupation certificate by competent authority shall be deemed to be the 'date of offer of possession'.
- In case of cancellation/surrender of allotment/booking of Unit to allottee, due to any reason whatsoever, Commitment charges paid to allottee shall be treated as refund of principal amount of price/consideration/money paid by allottee to promoter.
- 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) \_\_\_\_\_

# PAYMENT PLAN-III - RETAIL & STUDIOS

## FLEXI PAYMENT PLAN

S. No.	When Payable by Allottee	Instalment 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 submission of application form	1st Installment/Booking Amount	10% of BSP Less initial amount
3.	Within 60 days of submission of application form	2nd Installment	10% of BSP
4.	Within 180 days from date	3rd Installment	30% of BSP
5.	On offer of possession	Final Installment	50% of BSP + other dues, if any + 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.
- 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.
- In case promoter fails to offer possession of unit by 31.12.2019, promoter shall pay interest @ 9% (nine) per annum to allottee on the actual amount of money received from allottee. This interest shall be payable with effect from 01.01.2020 till date of offer of possession or 31.12.2021, whichever is earlier. In case promoter fails to offer possession of Unit to allottee even till 31.12.2021, promoter shall pay interest to allottee with effect from 01.01.2022 till the date of offer of possession at the rate prescribed in the applicable RERA Rules. Interest, if remaining unpaid, shall be adjustable from dues payable by allottee at the stage of offer of possession.
- Commitment Charges:** Irrespective of anything contrary contained in the body of agreement, Promoter shall (through WTC Noida Development Company Private Limited or otherwise) be entitled to grant long/short term lease/license of unit to appropriate tenant/user for such tenure (which may be even beyond the committed period) and other terms and conditions, which promoter/WTC Noida Development Company Private Limited may deem fit and proper as per prevailing market conditions. Non-Lockable Units will be rented out either by promoter or representative body of allottees of non-lockable Unit alongwith other adjoining units. Promoter has committed that allottee shall get a minimum of following amount from sub-leasing/renting of unit for a period of Thirty Six Months (i.e., committed period) with effect from date of offer of possession of unit by promoter.  
**If Unit is a Retail Unit and is situated on Ground Floor:-** Rs. 81/- (Rupees Eighty One Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is a Retail Unit and is situated on First Floor:-** Rs. 73/- (Rupees Seventy Three Only) per month per square feet of super area of Unit (inclusive of all Taxes). In case, during the committed period, rent realized from sub-leasing of unit is less than the aforesaid amount, promoter shall pay the shortfall to allottee as commitment charge. 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  
**If Unit is Lockable Studio Unit:-** Rs. 30/- (Rupees Thirty Only) per month per square feet of super area (inclusive of all Taxes) + 50% of rent/user charges paid by Lessees/Licensees for the unit. Balance 50% of actual rent/user charges paid by Lessee/Licensee during committed period shall belong to Promoter/Managing Entity. After the end of committed period, allottee shall be entitled to its complete rent paid by Lessee/Licensee. Subject to Lease/License already granted by promoter/promoter's nominee, allottee shall have to right to himself use/grant lease/license of Unit to appropriate person.  
All payments shall be made on monthly basis after deduction of TDS. 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. In case allottees 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.
- For the purposes of determining the date from which commitment charges are payable to allottee, date of grant of occupation certificate by competent authority shall be deemed to be the 'date of offer of possession'.
- In case of cancellation/surrender of allotment/booking of Unit to allottee, due to any reason whatsoever, Commitment charges paid to allottee shall be treated as refund of principal amount of price/consideration/money paid by allottee to promoter.
- 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) \_\_\_\_\_

# PAYMENT PLAN-IV - ONLY FOR STUDIOS

## CONSTRUCTION LINKED PAYMENT PLAN

S. No.	When Payable by Allottee	Instalment 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 submission of application form	1st Instalment/Booking Amount	10% of BSP Less initial amount
3.	Within 60 days of submission of application form	2nd Instalment	25% of BSP
4.	Within 180 days of submission of application form	3rd Instalment	15% of BSP
5.	On offer of possession	4th Instalment	8% BSP + all other charges + Stamp Duty + Registration Charges & Expenses
6.	At the end of First Calendar Quarter after date of offer of possession	5th Instalment	3.5% of BSP
7.	At the end of Second Calendar Quarter after date of offer of possession	6th Instalment	3.5% of BSP
8.	At the end of Third Calendar Quarter after date of offer of possession	7th Instalment	3.5% of BSP
9.	At the end of Fourth Calendar Quarter after date of offer of possession	8th Instalment	3.5% of BSP
10.	At the end of Fifth Calendar Quarter after date of offer of possession	9th Instalment	3.5% of BSP
11.	At the end of Sixth Calendar Quarter after date of offer of possession	10th Instalment	3.5% of BSP
12.	At the end of Seventh Calendar Quarter after date of offer of possession	11th Instalment	3.5% of BSP
13.	At the end of Eighth Calendar Quarter after date of offer of possession	12th Instalment	3.5% of BSP
14.	At the end of Ninth Calendar Quarter after date of offer of possession	13th Instalment	3.5% of BSP
15.	At the end of Tenth Calendar Quarter after date of offer of possession	14th Instalment	3.5% of BSP
16.	At the end of Eleventh Calendar Quarter after date of offer of possession	15th Instalment	3.5% of BSP
17.	At the end of Twelfth Calendar Quarter after date of offer of possession	16th Instalment	3.5% of BSP

### 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.
- "Calendar Quarter" shall be deemed to end on every 31st March, 30th June, 30th September and 31st December.
- 'BSP' means Basic Sale Price.
- 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.
- Till the payment of full Total Price to Promoter, possession of allottee over unit shall be deemed to be as that of Licensee.
- In case of delay/default in payment of any installment (including installment falling due after offer of possession of Unit by promoter), allottee shall be liable to pay interest in accordance with agreement and promoter shall be entitled to cancel allottee's allotment in accordance with agreement and to forfeit earnest money. Promoter shall also be entitled to evict allottee from the unit.
- With effect from date of offer of possession by promoter, allottee shall also be liable to pay maintenance charges for the Unit regularly to Promoter/Maintenance Agency/Association of Allottees.

Signature of Applicant(s)\_\_\_\_\_

## SPECIFICATIONS - STUDIO

AREA		SPECIFICATION
STRUCTURE		RCC framed Earthquake Resistant Structure in compliance with seismic design codes.
FLOORING	Living	Stone finished imported tiles
	Bedroom	Laminated Wood Flooring
	Kitchen	Vitrified Tiles
	Toilets	Ceramic Tiles
	Balcony	Anti Skid Ceramic Tiles
FIXTURES & FITTINGS	Kitchen	Modular Kitchen with Marble Counter, Stainless Steel Sink, with CP fittings
	Toilets	Ceramic Fixtures & CP fittings with connection for Geysers
INTERNAL WALL FINISH	Living/Bedroom	Oil bound Distemper
	Ceiling	Oil bound Distemper
EXTERNAL FAÇADE OF TOWERS		Combination of Stone & Textured Paint
WINDOWS DOORS		Powder Coated/Anodized Aluminum Glazing Hardwood Frames & Flush Door Shutters
ELECTRICAL		Copper Wiring
		Concealed Conduits & Modular Switches
		24X7 Power Back-Up
		TV/Telephone points
ADDITIONAL FURNISHING OPTIONS *		Wardrobes, Furniture, Fans & Light Fixtures, Kitchen Appliances, Home Entertainment System, Home Furnishings

\* Not part of the Standard Offering

Signature of Applicant(s)\_\_\_\_\_

## SPECIFICATIONS - RETAIL

Structure, Civil and Common Area Finishes	1	Structure	Civil Structure conforming to IS standards. Earthquake resistant RCC framed construction with Seismic design codes.
	2	Electrical Wiring	Standard, multi-strand Copper wiring conforming to various thicknesses required for various current ratings.(FRLS). Conduits to be FRLS rated.
	3	Fire Detection & Protection	Fire-fighting equipment of standard makes, with smoke detectors and fire alarm
	4	Air Conditioning & Ventilation	Air-conditioning and ventilated as per architectural design and standard requirements
	5	Lifts & Escalators	Lifts & Escalators of standard makes with Automatic doors and ARD.
	6	Façade	Façade With plain plaster with texture paint Coating of desired Shades as per Architect's Design Intent. Anodised/ powder coated aluminum/ upvc windows.
	7	Landscaping	Theme based Landscaping as per design
	8	Security/Access	Ground Floor Lobby under CCTV surveillance.
	9	Corridors and Entrance Lobby Flooring	Vitrified Tiles & Stone flooring
	10	Shop Front	Plain Glass & Indian Stone as per architectural design intent

Finishes Inside the Shop	1	Ceiling	Allottee to install their own finish as per their internal design/ requirements
	2	Walls	Normal cement plaster finish (12 mm thick plaster) will be provided. Surface can receive any desired finish as preferred by allottee at his own cost.
	3	Shop Flooring	Allottee to install their own finish/ flooring as per their internal design/ requirements
	4	Signage	The allottee will be free to utilize the top 2 feet of the shop front glass toward signage etc. The signage will be approved in writing by the company/maintenance agency before it is fixed at site by allottee

Services	1	Air Conditioning & Ventilation	Provisioning for piping of chilled water supply and return to connect water-cooled A/Cs. Indoor units (FCUs/AHUs) to be managed by the tenants
	2	Electrical Fixtures and Fittings	The electrical fixtures and fittings for common area are in builder's scope. The same for the tenant's premises will be borne by the allottee/ occupier.
	3	Telephone	A two pair cable from central JV box up to the shop will be provided by the builder. Facility / connection may be arranged with the suitable service provider.
	4	Water	Portable water supply to restaurant enabled shops will be on chargeable basis.
	5	Fire Fighting	Sprinkler system, Smoke detectors connected to fire panel, Fire hydrants with hose reel in common areas.
	6	Lighting System	All public areas shall be well lit with energy efficient fixtures.

Signature of Applicant(s)\_\_\_\_\_



**Project Site:** The Plaza at 106, Village Daultabad, Sector 106, Gurugram, Haryana  
**Corporate/Registered office** GF-09, Plaza M-6, District Centre, Jasola, New Delhi 110 025  
**Email** [info@plaza106.co.in](mailto:info@plaza106.co.in) | **Website** [www.plaza106.co.in](http://www.plaza106.co.in) | **Toll Free:** 18001-20-40-80

