

GATEWAY  
**PLAZA 95**  
AT SECTOR 95, GURUGRAM



**Application Form**

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To,

**M/s SOLUTREAN BUILDING TECHNOLOGIES PRIVATE LIMITED**

Site Add: Gateway Plaza 95,  
Revenue Estate of Village Dhorka, Sub-Tehsil Harsaru,  
Distt. Gurugram, Haryana

Corp Add: Ground Floor, Tower B,  
The Corenthum, Plot No. A-41,  
Sector 62, NOIDA-201301

Dear Sir/Ma'am,

I/ We hereby apply for allotment of a Commercial Unit admeasuring ..... in your Project named **"Gateway Plaza 95"** proposed to be developed on approved commercial complex land of 0.2602 Acres being part of a developed DDJAY Project "Gateway 95" which is situated on land cumulatively admeasuring 6.50625 Acres in Revenue Estate of Village Dhorka, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana (hereinafter referred to as **"Said Project"**) in accordance with the terms and conditions specified in **Annexure-A** to this form (attached herewith). I/ We declare that I/ we have read and understood the terms and conditions specified in Annexure A and agree to abide by them.

I/ We hereby pay/ remit a sum of Rs ..... (Rupees ..... only) vide bank draft/cheque number ..... dated ..... drawn on ..... in favour of **"SOLUTREAN BUILDING TECHNOLOGIES PVT LTD MASTER A/C FOR Gateway Plaza 95"** (**"Registration Amount"**) as registration/application money towards registration for seeking allotment of a Commercial Unit in the Said Project.

I/ We have clearly understood and agree that this application form will be processed by the Company only after encashment of the cheque(s) submitted by me/ us together with the application form complete in all respects, otherwise the application shall be liable for rejection.

In the event, the Company decides to provisionally allot the Commercial Unit to me/ us, I/ we agree to execute an Agreement for Sale in the Company's standard format within the stipulated period and to further pay the installments of the sale consideration and all other dues as stipulated in this application and/or in the Agreement for Sale and the payment plan as explained to me/ us by the Company's sales organizer/ executive and understood by me/us.



SOLE/FIRST APPLICANT

SECOND APPLICANT

My/ our particulars are given below: -

**(\*\* Applicable in case of individuals)**

**\*\*FIRST/SOLE APPLICANT**

Mr./ Mrs./ Ms. ....	PHOTOGRAPH
Son/ Wife/ Daughter of Mr. ....	
Date of Birth ..... Profession ..... Designation .....	
Company/Firm Name .....	
Nationality.....	
Residential Status: Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin <input type="checkbox"/>	
Residential Address .....	
.....	
Office Address.....	
.....	
Tel. Res. .... Off ..... Mobile.....	
Fax No. .... E-Mail ID.....	
Marital Status ..... No. of Children.....	
Name of Nominee.....(Relationship).....	
Income Tax Permanent Account No. / Ward No. .... Passport No. ....	
Aadhaar No.....	



SOLE/FIRST APPLICANT

SECOND APPLICANT

**\*\*SECOND APPLICANT (If Applicable)**

Mr./ Mrs./ Ms. ....

Son/ Wife/ Daughter of Mr. ....

Date of Birth ..... Profession ..... Designation .....

Company/Firm Name .....

Nationality.....

Residential Status: Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Residential Address .....

.....

Office Address.....

.....

Tel. Res. .... Off ..... Mobile.....

Fax No. .... E-Mail ID.....

Marital Status ..... No. of Children.....

Name of Nominee.....(Relationship).....

Income Tax Permanent Account No. / Ward No. .... Passport No. ....

Aadhaar No.....

PHOTOGRAPH



**(\*\* Applicable in case of a Company or a Partnership Firm)**

\*\*M/s ....., a Company incorporated and registered under the provisions of Companies Act, 1956/2013, having its registered office at ....., acting through its director/ authorised representative Mr/Ms. .... duly authorized vide board resolution of the Company dated ..... (hereinafter referred to as the "**Applicant**", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators, executors, assigns, liquidators, legal representatives)

(Note: Copy of board resolution and certified copy of Memorandum & Articles of Association required)

OR

\*\* M/s ....., a partnership firm duly registered under the provisions of The (Indian) Partnership Act, 1932 through its partner Mr./Ms. .... duly authorized by resolution dated ..... (hereinafter referred to as the "**Applicant**", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its legal representative, successors, executors, assigns)

(Note: Copy of partnership deed and copy of the resolution signed by all the partners required)

**Note:**

- (i) All cheques/ drafts to be made in favor of "**SOLUTREAN BUILDING TECHNOLOGIES PVT LTD MASTER A/C FOR GATEWAY PLAZA 95**".
- (ii) Persons signing the application on behalf of another person/firm/ company shall file proper authorization/ power of attorney.

I/ We the above-named Applicant(s) do hereby declare that the particulars given by me/ us are true and correct and nothing has been concealed therefrom. Any allotment against my/our application shall be subject to the terms and conditions attached to this application form and marked as **Annexure A** and as may be comprehensively set out in the Agreement for Sale, the terms whereof shall ipso-facto be applicable to me/us and to my/our legal heirs and successors. I/ We undertake to inform the Company of any change in my/ our address or in any other particular/ information, given above, till the Commercial Unit is registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us. I/ We have read and signed all the pages of this application form and the "**Payment Plan**" after fully understanding the contents thereof.

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**Name of the Applicant(s)**



SOLE/FIRST APPLICANT

SECOND APPLICANT



Details of the Commercial Unit applied for in "Gateway Plaza 95"  
 Tentative Commercial Unit No ..... approximately admeasuring  
 ..... / Sq. Ft. and ..... Sq. Yds. in Carpet Area and (subject to  
 availability and allotment)

**Consideration:**

S No.	Particular	Rate per sq. mtr. of Carpet Area (In INR)	Rate per sq. yds. of Carpet Area (In INR)
(i)	Basic Sale Price		
(ii)	Stamp Duty, Registration Fees, and other incidental charges		
(iii)	IFMS Charges		
(iv)	**other charges (Taxes) if any,		

**Payment Plan Opted\*:**

Construction Linked Plan (CLP)

☐

\*Tick mark whatever is applicable.

\*\*Other charges: Goods and services tax and other statutory charges as may be applicable, as and when decided & demanded by the Company or any competent authority from time to time.

Note: Possession-related charges, as and if applicable, shall be levied extra from the Applicant(s) at the time of possession and the same shall be over and above the charges already stated above.

# (1 Square Meter = 10.764 Square feet)



SOLE/FIRST APPLICANT

SECOND APPLICANT

### DECLARATION

I/We, the undersigned, do hereby declare that the above-mentioned particulars/information given by me/ us are true and correct to my/our knowledge and no material facts have been concealed therefrom.

I/ We have signed this application form in acceptance of the terms and conditions stipulated hereunder and agree to abide by the same. I/ We am/ are aware that signing the application form and payment of the Registration amount does not amount to allotment of the Commercial Unit in the Said Project. The Company in its sole discretion may accept the application and allot the Commercial Unit or reject the application. The money paid along with the present application shall only be treated as **Registration Amount** and in no case shall be treated as Booking Amount/Earnest Amount. I/ We agree and undertake to pay the basic sale price and other charges as per payment opted by me/us. I/ We further agree and undertake to sign the Agreement for Sale and other documents as and when so required by the Company in its prescribed format. I/ We am/ are aware that, in case I/ we do not sign the same within the stipulated period as may be laid down by the Company, I/ we shall be left with no claim in the proposed allotment in any manner whatsoever. I/ We declare that in case of non-allotment of the Commercial Unit in the Said Project, my/ our claims shall be limited only to refund of the amount to the extent of the said Registration Amount without any interest, compensation or damages. I/ We further declare and confirm that I/ we shall have no claim against the Company for non-allotment and/ or withdrawal of the allotment for any reason whatsoever.

Name of the Applicant(s) \_\_\_\_\_

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



SOLE/FIRST APPLICANT

SECOND APPLICANT

RECEIVING OFFICER: Name \_\_\_\_\_ Signature \_\_\_\_\_  
Date \_\_\_\_\_

1. ACCEPTED / REJECTED

2. Plot/Unit No. \_\_\_\_\_ Carpet Area \_\_\_\_\_ sq. yds./ \_\_\_\_\_ sq.mtr./

3. Basic Sale Price Carpet Area): Rs. \_\_\_\_\_ per sq. yds./ Rs. \_\_\_\_\_ sq. mtr./  
amounting to Rs. \_\_\_\_\_

4. IFMS Charges: Rs. \_\_\_\_\_ per sq. yds./ Rs. \_\_\_\_\_ sq. mtr./  
amounting to Rs. \_\_\_\_\_

Total price payable for the Unit Rs. \_\_\_\_\_

10. Payment Plan: Construction Linked (CLP)

11. Payment received vide cheque/ DD/ pay order no.. \_\_\_\_\_ dated \_\_\_\_\_  
for Rs. \_\_\_\_\_ (In Words : \_\_\_\_\_ )

12. Out of NRE/ NRO/ FC/ SB/ CUR/ CA \_\_\_\_\_ Account \_\_\_\_\_

13. Booking Receipt No. \_\_\_\_\_ dated \_\_\_\_\_

14. Booking : Direct/ Through sales organizer

15. Sales Organizer's Details

Name \_\_\_\_\_

Address \_\_\_\_\_

RERA Regn. No. \_\_\_\_\_

Stamp with signature \_\_\_\_\_

16. Check list for receiving Officer (Tick mark required)

a) Booking amount

b) Customer's Signature on pages of the application form

c) PAN NO/Form 60-A

d) Address proof (Any one)

Copy of Voter Identity Card

Passport.

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SOLE/FIRST APPLICANT



SECOND APPLICANT



Latest Electricity Bill

☐

Driving License

☐

Adhaar Card

☐

Latest Bank Statement

☐

e) Passport Size Photograph

☐

f) For Companies : Memorandum & Articles of Association/ Board Resolution/ For Firm:  
Partnership Deed and Authorization letter from all partners and deed registration Certificate.  
For proprietor affidavit attested by bank

g) For NRI: Copy of Passport & Payment through NRE/NRO/A/C

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h) Authorization /POA duly attached where a person is signing the application form  
on someone's behalf

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Remarks : \_\_\_\_\_

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

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

Authorized Signatory

Checked by \_\_\_\_\_

Signature \_\_\_\_\_



SOLE/FIRST APPLICANT

SECOND APPLICANT

## ANNEXURE A

**TERMS AND CONDITIONS OF APPLICATION FORM FOR REGISTRATION AND ALLOTMENT OF COMMERCIAL UNIT IN PROJECT KNOWN AS "GATEWAY PLAZA 95" BEING DEVELOPED AT APPROVED COMMERCIAL UNIT WHICH IS PART OF DDJAY COLONY "GATEWAY 95" SITUATED AT REVENUE ESTATE OF VILLAGE DHORKA, SUB-TEHSIL HARSARU, DISTT. GURUGRAM, HARYANA.**

The terms and conditions given below are of indicative nature with a view to acquaint the applicant(s) (hereinafter referred to as "**Applicant**") with the terms and conditions as may be comprehensively set out in the allotment letter and Agreement for Sale, which upon execution shall supersede the terms and conditions as set out in the application and whereof have been understood by the Applicant(s). The present Terms and Conditions shall be valid and bind the Applicant(s) for all intents and purposes till superseded by the Agreement for Sale.

1. The Applicant has clearly understood that the Company is developing a Commercial Complex "GATEWAY PLAZA 95" on the commercial approved Plot of 0.2602 Acres in the DDJAY Colony named "Gateway 95" on land situated at Revenue Estate of Village Dhorka, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana cumulatively admeasuring about 6.50625 Acres. The company is developing the Project under the name and style of "Gateway Plaza 95" with RERA Registration No. \_\_\_\_\_ dated \_\_\_\_\_ and Unique Online ID No. \_\_\_\_\_.
2. The applicant has been shown copies of the title documents and the applicant has read and understood the same.
3. The applicant has clearly understood that the Directorate of Town and Country Planning, Haryana has granted the approval/ sanction to develop the DDJAY Project vide approval dated 09.03.2022 bearing license/ sanction no. 17 of 2022 for the purpose of plotted development of Affordable Residential Plotted Colony under DDJAY – 2016 upon which Promoter has taken Approval for Building Plan Approval from DTCP, Haryana by way of Approval Letter bearing Memo No. 2204 dated 18.04.2024 and the allotment of Commercial Unit therein, if made will be purely provisional and shall be confirmed only once the Agreement for Sale is executed. All charges shall be paid and borne by the Applicant as per the payment plan opted.
4. "Carpet Area" shall have the same meaning as assigned to it in 2(k) of The Real Estate (Regulation and Development) Act, 2016.
5. The Applicant(s) has/have seen all the relevant documents pertaining to the Project and the specifications of the Commercial Unit and after being satisfied in all respects is willing to purchase the Commercial Unit in the Said Project.

The Applicant(s) further agrees that the Company may make such variations, additions, alterations etc. therein as it may in its discretion consider fit and proper for and in the Commercial Unit / Project or as may be required by DTCP, Haryana and/ or any other competent authority, Government agencies or the Architect of the Company.

The Applicant(s) agrees that he/she/it/ they shall not raise any claim, monetary or otherwise in case of any such change (specified in the above para). It is clarified that the initial rate of booking of the Commercial Unit will be applicable on the changed area in case of refund or demand.

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6. The Applicant(s) agree that ten percent (10%) of Total Sale Cost of the Commercial Unit shall constitute the **Booking amount**.
7. Timely payment of installments of basic price and allied charges pertaining to the Commercial Unit is the essence of the terms of the booking/ allotment. However, in the event of breach of any of the terms and conditions of the allotment by the Applicant(s), the allotment will be cancelled at the discretion of the Company and the booking amount paid by the Applicant shall stand forfeited. Further, any interest on the installments due (but unpaid) and the interest on delayed payments shall be adjusted from the amounts received by the Company from the Applicant(s) and repayable to the Applicant(s) in terms of this application form or the allotment letter, as the case may be.
8. All payment by the Applicant(s) shall be made to the Company through demand drafts/ cheques drawn upon scheduled banks in favour of **"SOLUTREAN BUILDING TECHNOLOGIES PVT LTD MASTER A/C FOR GATEWAY PLAZA 95"**.
9. That the images, audio-visuals, show Commercial Unit in the marketing documents/ presentations/prospectus/ website or anywhere else by the Promoter may show additional features, external views, internal views, elevations, façade, colour schemes, additional fixtures, loose furniture etc. to provide the Applicant(s) the conceptual sense of the possible lifestyle and such material shall carry a disclaimer or clarification for the same. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the Applicant(s).
10. The Applicant(s) shall ensure that the Commercial Unit is used only for the purpose of Commercial Unit activities.
11. The Applicant may at his/her/their discretion and cost may avail loan from Bank/financial institution. The Promoter shall under no circumstances be held responsible for non- sanctioning of loan to the Applicant for any reason whatsoever. The payment of instalments/any other dues to company shall not be linked to the loan availed/ to be availed by the Applicant.
12. Assignment/ transfer of the said Commercial Unit, in case of allotment thereof, by the Applicant(s) shall be permissible at the sole discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided that such transferee conforms to the dedicated usage of the Commercial Unit and the terms of allotment of the Commercial Unit.
13. All the statutory charges, levies and applicable charges/ transfer charges as may be demanded or imposed by the authorities/ concerned agencies shall be payable proportionately by the Applicant(s) from the date of booking as per demand raised by the Company and/ or concerned authority/ agency.
14. Applicants(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act and/ or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/ considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any statutory authority/ RBI the amount paid towards

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booking and further consideration will be returned by the company as per rules without interest and the allotment of the Commercial Unit shall stand cancelled forthwith. The applicants(s) agree that the Company shall not be liable in any manner whatsoever on such amount.

15. The Company shall have the first lien and charge on the said Commercial Unit for all its dues and other sums/ payment by the Applicant(s) to the Company in respect of the Commercial Unit.
16. The applicant(s) undertakes to abide by and comply with all the laws, rules and regulations applicable to the Said Project.
17. That, in case of cancellation of interest by the Applicant(s) prior to signing of the Agreement for sale or at any time thereafter for any reason whatsoever, the Company shall be entitled to forfeit the booking amount or Rs. 50,000/-, (Rupees Fifty Thousand only) whichever is higher, as well as deduct the brokerage amount payable to the broker/ sales organizer out of the amount received from the Applicant(s). The Applicant(s) hereby agrees and confirms that the Company shall refund the balance amount in accordance with other terms and conditions mentioned herein.
18. The Applicant(s) hereby understands that developer has the unequivocal right to unanimously reject this Application for Allotment of Commercial Unit on its sole discretion without assigning any reason whatsoever and if such rejection happens within 60 days from the receipt of application then the application money paid by the Applicant shall be returned by the developer within 45 days of Notice of such cancellation without any interest or penalty.
19. The Applicant(s) understands and undertakes that they will be under obligation to sign/execute the Agreement for Sale within 30 days from the date of intimation by the Company. If the Applicant(s) fail to do so, then the Promoter shall be under its right to cancel the Booking/Allotment of Commercial Unit of the Applicant(s) and refund the amount after deducting/forfeiting the booking amount/earnest money or Rs. 50,000/- (Rupees Fifty Thousand only) whichever is higher, and after deducting the brokerage amount payable to the broker/sales organizer.
20. The Applicant(s) agrees that in case due to any legislation, order, rule or regulation made or issued by the DTCP, Haryana or Government or any other authority or if the competent authority refuses, delays, denies the grant of necessary approvals for the allotment of the Commercial Unit in the Said Project or if any matters/ issues relating to such approvals, permissions, notices, notification by the competent authority becomes subject matter of any suit/ writ before any court of law or due to force majeure conditions, the Company after provisional and/ or final allotment, is unable to deliver the Commercial Unit to the Applicant(s), the Company shall refund the amount paid by the Applicant(s) without any interest or compensation whatsoever.
21. The Applicant(s) shall, before taking possession of the said Commercial Unit, clear all the dues/ payment in respect of the said Commercial Unit executed in his/ her/ their favour after payment of requisite transfer charges, stamp duty, registration fee and other charges/ expenses to DTCP, Haryana or any other competent body.

SOLE/FIRST APPLICANT



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22. The Applicant(s) shall get his complete address registered with the Company at the time of booking and it shall be his/ their responsibility to inform the Company, by a letter sent through speed post, about all subsequent changes in the address, failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach such address and he shall be responsible for any default in payment and other consequences that might occur. In all communications the reference of the allotted Commercial Unit must be mentioned clearly.
23. In case there are joint Applicant(s), all communication shall be sent by the Company to the Applicant whose name appears first, at the address given for mailing and which shall for all purposes be considered as served on all the Applicant(s) and no separate communication shall be necessary to the other named Applicant(s).
24. Courts in District Gurugram alone shall have jurisdiction in case of any dispute.
25. Singular shall mean and include plural and the masculine gender shall mean and include all the genders wherever applicable.

**M/s SOLUTREAN BUILDING TECHNOLOGIES PVT LTD.**

(Authorized Signatory)

**Signature of Applicant (s)**

Place: .....

Date: .....

SOLE/FIRST APPLICANT



SECOND APPLICANT

## GATEWAY PLAZA 95

### RECEIPT

RECEIPT NO \_\_\_\_\_ RECEIPT DATE \_\_\_\_\_ PAYMENT MODE \_\_\_\_\_

CUSTOMER ID	_____	INSTRUMENT NO	_____
CUSTOMER	_____	INSTRUMENT DATE	_____
NAME	_____		
S/O	_____	DRAWN ON	_____
CO-APPLICANT	_____		_____
ADDRESS	_____	RECEIVED DATE	_____
AREA	_____		_____
UNIT NO.	_____		_____

SNO	PARTICULARS	COSTHEAD	AMOUNT
		BSP	
		BSP	
TOTAL			

IN WORDS : RUPEES .....ONLY

**FOR SULUTREAN BULDING TECHNOLOGIES PRIVATE LIMITED**

**AUTHORIZED SIGNATORY**

Note: \*This Receipt is subject to the realisation of the Cheque / DD

\*Please mention your Booking No. Name and Phone no. on back of the Cheque / DD

\*Please make payment before due date to avoid interest.

\*Cheque bounce charges will be Rs. 500/- Plus GST

\*GST No: \_\_\_\_\_

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







## GATEWAY PLAZA 95

AT SECTOR 95, GURUGRAM

Commercial CLP Stages BSP + Other Charges As Applicable	Demand in %
On Booking and On Execution of BBA	10%
On Laying of Foundation	15%
On Casting of Ground Floor	15%
On Casting of 1st Floor	10%
On Casting of 2nd Floor	10%
On Casting of 3rd Floor	10%
On Completion of Super Structure	20%
On Offer of Possession	10%

**NOTE**

- 1 Prices and Plans are subject to revision at company's discretion.
- 2 All the payments to be made through Cheque/DD in favour of  
"SOLUTREAN BUILDING TECHNOLOGIES PVT LTD MASTER A/C FOR GATEWAY PLAZA 95"
- 3 All the additional charges & electrifications charges to be paid on offer of possession
- 4 Govt. Taxes extra as applicable

