

FAB LUXE

RESIDENCES

APPLICATION FORM

NAME:

TOWER NAME:

UNIT NO.:

A close-up photograph of a woman's hand holding a crystal glass. The hand has bright red manicured nails and is wearing a diamond ring on the ring finger. The background is a vibrant red fabric. The text 'Luxury is the rhythm of new beginnings.' is overlaid on the right side of the image, with a small yellow crown icon above the word 'Luxury'.

Luxury
is the
rhythm
of
new
beginnings.



BRIEF ABOUT PROJECT

By order dated 23.07.2019 of the Hon'ble Supreme Court of India in Writ Petition (Civil) No. 940/2017, NBCC (INDIA) LTD., a Navratna CPSE and Government of India enterprise, has been appointed as the Project Management Consultant for completion of stalled/incomplete projects of Amrapali Group in Noida/Greater Noida. The other salient points of the order of the Hon'ble Supreme Court are as follows:

- Appointment of Shri R. Venkataramani, Sr. Advocate, as the Ld. Court Receiver.
- All rights of the erstwhile lessee to vest in the Ld. Court Receiver.
- He shall execute, through an authorized person on his behalf, the tripartite agreement and do all other acts as may be necessary, and also ensure that title is passed on to homebuyers and possession is handed over to them.
- As per the order of the Supreme Court of India, the properties are free from any encumbrance/ any Government/statutory bodies/authorities/Service Department. The Water Works Department and Electricity Department have now been directed to provide connections for water and electricity to homebuyers.
- Noida and Greater Noida Authorities have been directed to execute the tripartite agreement.
- Issue completion certificate notwithstanding that the dues are to be recovered under this order by sale of other attached properties.
- Registered conveyance deed shall also be executed in favor of homebuyers; they are to be placed in possession and shall continue to do so in future on completion of the project or in part, as the case may be.

The Hon'ble Supreme Court of India has further appointed NBCC (INDIA) LTD. vide its judgment dated 29.10.2020 for the sale of unsold inventory/FAR on behalf of the Ld. Court Receiver.

NBCC (INDIA) LTD. has already completed 1,700 units by the first week of November 2021 for handing over to the Ld. Court Receiver.

Further, in exercise of authority vested with NBCC, the e-auction contract for sale of residential units in "ASPIRE GOLF HOMES" was conducted by NBCC on 27.06.2025, wherein Mr. Anuj Goyal was declared as the successful bidder. Accordingly, the Letter of Intent dated 14.07.2025 was issued by the Ld. Court Receiver in favor of Mr. Anuj Goyal (hereinafter referred to as "Developer") for selling 1,233 residential units with a total super area of 36,97,941 square feet in the nine residential towers of the Project Fab Luxe Residences (Formerly Known as Aspire Golf Homes). The Project Aspire Golf Homes is designed by the architectural firm Champan Taylor.

The prospective buyers shall visit the site to satisfy himself/herself with respect to the flat being applied for, and no claim of refund/transfer/interchange of flats shall be entertained after allotment of the flat.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

APPLICATION-CUM-REGISTRATION FORM FAB LUXE RESIDENCES

Dear Sir,

I/We, the undersigned, request that a Residential Flat may be allotted to me/us as per the terms and conditions, which I/We have understood and shall abide by as stipulated by the Receiver appointed by the Hon'ble Supreme Court of India.

1. DETAILS OF APPLICANT(S)

A. FIRST/ SOLE APPLICANT

Mr./Mrs./Ms.

Son/Wife/ Daughter of Mr.

Nationality Date of Birth: Day Month Year

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

If Others (please specify):

AADHAR CARD No. PASSPORT No./PIO Card No.

Occupation:

Employed ☐ Self-Employed ☐ Professional ☐ Others (Specify)

Profession:

Income Tax Permanent Account Number

E-mail: Fax:

Mobile No. Alternate Mobile No.

Present Communication Address:

City: State: Pin:

Permanent Address:

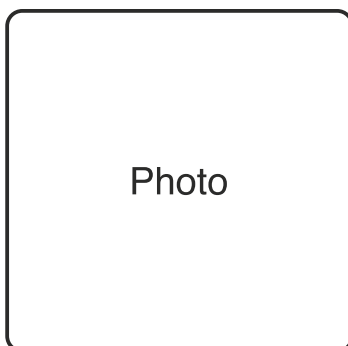
City: State:

Pin: Country:

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT



Photo

Office Address: (with Name of Organization):

City: State:

Pin: Country:

E-mail: Fax:

Mobile No. Alternate Mobile No.

IN CASE OF COMPANY/HUF/LLP/PARTNERSHIP FIRM

Name of organization applying for allotment

Reg. Office address

Date of Incorporation PAN.

Authorized Signatory Name

E-mail: Mobile:

B. SECOND/JOINT APPLICANT

Mr./Mrs./Ms.

Son/Wife/ Daughter of Mr.

Nationality Date of Birth: Day Month Year

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

If Others (please specify)

AADHAR CARD No. PASSPORT No./PIO Card No.

Occupation:

Employed ☐ Self-Employed ☐ Professional ☐ Others (Specify)

Profession:

Income Tax Permanent Account Number

E-mail: Fax:

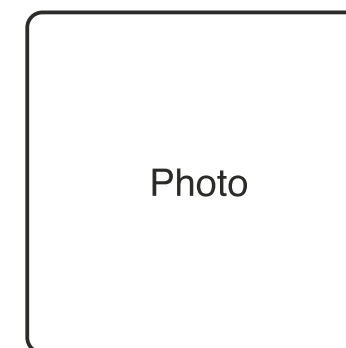
Mobile No. Alternate Mobile No.

Present Communication Address:

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT



Photo

City: State :

Pin : Country :

Permanent Address:

.....

.....

City: State:

Pin : Country:

Office Address: (with Name of Organization):

.....

.....

City: State:

Pin: Country:

E-mail: Fax:

Mobile No. Alternate Mobile No.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

1. Details of Unit Applied For

Project Name: Aspire Golf Homes, Sector-4, Greater Noida (West), Uttar Pradesh

Unit No.: Floor:

Tower Name: Super Area: (In Sq. ft.)

2. Total Cost

(including 3 KVA Power Backup, Electricity Infrastructure 5 KVA, EDC/IDC, Firefighting

Charges, 1 Car Parking, Club Membership, PLC, and Maintenance Charges for 2 years)

Rs. (Rupees.

..... (GST additional, if applicable)

Note:

1. Charges for any extra power backup exceeding 3 KVA are Rs. 35,000/- per KVA (GST additional).
2. Charges for extra car parking @ Rs. 3,50,000/- (GST additional).
3. Dual meter charges and security deposit are directly payable to the concerned electricity department.
4. IFMS @ Rs. 25/- per square foot payable at the time of offer of possession.
5. Lease rental, as per actuals, shall be payable directly to the Ld. Court Receiver/GNIDA.

3. Applicant's RTGS/NEFT Details

- Beneficiary Name:
- Bank Name:.....
- Branch Address:
- Account Number:
- IFSC Code:

4. Payment Plan:

CLP ☐ Flexi ☐

(As per Annexure attached)

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

PAYMENT OF BOOKING AMOUNT

I/We remit herewith a sum of Rs.

(Rupees.

by Cheque/Bank Draft/RTGS/NEFT

dated drawn on Bank payable

at Delhi/Noida, as part of earnest money.

I/We agree to pay the instalments of the Total Cost immediately as and when due, as stipulated in the Payment Plan form attached.

DECLARATION

I, the applicant, do hereby declare that all information provided above is true, accurate, and correct to the best of my knowledge and belief. I further affirm that no material fact has been concealed or misrepresented. I understand and acknowledge that the information furnished herein is irrevocable and shall form the basis for evaluation of my application.

Date:

Place:

(Sole/First Applicant Signature)

(Joint/Co-Applicant Signature)

NSSP Code

Channel Partner Code

Team Head / Broker Code

Sales Executive code

Sales Executive Signature

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

Ld. Court Receiver's Bank Details:

Account Title	Receiver Amp New Unit Sale of Golf Homes Phase III Account
Bank Name	UCO BANK
Branch	Supreme Court, Tilak Marg, New Delhi
A/c No	02070210004531
IFSC Code	UCBA0000207

All payments must be made only through Cheque/DD/RTGS/NEFT in favor of "Receiver Amp. New Unit Sale – Aspire Golf Homes Phase – III Account", payable at Delhi, and no other mode of payment shall be accepted.

In case of dishonor of cheque, booking shall stand cancelled.

Annexure:

1. Payment Plan

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

Documents to be Submitted Along with the Application Form

For Residents of India

- a) Copy of PAN Card.
- b) Copy of Aadhar Card / Address Proof.
- c) Photographs of all applicants.
- d) Proof of payment made against booking amount.

Partnership Firm

- a) Copy of PAN Card of the Partnership Firm.
- b) Copy of Partnership Deed.
- c) Proof of Registered Office.
- d) If a partner has signed the documents, an authority letter from other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company

- a) Copy of PAN Card of the Company.
- b) Articles of Association & Memorandum of Association duly signed by the Company Secretary/Director.
- c) Board Resolution authorizing the signatory of the application form to buy property on behalf of the company.

NRI / Foreign National of Indian Origin

- a) Copy of the individual's passport.
- b) In case of demand draft, confirmation from the banker stating that the DD has been prepared from the proceeds of NRI/NRO account of the applicant.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

A. Section I: Instructions to the Applicants

1. Definitions

The key definitions for the purpose of this application form are as follows:

- a) "Authority" means the Ld. Court Receiver/Noida/Greater Noida Industrial Development Authority.
- b) "Allotment Letter" is the letter issued to the Allottee confirming the allotment under a particular sale for which application was submitted.
- c) "Allotment Money" is the amount as prescribed in the scheme and is required to be deposited by the Allottee within the given time period.
- d) "Allottee" is the person whose application for allotment has been approved by the competent Authority.
- e) "Contract" means the Contract signed by the Parties and all attached documents.
- f) "Day" means a calendar day.
- g) "Government" means the Government of India/Government of Uttar Pradesh.
- h) "Lease Rent" is the amount paid by the Lessee to the Lessor as rental against the property allocated to the Lessee.
- i) "Lease Deed" is a contractual agreement by which the Lessor conveys a property to the Lessee for a limited period, subject to various conditions, in exchange for Lease Rent, while retaining ownership.
- j) "Lessee" is the person/entity who holds the lease of a property.
- k) "Lessor" refers to the person/entity who leases or rents a property to another; in this case, the owner is the Ld. Court Receiver appointed by the Hon'ble Supreme Court of India.
- l) "Transfer Deed" is a contractual agreement by which a property (herein, flat) is transferred from its legal Lessee to another party.
- m) "Mutation Letter" is the letter issued by the competent Authority for change of name on a property.

2. Eligibility

- a) An individual who has attained the age of majority, whether an Indian citizen or a foreign citizen of Indian origin, 21 years on the date of submission of the Application, and possesses a valid PAN issued by the Income Tax Department.

Foreign Citizen Clause:

A foreign citizen shall be deemed to be of Indian origin if he/she has held an Indian passport at any time, or if he/she or his/her father or grandfather was an Indian citizen by virtue of the Constitution of India or the Citizenship Act, 1955.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- b) Joint application is permitted.
- c) An individual in a group of 10 or more persons/members of Government Departments/PSUs/ Banks/Insurance Companies/Private Limited Companies/Reputed Institutions/Autonomous Bodies of Government, etc.
- d) The Ld. Court Receiver, appointed by the Hon'ble Supreme Court, may, at its discretion, relax or change any of the above conditions without assigning any reason.

3. Language and Currency

The document and all related correspondence for this sale shall be in English.
The currency for the purpose of this scheme shall be Indian National Rupee (INR).

4. Applicant's Responsibility

- a) It shall be deemed that before submitting the application, the Applicant has made complete and careful examination of:
 - (I) The eligibility criteria and other information/requirements in the sale brochure and site visit.
 - (ii) All other matters that may affect the Applicant's performance under the terms of this information catalogue, including all risks, costs, liabilities, and contingencies.
- b) The Ld. Court Receiver appointed by the Hon'ble Supreme Court of India shall not be liable for any mistake, error, or neglect by the Applicant.

5. Allotment Process

Housing units shall be allotted on a first-come, first-served basis, subject to submission of a duly filled application form with signatures on all pages along with requisite documents.

6. Application Procedure

- a) The completed Application Form shall be duly signed by the Applicant(s) and submitted together with the Cheque/Demand Draft/Pay Order/authorized electronic transfer for the amount of Booking Amount as shown in the Payment Schedule. The receipt of payment shall be generated only upon clearance and credit of the payment in the account specified herein.
- b) Allotment shall be done as per the procedure of the Ld. Court Receiver or authorized officer (Supreme Court of India). The Applicant(s) shall be referred to as "Allottee(s)" when the unit is allotted by the Ld. Court Receiver or authorized officer (Supreme Court of India) vide the Allotment Letter.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

7. Mode of Payment

All payments towards the purchase of the residential unit can be made only through Cheque/ Demand Draft/RTGS/NEFT and only in favor of the Ld. Court Receiver's bank account.

8. Surrender of Allotment

The Allottee/Lessee may surrender the premises subject to the following deductions:

- a) The Applicant(s) may withdraw their application within 30 (thirty) days of submission of the Application Form and may receive a full refund of the Booking Amount without interest and without deduction of cancellation charges, after receipt of communication of withdrawal by the Applicant(s), subject to the terms mentioned herein. Taxes, cess, levies, charges, etc., paid on such Application Money shall not be refunded.
- b) If the Applicant(s) withdraw their application after allotment of the unit, the Ld. Court Receiver shall forfeit 10% of the total cost of the unit paid by the Applicant and may refund the remaining amount paid, without interest, after receipt of the withdrawal communication. Taxes, cess, levies, charges, etc., paid on such booking amount shall not be refunded, in addition to the 10% deduction of the total cost of the unit.

B. Section II: General Terms and Conditions

1. Execution of Lease Deed

- a) The Ld. Court Receiver shall issue a Possession Offer Letter for the execution of the Lease Deed to the Allottee within 15 days from the date of receiving the lease plan from the concerned department.
- b) The Allottee is required to execute the Lease Deed and take physical possession within 60 days from the date of issue of the Possession Offer Letter.
- c) The Allottee shall deposit the due stamp duty (stamp duty calculation should also be verified from the concerned Sub-Registrar, Noida/Greater Noida by the Allottee himself/themselves) for the Lease Deed in the treasury of the concerned district of Noida or Greater Noida and shall produce a certificate to that effect in the relevant department at the Ld. Court Receiver's office within 60 days from the issue of the Possession Offer Letter.
- d) In case of failure to execute the Lease Deed and take possession within the above-stipulated time period, the allotment may be cancelled and the entire amount deposited with the Ld. Court Receiver shall be forfeited.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- e) In the event of failure to execute the Lease Deed, the Allottee shall be liable to pay administrative charges at the rate of 1% of the total premium of the residential unit for one month from the due date given for execution of the legal documents. For each month of extension, 1% of the total premium of the residential unit shall be levied as administrative charges.
- f) If the Allottee fails to execute the legal documents within the extended time (maximum period of 1 year), action for cancellation of allotment and forfeiture of deposited money shall be taken.

2. Documentation Charges

- a) The cost and expenses of preparation, stamping, and registering the legal documents and their copies, and all other incidental expenses, shall be borne by the Allottee, who shall also pay the stamp duty on transfer of immovable property or any other duty/charge that may be levied by an Authority empowered in this behalf. The rate of stamp duty shall be applicable as per the notifications issued by the State Government from time to time.

3. Period of Lease

The period of lease is 99 years from the date of execution of the Lease Deed of the erstwhile Amrapali Group.

4. Lease Rent

The allotment of the housing unit will be given to the Allottee on a lease of 99 years from the date of allotment to the erstwhile Amrapali Group, and the lease rent shall be payable directly to the Noida/Greater Noida Authority.

5. Possession of the Housing Unit

- a) Possession of the allotted flat will be handed over to the Lessee after execution and registration of the Lease Deed.
- b) Execution and registration of the Lease Deed can be done only after full payment of all dues.
- c) For the purpose of payment of Lease Rent and other statutory or scheme compliance, possession shall be deemed from the due date of execution of the Lease Deed.

6. Maintenance

- a) The Lessee will keep the demised premises and buildings:
- (I) At all times in a state of good condition and substantial repair, and in good sanitary condition, to the satisfaction of the Lessor.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- (ii) The available facilities and surroundings neat, clean, healthy, and safe at all times, according to the convenience of the inhabitants of the place.
- b) The Lessee shall abide by all regulations, building regulations, guidelines, and rules made therein.
- c) The Lessee shall not display or exhibit any posters, statues, or other articles which are repugnant to morals or are indecent or immoral.
- d) The Lessee shall not display or exhibit any advertisement or placard on any part of the exterior wall of the building, except where constructed over the demised premises or at a place specified by the Lessor.
- e) In case of non-compliance with these terms and conditions or any directions of the Hon'ble Supreme Court of India, the Ld. Court Receiver or the Authorized Officer of the Hon'ble Supreme Court of India shall have the right to impose penalties as deemed just and expedient by recording reasons.
- f) For proper maintenance and security, the Allottees of the block/sector shall constitute an RWA. In some projects, an RWA has already been formed and is functional. Until the RWA is functioning, decisions of the Ld. Court Receiver shall be binding on all Allottees.

7. Transfer of Unit

Subject to the following conditions, an Allottee/Lessee may sell/transfer the unit allotted by the Authority to any other person eligible to apply as per the eligibility criteria:

- a) Application for transfer shall be submitted on the prescribed Transfer Application Form along with transfer charges of Rs. (Rupees..... only) plus applicable GST.
- b) Addition or deletion of names of blood relations of the Applicant(s), and/or any modification, rectification, or amendment to the documents, shall be subject to payment of administrative charges of Rs. 75,000/- (Rupees Seventy-Five Thousand only) plus applicable GST. These charges are subject to change from time to time.
- c) The Transfer Application Form must be duly filled and accompanied by:
- No Dues Certificate from Accounts up to date
 - Last paid water bill/electricity bill
 - NOC from the Developer
- d) Photograph and signature of the Transferor(s)/Transferee(s) must be self-attested on the application form.
- e) The housing unit may be transferred only for residential purposes.
- f) Transfer of partial area of a flat shall not be considered.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- g) Administrative/transfer charges once deposited will not be refunded or adjusted even if the transfer does not materialize due to disputes between parties or withdrawal of transfer application. Once submitted, a transfer application may be withdrawn only with consent of both Transferor and Transferee. In case of dispute, orders of a competent court shall be required.
- h) Once the transfer is approved, the Transfer Memorandum is issued, and the Transfer Deed is executed, all assets and liabilities of the unit shall pass to the transferee.
- i) The transfer of property is an act between the Transferor(s) and Transferee(s). Any liens, claims, damages, compensation, adverse court orders, etc., arising subsequently shall be the sole liability of the Transferee(s). The Ld. Court Receiver shall remain indemnified.
- j) The Lessee/Transferee shall execute the Transfer Deed after paying the transfer charges within 90 days from the date of issue of the Transfer Memorandum. The Transfer Memorandum shall be valid for 90 days. If the Allottee fails to execute the Transfer Deed within 90 days, extension charges and penalties as per prevailing policy shall apply.
- k) If the Transfer Deed is not executed within the grace period, the Allottee must apply afresh and pay additional administrative charges and processing fees as per prevailing orders.

8. Mutation of Unit

In the event of the death of the Allottee/Lessee, transfer of the housing unit to the Allottee's/ Lessee's legal heirs will be allowed with prior written permission of the Authorized Officer, subject to fulfillment of the prescribed conditions prevalent at the time of grant of permission.

9. Misuse, Additions, Alterations, etc.

- a) The Allottee/Lessee shall not use the allotted housing unit for any purpose other than residential. The Lessee/Allottee shall not divide the unit or amalgamate it with any other unit without prior written permission of the Court Receiver or the Authorized Officer of the Hon'ble Supreme Court of India. In case of violation, the allotment shall be liable to cancellation, and possession of the premises along with any structure thereon shall be resumed by the Hon'ble Supreme Court of India.
- b) The Allottee/Lessee shall not be permitted to change the specifications made in the unit.
- c) In case of any violation of any regulation/direction, if the defect is not compoundable or cannot be rectified by the Ld. Court Receiver, the expenses incurred in carrying out such rectification work will be recovered from the Allottee/Lessee.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

10. Liability to Pay Taxes

The Allottee/Lessee shall be liable to pay all rates, taxes, charges, user fees, and assessments of every description imposed by any authority empowered in this behalf, in respect of the residential unit, whether imposed on the residential unit or the building constructed thereon.

11. Overriding Power Over Dormant Properties

The Lessor reserves the right to all mines, minerals, coal, washing gold, earth oils, and quarries in or under the residential unit, and full right and power at any time to do all acts necessary for searching, obtaining, removing, and enjoying the same without providing or leaving any vertical support for the surface of the unit or any structure standing thereon.

The Lessor shall make reasonable compensation to the Allottee/Lessee for damages directly caused by exercise of these rights. The decision of the Ld. Court Receiver of the Hon'ble Supreme Court of India on the amount of such compensation shall be final and binding.

12. Cancellation of Allotment

In addition to other specific clauses relating to cancellation, the Developer shall be free to cancel the allotment in the following cases:

- a) Allotment obtained through misrepresentation or suppression of material facts.
- b) Any violation of directions/rules issued by the Hon'ble Supreme Court of India or any statutory body.
- c) Default by the Applicant/Allottee/Lessee due to breach or violation of terms and conditions of registration/allotment/lease, or non-deposit of instalments.

In such cases, the entire deposits up to the date of cancellation shall be forfeited, and the Allottee/Lessee shall have no right to claim compensation.

13. Restoration of Allotment

The Developer may cancel a housing unit for breach of terms of the Allotment Letter/Lease Deed/Transfer Deed. However, the Developer may restore the residential unit at its discretion, subject to the following conditions:

- a) The application for restoration shall be made within 30 days from the date of cancellation.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- b) The Allottee shall pay restoration charges @ 10% of the total premium of the unit at the prevailing rate at the time of restoration.
- c) The Allottee must make all outstanding payments—dues, penalties, interest, etc.
- d) The Allottee must pay time extension charges as per the terms of allotment/lease.
- e) If any court case is pending before any court, it must be withdrawn by the Allottee. All legal expenses shall be borne by the Allottee.

If allotment was cancelled due to illegal/unauthorized activities, restoration shall be considered only on submission of an affidavit undertaking not to carry out such activities.

14. Other Clauses

- a) The Authorized Officer reserves the right to make additions, alterations, or modifications to the terms and conditions of allotment from time to time as considered just and expedient.
- b) In case of any increase in land acquisition/land purchase cost/ex gratia/no-litigation incentive to farmers by order of the Court, Hon'ble Supreme Court of India, or State Government, the Allottee/Lessee shall pay the additional amount proportionately, as per the cost of land and terms prevalent at the time of allotment.
- c) In case of any clarification or interpretation regarding these terms and conditions, the decision of the Court Receiver or Authorized Officer of the Hon'ble Supreme Court of India shall be final and binding.
- d) If due to unavoidable circumstances the residential units cannot be allotted, the registration money deposited by the Applicant shall be refunded; however, no interest shall be paid.
- e) If due to “Force Majeure” or circumstances beyond control, the unit cannot be allotted, the entire registration money or deposit (depending on stage of allotment) shall be refunded.
- f) Any dispute between the Lessor, Developer and Lessee/Sub-Lessee/Allottee/Applicant shall be subject to the territorial jurisdiction of courts at New Delhi or courts designated by the Supreme Court of India.
- g) Housing units may also be jointly owned by husband and wife.
- h) Mere deposit of registration amount shall not constitute a right to allotment.
- i) All arrears due to the Lessor are recoverable as arrears of land revenue.
- j) For serving any notice/correspondence/letter on the Allottee, the address/mobile number/ email ID given in the application shall be treated as final. Service of notice sent to such address shall be deemed sufficient.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT

- k) Based on land availability, the number of units available for allotment may be increased or reduced at the discretion of the Ld. Court Receiver/Hon'ble Supreme Court of India.
- l) The Applicant provides full consent and expressly agrees that the Developer may record, display, publish, and/or use the Applicant's personal details—name, photograph, flat number, and status as Applicant/Customer/Purchaser/Investor—for project-related promotional, advertising, and marketing purposes (print, digital, website, social media, or any lawful mode). The Applicant shall not raise any objection or claim for such usage undertaken in good faith.
- m) In the event of variation due to enhancement in construction and development cost, the final price/cost may vary at the time of handing over possession. The Allottee shall pay such amount as and when demanded.
- n) The Applicant(s) acknowledge it is their sole responsibility to comply with FEMA, 1999, rules and regulations, including obtaining permissions as required. Any change in citizenship/residential status must be promptly disclosed. Communications sent to the last recorded contact details shall be deemed duly served.
- o) The Applicant(s) declare that the funds paid or to be paid for the unit are not proceeds of any scheduled offence and do not violate the Prevention of Money Laundering Act, 2002 (PMLA). If any violation is discovered or notified by authorities, the application may be rejected/cancelled without liability.
- p) The Applicant(s) agree and acknowledge that they shall be bound by the terms of the bid documents, Letter of Intent, and all tender-related documents issued by NBCC in connection with the e-auction for sale of residential units in “Aspire Golf Homes Part II”, awarded to the Developer.
- q) All disputes are subject to New Delhi Jurisdiction and disputes to be resolved as per Arbitration of Conciliation Act solely at New Delhi Jurisdiction.

Sole/First Applicant Signature

Joint/Co-Applicant Signature

HON'BLE SUPREME COURT OF INDIA MONITORED HOUSING PROJECT



You've counted minutes.
Now, collect moments.

You've survived chaos.
Now, thrive in calm.

You've moved through noise.
Now, find your rhythm.

The Grand Rhythm *of* Life.

“LUXURY MUST BE COMFORTABLE, OTHERWISE IT IS NOT LUXURY.”
~COCO CHANEL

