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# Application Form

O24K :

[www.ocusgroup.com](http://www.ocusgroup.com)

Unit No.:



**Application for allotment of a Commercial Unit in  
"Ocus 24K"  
Sector 68, Sohna Road, Gurgaon, Haryana**

To,

M/s Ocus Skyscrapers Realty Limited,  
Ocus Technopolis,  
Golf Course Road, Sector-54,  
Gurgaon-122 002, Haryana, India

Dear Sir,

I/we understand that Ocus Group Company i.e. Ocus Skyscrapers Realty Limited, a Company registered under the Companies Act, 1956 and having its Registered Office at S-33, Green Park Main, New Delhi-110017 and Office at Ocus Technopolis, Golf Course Road, Sector-54, Gurgaon-122002, Haryana (hereinafter referred to as "**the Company**") has entered into Collaboration Agreement of land admeasuring 4.44 acres (approx.) (35 kanal 10 marla 04 sarsai) (4.44 acres) bearing 123// 19/1 (1-5), 19/2/1 (0-5), 20/2 (1-19), 20/3 (3-2), 20/4 (0-9), 21/1 (4-13), 32/2/2 (0-4-4) 122//14/3 (5-8), 15 (7-16), 16/1 (0-17), 16/2 (6-3), 17/1 (2-9), 31 (1-0) falling in Revenue Estate of Village Badshahpur, Sector-68, District-Gurgaon, Haryana (hereinafter referred to as "**the said Land**") with M/s Perfect Constech Private Limited, a Company registered under the Companies Act, 1956 and having its Registered Office at 6/69, WEA, Karol Bagh, New Delhi-110005 (hereinafter referred to as "**Land Owner**").

The Company has entered into a Collaboration for the development, construction and marketing of commercial buildings on the said land consisting of Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) in Sector-68, Gurgaon, Haryana (hereinafter referred to as '**the said Complex**') in accordance with the permitted land uses and sanctions and clearances from the relevant authorities.

The Director, Town & Country Planning, Haryana, Chandigarh has granted License No.76 of 2012 to Land Owner in Revenue Estate of Village Badshahpur, Sector-68, District Gurgaon, Haryana with whom Company has entered into a Collaboration Agreement duly registered vide Vasika No. 30112 dated 25.03.2013 in the office of Sub Registrar, Gurgaon, Haryana and Subsequent Agreements dated 26.03.2013 and 30.04.2013.

The Company/Land Owner has been receiving queries relating to availability of Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) in Commercial Buildings in the said Complex.

The Company/Land Owner has decided to accept the Applications with Application Money for the provisional Booking(s) of the Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) in the buildings (hereinafter individually referred to as '**the said Building**') or any part thereof in the Said Complex, proposed to be constructed on the said land to the extent of its allocation. The Company/Land Owner may also subsequently accept Applications from time to time for the building to be constructed in accordance with permitted land use and sanctions and clearances from the relevant authorities.

The tentative Building Plan(s) of Commercial Project in Sector-68, Gurgaon, Haryana, are available for inspection at the Company / Land Owner's office.

It is clearly understood and agreed by me/us that the Company / Land Owner reserves its rights and may at its sole discretion decide to abandon the said Project or any part thereof including its construction thereof, for any reason whatsoever, and I/we shall not have any objection to such abandoning in any manner, whatsoever and I/we agree that Company / Land Owner shall not be under any obligation to specify/disclose the reasons for such abandonment, if any.

Signature .....(x)



Having agreed as above, I/we request that I/we may be provisionally allotted a Office/Retail Space(s)/ Service Apartment(s)/Other Commercial/Parking Space(s) in the said Building in the said Complex so proposed, located in Sector-68, Gurgaon, Haryana, under your Down Payment/Installment Payment, as applicable from time to time. I/We have been informed that the Office/Retail space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) forms part of allocation of Company/Land Owner in terms of their mutual apportionment of areas.

Accordingly, I/we remit herewith a sum of Rs. \_\_\_\_\_/- Rupees \_\_\_\_\_  
 \_\_\_\_\_ only by Bank Draft/Cheque No. \_\_\_\_\_  
 dated \_\_\_\_\_ drawn on \_\_\_\_\_ as Application money.

In the event the Company/Land Owner agreeing to provisionally allot Office/Retail Space(s)/Service Apartment(s)/ Other Commercial/Parking Space(s), I/we agree to pay further installment of the sale price and all other dues as stipulated in this Application and the Buyer's Agreement, which is also available on the website [www.ocusgroup.com](http://www.ocusgroup.com) and I have read and understood the same and the payment plan as per Annexure-III of the Buyer's Agreement.

Further, I/we clearly understood and hereby agree that this Application does/would not constitute an Agreement to Sell and I/we would not be entitled to my provisional and/or final Allotment of Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) notwithstanding the fact that the Company/Land Owner may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Buyer's Agreement on the Company/Land Owner's standard format, which is also available on the website [www.ocusgroup.com](http://www.ocusgroup.com) and I have read and understood the same in respect of each Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s), as per the finally approved building plan agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company/Land Owner. As the Buyer's Agreement is a legal document, the Company/Land Owner advises the Intending Allottee(s) to take advice of competent legal counsel/advocate to interpret the provisions of the Buyer's Agreement. If, I/we so decide to enter into the Buyer's Agreement, I/we shall execute and deliver two (2) copies to the Company/Land Owner within 30 days of dispatch by registered post of Buyer's Agreement by the Company/Land Owner. If, however, I/we withdraw/cancel this Application or I/we fail to execute and return the Buyer's Agreement within thirty (30) days, as per clause No.4 of the Buyer's Agreement from the date of its dispatch by the Company/Land Owner then the Company/Land Owner may at its sole discretion treat my/our Application as cancelled and in that event the Application money paid by me/us shall stand forfeited. I/we are making this Application with the full Knowledge that the Company/Land Owner has right and decide on the location of the said Building on the said Land and I/we also understand and agree that dimensions, size and the location of provisional allotment, if any, may change and further, I/we shall not have objection to the same in any manner, whatsoever.

The Building Plans for Commercial Project in Sector-68, Gurgaon, Haryana in which the Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) applied for is located are sanctioned by the competent authority vide memo no. ZP-854-AD(RA)/2013/36978 on 18<sup>th</sup> April 2013. I/we have instructed the Company/Land Owner that if for any reason(s) including but not limited to abandoning of the construction of Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) in Commercial Project in Sector-68, Gurgaon, Haryana and/or any change in sanction of the Building plans, as the case may be, the Company/Land Owner is not in a position to finally allot a Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) applied for by this Application at the sole discretions of the Company/Land Owner, I/we would like to have refund of the amount deposited with simple interest at the rate of 9% per annum calculated for the period of which such money have been lying with the Company/Land Owner. In that event my/our Application shall stand cancelled and no right, title, interest or claim of any nature, whatsoever, shall accrue to me/us in respect of the Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s).

I/we agree to abide by the terms and conditions of this Application including those relating to payment of sale price and other charges, forfeiture of application money as laid down herein and the execution of the Buyer's Agreement within the period stipulated therein.

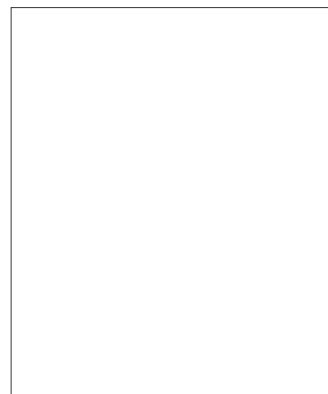
Signature .....(x)



My/our particulars are given below for your reference and record:

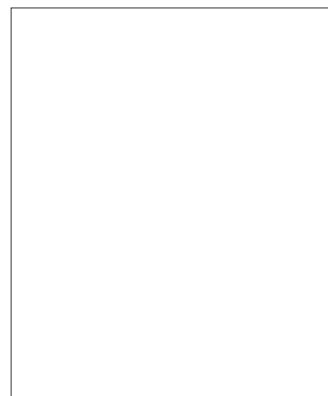
**1. SOLE OR FIRST APPLICANT**

Mr./Mrs./Ms. \_\_\_\_\_  
 S/W/D of \_\_\_\_\_  
 Nationality \_\_\_\_\_  
 Age \_\_\_\_\_ years  
 Profession \_\_\_\_\_ Service \_\_\_\_\_  
 Residential Status: Resident/Non-Resident/Foreign National of Indian Origin \_\_\_\_\_  
 Income Tax Permanent Account No. \_\_\_\_\_  
 Ward/Circle/Special range and place where assessed to income tax \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
 Office Name & Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
 Email ID \_\_\_\_\_



**2. SECOND APPLICANT**

Mr./Mrs./Ms. \_\_\_\_\_  
 S/W/D of \_\_\_\_\_  
 Nationality \_\_\_\_\_  
 Age \_\_\_\_\_ years  
 Profession \_\_\_\_\_ Service \_\_\_\_\_  
 Residential Status: Resident/Non-Resident/Foreign National of Indian Origin \_\_\_\_\_  
 Income Tax Permanent Account No. \_\_\_\_\_  
 Ward/Circle/Special range and place where assessed to income tax \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
 Office Name & Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tel No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
 Email ID \_\_\_\_\_



(Hereinafter singly/jointly, as the case may be, referred to as "the Intending Allottee(s)" Which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executors, administrators, individual representatives, successors and assigns)

\*\* M/s. \_\_\_\_\_ a partnership firm duly registered under the Indian Partnership Act 1932, having Office at \_\_\_\_\_ through its partner Authorized by resolution dated \_\_\_\_\_ Shri/Smt. \_\_\_\_\_ (hereinafter referred to as the "Intending Allottee(s)" which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership firm and their heirs, legal representatives, administrators, executors, successors and assigns) (copy of the resolution signed by all Partners required).

Signature .....(x)

\*\* M/s. \_\_\_\_\_ a Company registered under the Companies Act, 1956, having its Registered Office at \_\_\_\_\_ through its duly Authorized signatory Shri/Smt. \_\_\_\_\_ Authorized by Board resolution dated \_\_\_\_\_ (hereinafter referred to as the "Intending Allottee(s)" which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) (copy of Board Resolution along with a certified copy of Memorandum & Articles of Association required).

(\*\* Delete whichever is not applicable)

**DETAILS OF OFFICE(S) / RETAIL SPACE(S)/ SERVICE**

**APARTMENT(S)**

Nature of Business \_\_\_\_\_

Super Area \_\_\_\_\_ sq. mt. (approx.) \_\_\_\_\_ sq. ft. (approx.)

Floor \_\_\_\_\_ Number \_\_\_\_\_ Parking Space(s) No. (If any) \_\_\_\_\_

**DETAILS OF PRICING**

Basic Sale Price (Super Area) Rs. \_\_\_\_\_/- per sq. mtr. (Rs. \_\_\_\_\_/- per sq. ft.) Aggregating to Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)

Preferential Location Charges, if applicable \_\_\_\_\_% of basic sale price amounting to Rs. \_\_\_\_\_/-

Infrastructure Development Charge & External Development Charges (IDC+EDC)=Rs. \_\_\_\_\_/- per sq. ft. Amounting to \_\_\_\_\_ (any increase on account of IDC/EDC shall be payable extra, prorata at actual)

Interest Free Maintenance Security @ Rs.100/- per sq.ft. Aggregating to Rs. \_\_\_\_\_

Total price payable for the Office/Retail/Service Apartment/Commercial Space(s) Rs. \_\_\_\_\_

Stamp Duty and Registration charges, Electricity Connection Charges, Sinking Fund, Escalation Charges (if any) etc., shall be extra to be borne by the applicant.

**PAYMENT PLAN: DOWN PAYMENT/ INSTALLMENT/ PLP**

Note:-Payments to be made by A/c Payee Cheque(s)/ Demand Draft(s) in favour of "Ocus Perfect 24K" payable at New Delhi/Gurgaon.

**DECLARATION:** I/we the applicant(s) do hereby declare that my/our Application for allotment by the Company/Land Owner is irrevocable and that the above

particulars/information given by me/us is true and correct and nothing has been concealed there from. I/we have read and signed all pages of this Application form and payment plan.

Yours Faithfully,

**Signature of Applicant(s)**

Date \_\_\_\_\_

Place \_\_\_\_\_

**FOR OFFICE USE ONLY**

**RECEIVING OFFICER:**

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

1. **ACCEPTED/REJECTED**
2. Office/Retail/Service Apartment(s)/Commercial Space(s)/Allotted No. \_\_\_\_\_ Floor \_\_\_\_\_ Super Area \_\_\_\_\_ sq.mtr. (approx.) \_\_\_\_\_ sq. Ft (approx.) Parking Space(s) No. (If any) \_\_\_\_\_
3. Basic Sale Price (Super Area) Rs. \_\_\_\_\_ per sq. mtr. Rs. \_\_\_\_\_ per sq. ft. Aggregating to Rs. \_\_\_\_\_ Preferential Location Charges, if applicable \_\_\_\_\_% of basic sale price amounting to Rs. \_\_\_\_\_ Infrastructure Development Charge & External Development Charges (IDC+EDC)=Rs. \_\_\_\_\_/- per sq. ft. amounting to \_\_\_\_\_ (any increase on account of IDC/EDC shall be payable extra, prorata at actual)

Signature .....(x)



Interest Free Maintenance Security @ Rs.100/- per sq. Ft. Aggregating to Rs.\_\_\_\_\_

Total price payable for the Office/Retail/Service Apartment/Commercial Space(s) Rs.\_\_\_\_\_

Stamp Duty and Registration charges, Electricity Connection Charges, Sinking Fund, Escalation Charges (if any) etc., shall be extra to be borne by the applicant.

- 4. PAYMENT PLAN: Down Payment/ Installments/ PLP.
- 5. Payment received vide Cheque/DD/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ for Rs.\_\_\_\_\_ out of NRE/NRO/FC/SB/CUR/CA \_\_\_\_\_

Acct.\_\_\_\_\_

- 6. Provisional booking receipt no. \_\_\_\_\_ dated \_\_\_\_\_
- 7. BOOKING DIRECT / THROUGH SALES ORGANISER
- 8. Sales Organizer's Name & Address, Stamp with Signature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**For Company**

- 1. PAN Card
- 2. Memorandum and Article of Association (Form-32, if required)
- 3. Board Resolution
- 4. List of Directors
- 5. List of Shareholders
- 6. Address Proof of Authorized Signatory
- 7. PAN card of Authorized signatory
- 8. Two passport size colored photograph of Authorized signatory

**For Partnership Firm**

- 1. Partnership Deed
- 2. PAN Card of firm
- 3. Resolution
- 4. List of Partners
- 5. Address Proof of Authorized Signatory
- 6. PAN card of Authorized signatory

**For Foreign Nationals / NRI Allotee(s)**

- 1. PAN Card
- 2. ID Proof
- 3. IPI-7/Passport Photocopy
- 4. Two passport size colored photograph

Note: All submitted documents needs to be self attested.

10. Remarks \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE \_\_\_\_\_

PLACE \_\_\_\_\_

9. Check-list for Receiving Officer:

**For Individual Allotee(s)**

- 1. PAN Card
- 2. ID Proof
- 3. Address Proof
- Two passport size colored photograph

\_\_\_\_\_  
Authorised Signatory

Cleared by Stock on \_\_\_\_\_

Signature \_\_\_\_\_

Signature .....(x)



**Terms and Conditions for Allotment of Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) in Commercial Project, in Sector-68, Gurgaon Haryana.**

The Intending Allottee(s) agree that he/she/it has applied for the provisional allotment of the Office/Retail Space(s)/Service Apartment(s)/Other Commercial/Parking Space(s) with full knowledge of all laws/notification and rules applicable to the multistoried projects in general and Commercial Project in Sector-68, Gurgaon, Haryana (\*hereinafter referred to as "the said Complex") in particular which have been explained by the Company/Land Owner and understood by him/her and which shall become final and binding on the Company/Land Owner and the intending Allottee(s) on the execution of the Buyer's Agreement. The terms and conditions are as set out in the Buyer's Agreement. The Intending Allottee(s) shall sign all the pages of this Application in token of his/her acceptance of the same.

It is clearly understood and so agreed by and between the parties here to that all the provisions contained herein and the obligation arising hereunder in respect of the said Office/Retail Space(s)/ Service Apartment(s)/Other Commercial Space(s) shall equally be applicable to and enforceable against any and all occupiers, tenants, licenses and/or subsequent purchaser/assignees/nominees of the said Office/Retail Space(s)/Service Apartment(s), as the said obligations go along with the said Office/Retail Space(s)/Service Apartment(s)/Other Commercial Space(s) for all intents and purposes.

All or any disputes arising out of touching upon or in relation to the term of this Application and/or Buyer's Agreement including the interpretation and validity of the term thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration. The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Delhi by a sole arbitrator who shall be appointed by the Company/Land Owner and whose decision shall be final and binding upon the parties. The Intending Allottee(s) hereby confirms that he/she/it shall have no objection to this appointment even if the person so appointed as arbitrator is an employee or advocate of the Company/Land Owner or is otherwise connected to the Company/Land Owner and the Intending Allottee(s) confirms that notwithstanding such relationship/connection, Intending Allottee(s) shall have no doubts as to the independence or impartiality of the said Arbitrator. The Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh alone shall have the jurisdiction.

That for all the intents and purpose and for the purpose of the terms and conditions set out in this Application, singular includes plural and masculine includes the feminine gender.

I/we have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/we understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the Buyer's Agreement which shall supersede the terms and conditions set out in this Application. I/we are fully conscious that it is not incumbent on the part of the Company/Land Owner to send us reminders/notice in respect of our obligations as set out in this Application and/or Buyer's Agreement and I/we shall be fully liable for any consequences in respect of defaults committed by me/us if not abiding by the terms and conditions contained in this Application and/or Buyer's Agreement.

I/we have sought detailed explanations and clarifications from the Company/Land Owner and the Company/Land Owner has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representation made by the Company/Land Owner, I have now signed this Application form and paid the monies thereof fully conscious of my liabilities and obligations including forfeiture of Application money/earnest money as may be imposed upon me. I/we further undertake and assure the Company/Land Owner that in the event of cancellation of my/our provisional and/or final allotment either by way of forfeiture or refund of my/our monies or in any manner whatsoever including but not limited to as set out in the terms and conditions provided in this Application. I/we shall be left with no right, title, interest or lien on the Office/Retail Space(s)/Service Apartment(s)/Other Commercial Space(s), applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

\_\_\_\_\_  
**Signature of the Intending Allottee(s) (X)**

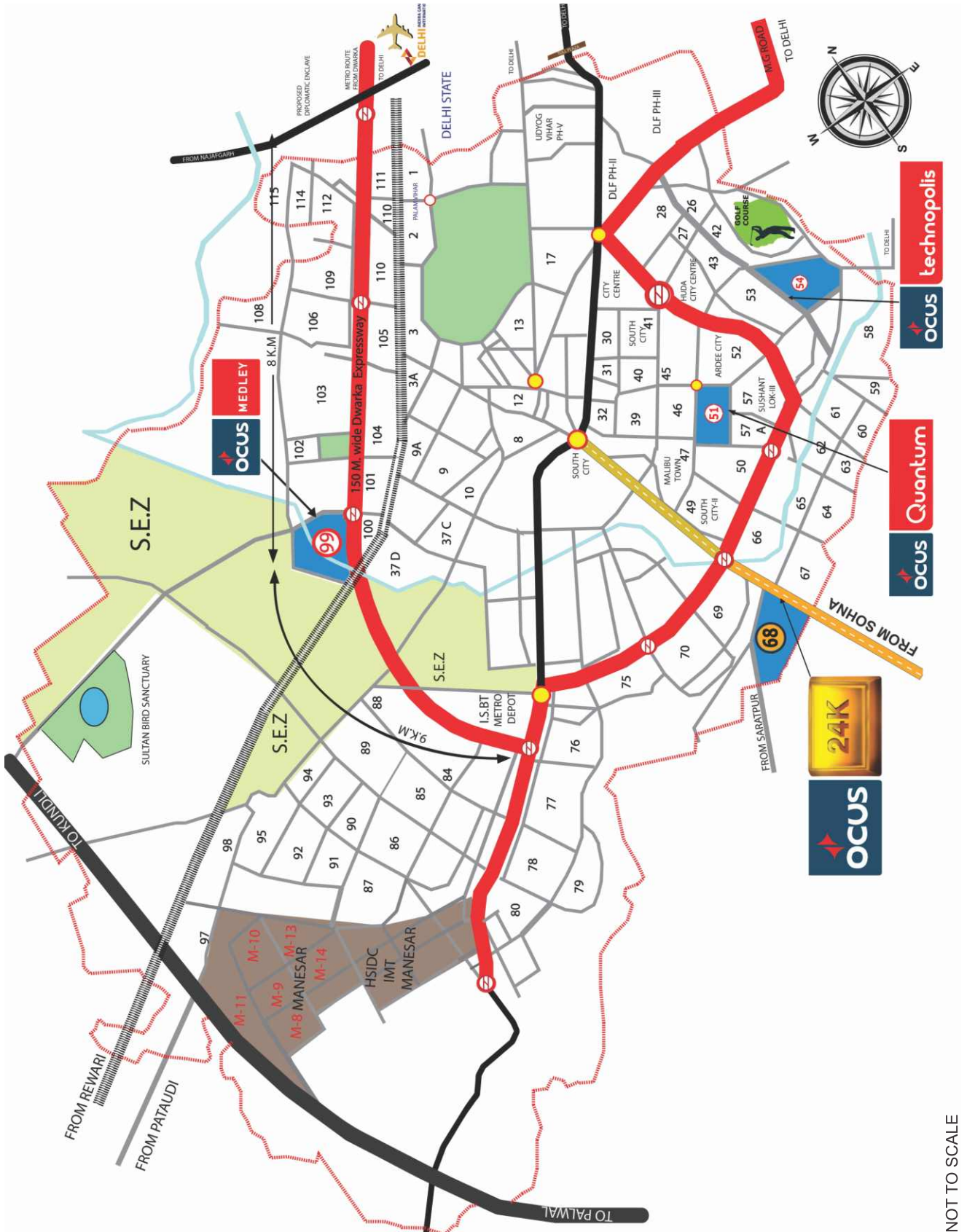
Place: \_\_\_\_\_

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

Signature .....(x)



# LOCATION MAP



**OCUS** **Quantum** **OCUS** **technopolis**

**24K** **OCUS**





Ocus Skyscrapers Realty Limited

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