

BOOKING APPLICATION FORM

Serviced Apartments Project

This application for booking of an apartment in the '**Serviced Apartments Project**', Gurugram, Haryana, is subject to fulfillment by the applicant(s) of all the terms and conditions set out herein. The applicant(s) are requested to read this Booking Application Form ("**Application**") carefully before signing it. By signing this Application, the applicant(s) would be deemed to have read, understood and accepted all the terms and conditions contained herein. No corrections/ cancellations/ alterations/ modifications etc., to this Application is permitted.

APPLICATION FOR BOOKING OF APARTMENT

To,

IREO PVT. LTD.

Ireo Campus, Archview Drive, Ireo City,
Golf Course Extension Road, Sector – 59,
Gurugram-122101, Haryana, India

Sub: APPLICATION FOR BOOKING OF APARTMENT IN THE PROJECT NAMEDLY ‘SERVICED APARTMENTS PROJECT’, LOCATED AT SECTOR 59, DISTT. GURUGRAM, HARYANA (“PROJECT”) AND DEVELOPED/ BEING DEVELOPED BY M/S IREO PVT. LTD. (“PROMOTER”).

Dear Sir,

I/We (also referred to as the “**Applicant**”) wish to apply for an apartment in your aforesaid Project as per the carpet area, size and the Payment Plan opted by me/us as per details mentioned in Annexure-B (hereinafter referred to as the said “**Apartment**”):

I/We am/are enclosing herewith Cheque/ Draft/ Pay order No. _____ dated _____ for Rs. _____/- (Rupees _____ only) drawn on _____ (Bank & Branch) in favour of _____ payable at _____, which may please be treated as part of non-refundable Booking Amount for the said Apartment.

My/Our Particulars are as under:¹

1. SOLE/FIRST APPLICANT

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth/ Incorporation _____ Nationality _____

Self Attested
Photograph of Sole/
First Applicant

Occupation:

Service () Professional () Business ()
Student () Housewife () Other _____

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()
Overseas Citizen of India (OCI) () Other (please specify) _____

Current country of residence _____

Principal Bank a/c no. held in the country of residence _____

Marital Status: Married () Unmarried ()

Permanent Account No. _____ **Aadhar No.** _____

(In case of Resident Citizen only, for others, please attach copy of passport/ PIO Card)

Correspondence/ Registered Address:

¹ It is mandatory to fill in the requisite information in all the columns for all applicants.

Applicant(s)

City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

Name of the Organisation: _____
Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

2. SECOND/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth/ Incorporation _____ Nationality _____

Self Attested
Photograph of
Second Applicant

Occupation:

Service () Professional () Business ()
Student () Housewife () Other _____

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()
Overseas Citizen of India (OCI) () Other (please specify) _____

Current country of residence _____

Principal Bank a/c no. held in the country of residence _____

Marital Status: Married () Unmarried ()

Permanent Account No. _____ **Aadhar No.** _____

(In case of Resident Citizen only, for others, please attach copy of passport/ PIO Card)

Correspondence/ Registered Address:

City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

Name of the Organisation: _____
Designation: _____ **Address:** _____

Applicant(s)

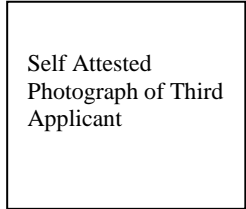
City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

3. THIRD/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth/ Incorporation _____ Nationality _____



Occupation:

Service () Professional () Business ()
Student () Housewife () Other _____

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()
Overseas Citizen of India (OCI) () Other (please specify) _____

Current country of residence _____

Principal Bank a/c no. held in the country of residence _____

Marital Status: Married () Unmarried ()

Permanent Account No. _____ **Aadhar No.** _____

(In case of Resident Citizen only, for others, please attach copy of passport/ PIO Card)

Correspondence/ Registered Address:

City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

Name of the Organisation: _____

Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Phone (with STD/ISD Code) _____ Mobile _____ Fax _____

4. ADDRESS FOR COMMUNICATION

Applicant(s) _____

5. DETAILS OF IREO PROPERTIES, IF ANY, ALREADY PURCHASED

I/We understand and agree that this Application for booking of the said Apartment is subject, inter alia to the following amongst other terms and obligations to be observed by me/us, and I/we further agree and undertake to abide by all these terms, conditions and obligations:

01. I/We declare that I/we am/are competent to make and submit the present Application for booking of the said Apartment in the Project and there is no legal, regulatory or statutory impediment or restriction on my/our making this Application or the payment tendered hereunder.
02. The Promoter has apprised me/us that the **“Serviced Apartments Project”** (or in short the **“Project”**) is a part of the Total Project, being Phase 2 of the Total Project. The Total Project is being developed by the Promoter in the revenue estate of Village Ullawas and Behrampur, Tehsil Sohna, Sector-59, District Gurugram, Haryana, India, on a land parcel of approximately 3.937 acres (subject to acquisition and license of additional land/s) under license No. 56 of 2010 granted by the Director General Town and Country Planning, Haryana, Chandigarh (**“DGTCP”**) and since renewed.

The Total Project is presently proposed to comprise of (i) 01 (One) high rise building having serviced apartments, (ii) low rise development comprising of retail and entertainment areas (**“Retail”**), (iii) Other Amenities, and (iv) common areas and facilities comprised in the Total Project (subject to change/increase depending on market conditions and approvals). The Total Project is being developed in 2 phases. Phase 1 of the Total Project shall comprise of Retail along with multi-level basements, part of Other Amenities (excluding Chargeable Facilities) and the Common Area Facilities; and Phase 2 i.e. the **‘Serviced Apartments Project’** shall comprise of the serviced apartments, part of Other Amenities (including the entire Chargeable Facilities) and the Common Areas and Facilities.

03. The Promoter has filed/is in the process of filing an application to the DGTCP, for change of developer and assignment of the development rights/ marketing rights to the Promoter in respect of the license in accordance with the Beneficial Interest Policy issued by the State Government dated 18.02.2015, regarding change in beneficial interest of an existing developer.
04. I/ We understand that the majority of the serviced apartments will be under a Rental Pool (**‘MSA-Rental Pool’**), and a few serviced apartments will be for self-use (**‘MSA-Self –Use’**). The MSA-Rental Pool serviced apartments along with Chargeable Facilities and Other Facilities such as lobby, back of house areas, etc. shall be operated in a similar manner like a hotel, specializing for long stay of customers/guests. The revenues (profit or loss) from the activities associated with the operation and management of the MSA-Rental Pool and the Chargeable Facilities, after deduction of all fee, costs, expenses, charges, etc. shall be distributed as per the terms of the rental pool agreement amongst the participating owners of the MSA-Rental Pool serviced apartments. The MSA-Rental Pool serviced apartments shall be managed by an agency appointed by the Promoter (**‘Hotel Management Company’** or in short **‘HMC’**) who shall, on behalf of all the allottees/owners of the Rental Pool serviced apartments, act as the exclusive manager for the management and operation of the Rental Pool in accordance with the terms and conditions set out in the rental pool agreement, an indicative draft copy of which is annexed to the draft Agreement for Sale. The number of serviced apartments and distribution thereof between the MSA-Rental Pool and MSA-Self –Use may vary at the sole discretion of the Promoter in accordance with the requirement of the HMC or as may otherwise be expedient for the fundamental purpose of the rental pool arrangement.

05. I/We have clearly understood that submission of this signed Application and payment by me/us of part Booking Amount shall not constitute a right to allotment of the said Apartment and nor shall it create or result in any obligations on the Promoter towards me/us. I/We understand that the Promoter may at any time and at its sole discretion reject my/our Application without assigning any reasons whatsoever therefor.
06. I/We acknowledge and declare that the Promoter has readily provided me/us with all documents related to the ownership of the land, the license, sanctions, approvals, and plans thereto and also all other documents relating to the right and title of the Promoter and the land owning companies to construct, market, sell, etc. the Apartment/Project. Further, the Promoter has also provided me/us with all information/ clarifications as required by me/us, and that the decision to purchase the Apartment is based solely on my/our own independent investigations, judgement and advice received. I/We confirm that I/we have relied upon the current plans and specifications of the Project as provided by the Promoter and which, as per the Rules, are uploaded/ to be uploaded on the website of the Authority and not upon any sales material, including but not limited to, any advertisement/ brochure/ agreement/ website/ website screen shots/ CGI/ model etc. of the Project which is dated or circulated prior to the date of application for registration of the Project filed with the Authority, and which may still be available/ floating in the market till date. I/We have examined the documents provided by the Promoter and am/are fully satisfied with the same.
07. I/We have been apprised by the Promoter that the Project has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) with the Real Estate Regulatory Authority for the State of Haryana, at Chandigarh, India, (“**Authority**”) on 24.08.2017 under registration no. 102 of 2017. The Project related documents are uploaded/ pending upload by the Authority.
08. I/We declare that I/we have fully satisfied myself/ourselves about the right, title and interest of the Promoter and land owning companies with respect to the land on which the proposed Project is constructed/being constructed as well as the approvals/ consents/ sanctions/ license granted by the DGTCP and/or any other government authority as required. I/We further declare that I/We have satisfied myself/ourselves about the competency of the Promoter and land owning companies to develop and sell the said Apartment/ Project. I/We have understood all the limitations and obligations of the Promoter with respect to the same. I/We have satisfied myself/ ourselves with regard to the authority and appropriate powers vested by the land owning companies with the Promoter inter alia to undertake development, construction, marketing, sale and administration of all the apartments whatsoever in the Project. I/We further acknowledge that the said land owning companies shall be signing as confirming parties in the Agreement for Sale.
09. I/We have also gone through and read the draft Agreement for Sale available at the Promoter’s premises/website and with the RERA Authorities. I/We have fully understood all the terms and conditions contained in the Agreement for Sale and have agreed to the terms therein. I/We agree to sign and execute and get registered, the Agreement for Sale with the Promoter in its entirety and undertake to abide by all the terms and conditions contained therein. I/We further undertake to make payments towards stamp duty, registration charges, administration charges (as may be demanded by the Promoter) and other incidental costs and expenses towards execution and registration of the Agreement for Sale and conveyance deed etc..
10. I/We understand that subject to the terms of the Agreement for Sale, the Total Price of the Apartment inter alia includes the price of the recovery of FAR used in the Apartment, development/ construction of the Apartment, right of usage of the Common Areas and Facilities, Development Charges, GST, Labour Cess, maintenance charges for a period of three (03) months from date of receipt of the occupation certificate/ part thereof, part completion certificate/ completion certificate of the Project, as the case may be, whichever is prior in time, and includes cost for providing within the Apartment, the facilities, amenities and specifications agreed to be provided as per the terms of Agreement for Sale. In addition to the above, I/we agree that I/we shall also be liable to pay the Additional Costs and Deposits (defined hereinafter in Annexure-A hereto).

“Common Areas and Facilities” shall mean the common area and facilities of the Project as defined under Rule 2(1) (f) of the Rules. However for removal of doubt it is clarified that the Common Areas and Facilities shall not include the Other Amenities.

“Rules” shall mean the Real Estate (Regulation and Development) Rules, 2017, for the State of Haryana.

“Other Amenities” shall mean and include the Chargeable Facilities , unallotted covered parkings, roof tops and terraces of the Project buildings except those which are specifically attached to specific units, basement storage, back of house areas, any additional construction from GRIHA FAR, etc None of the afore-said amenities and facilities comprised in the Project shall form a part of the Common Areas and Facilities, subject to applicable provisions of the rental pool agreement, and the Promoter shall be free to deal with them in any manner it deems fit at its sole discretion.

“Chargeable Facilities” shall mean the following facilities along with related areas which shall be used by occupants of MSA-Rental Pool and MSA-Self-Use:

- (a) Restaurant
- (b) Library lounge
- (c) Swimming pool
- (d) Meeting room(s)
- (e) Fitness Centre
- (f) Business Centre
- (g) Any other facility as may be notified by the HMC (defined hereinafter);

Use of the above facilities may attract charges pursuant to the rate card notified by HMC or the Operator, from time to time.

“Development Charges” shall mean and include infrastructure development charges (IDC), infrastructure augmentation charges (IAC), external development charges (EDC), interest paid on EDC/IDC to the Government and/or banks and interest and other costs on the fund deployed by the Promoter to pay EDC, IDC and IAC, at the rate of ___% per annum.

11. I/We acknowledge and understand that this booking and/or the Agreement for Sale to be executed in due course is concerned solely with the conditions for transfer of the said Apartment for the consideration agreed. All the amounts payable by me/us in accordance with the Payment Plan shall be solely in lieu of the consideration for the transfer of an immovable property i.e. the said Apartment and no part of it is being charged as a fee for any kind of service whatsoever or such as may be implied or alleged to be due thereunder or may be deemed to be rendered by the Promoter.
12. I/We also acknowledge and understand that the conveyance of the Apartment is not an automatic or guaranteed result of entering into this booking Application and/or the Agreement for Sale and/or payment of all amounts as stipulated in clause 10 above and in Annexure-A hereto. I/We understand and acknowledge that I/we shall not derive any right, title or interest whatsoever in any immovable property or the said Apartment until its final completion and successful conveyance thereof.
13. I/We further understand and agree that 25% (Twenty Five Percent) of the Total Price of the said Apartment shall be deemed to constitute the **“Booking Amount”**, however, along with this Application I/we are required to pay only ___% of the Total Price to the Promoter. The same shall be considered as part Booking Amount.
14. I/We agree and acknowledge that the Promoter has assured to hand over possession of the Apartment, subject to extension of registration by the Authority, on or before 30.06.2020, unless there is delay or failure due to an event of *“force majeure”*, court orders, or orders by any competent authority(ies), statutory authority(ies), Government policy/ guidelines, decisions, or any other circumstances which may be deemed reasonable by the Authority (hereinafter

collectively “**Force Majeure & Other Conditions**”). If the completion of the Project is delayed due to any of the above conditions, then I/we agree that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment for the period of such delay.

15. I/We further agree that the possession of the Apartment will be transferred to me/us upon receipt of the occupation certificate/part occupation certificate for the Project, only on complete payment of the Total Price, Additional Costs and Deposits and all other dues and liabilities by me/us in accordance with the terms of the Agreement for Sale. Handing over possession of the Apartment to me/us shall further be subject to the execution of all documents of assurance by me/us as may be prescribed by the Promoter including affidavits, undertakings, indemnity bonds, etc.
16. I/We further understand and agree that subject to above if the Promoter fails to offer the possession of the said Apartment by the date specified in clause 14 hereinabove, and I/we do not intend to withdraw from the Project, the Promoter shall pay to me/us interest at the rate prescribed in the Rules for every month of delay, till the offer of the possession of the Apartment, within ninety (90) days of it becoming due. Presently the rate prescribed in the Rules is State Bank of India Highest Marginal Cost of Lending plus 2%.
17. I/We also agree that subject to above, if the Promoter fails to complete or is unable to give possession of the Apartment:
 - (i) in accordance with the terms of the Agreement for Sale, duly completed by the date specified in clause 14 hereinabove; or
 - (ii) due to discontinuance of its business as a developer on account of suspension or revocation of the registration under the Act;the Promoter shall be liable, on demand to me/us, in case I/we wish to withdraw from the Project, without prejudice to any other remedy available, to return the total amount paid by me/us in respect of the Apartment with interest at the rate prescribed in the Rules within ninety (90) days of it becoming due, save and except in cases where renewal of registration has been obtained or has been applied for, which includes a period of ninety (90) days for filing for renewal of registration, and also includes the period taken for the renewal of the license granted by the DGTCP which has been duly applied for with the applicable authority, in an event where the application/ grant of registration under the Act is pending for want of such renewal.
18. In the event I/we withdraw our Application, or if I/we do not accept the allotment made by the Promoter on my/our Application, the Promoter shall be entitled to forfeit the part Booking Amount paid along with this booking Application. Further, if I/we fail to make payments for 02 (two) consecutive demands made by the Promoter as per the Payment Plan, despite having been issued notice in that regard, I/we shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules for the period of delay. In case of default by me/us under the condition listed above continues for a period beyond ninety (90) days after notice from the Promoter in this regard, the Promoter may cancel the allotment of the said Apartment in my/our favour and refund the money paid by me/us to it by deducting the Booking Amount, the interest component on delayed payment, brokerage/ commission/ charges, Taxes (if any) and any other dues & charges payable to the Promoter. The Promoter shall intimate me/us about such termination at least 30 (thirty) days prior to such termination. In such event, I/we shall be left with no right, interest, claim or lien on the proposed said Apartment or its booking or otherwise on the Promoter in any manner whatsoever. The Promoter may alternatively, in its sole discretion, instead decide to enforce the payment of all its dues from me/us by seeking specific performance.
19. I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address given above and any notices/ letters sent by the Promoter to the above address shall be valid intimation to all of us regarding the contents therein.
20. In case my/our Application for booking of the said Apartment is accepted and the Promoter makes an allotment, then I/we undertake to execute all documents/ agreements as per the Promoter's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Promoter in due course.

21. I/We have sought detailed explanations and clarifications from the Promoter prior to making this Application and the Promoter has readily provided such explanations and clarifications to me/us and after giving careful consideration to all the facts, terms and conditions, I/we have signed this Application and paid part of Booking Amount for allotment of the said Apartment. I/We further undertake and assure the Promoter that in the event of rejection of my/our Application for booking by the Promoter, or in the eventuality of forfeiture of my/our Booking Amount in accordance herewith, I/we shall be left with no right, title, interest or lien under this Application or otherwise against the said Apartment or the Project.
22. I/We understand and agree that if I/we fail to execute and/or return all the copies of the duly executed Agreement for Sale to the Promoter within 30 days from the date of the communication by the Promoter in this regard, then this Application is liable to be treated as cancelled/ terminated at the sole discretion of the Promoter and the Booking Amount shall stand forfeited/payable and I/we shall be left with no rights or interest or claims in the said Application/ Apartment. No compensation or interest or any charges whatsoever shall be paid by the Promoter to me/us.
23. All or any disputes arising out of or touching upon or in relation to the terms of this booking Application and/or the Agreement for Sale or its termination including the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions failing which the same shall be settled through the Adjudicating Officer appointed under the Act. The existence of any dispute or the initiation or continuance of any legal proceedings shall not allow or entitle me/us to avoid, postpone or delay the performance of any of my/our obligations pursuant to or under this booking and/or the Agreement for Sale.
24. I/We also agree that the rights and obligations under or arising out of this booking and/or the Agreement for Sale shall be construed and enforced in accordance with the laws of India.

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Channel Partner, (if any), Name: (Sign and put rubber stamp)
Telephone/ Mobile Number:
Permanent Account No. _____ GST No. _____

Thanking you,
 Yours faithfully,

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

Date:
 Place:

Note:

- 1) All payments to be made by the Applicant unless specified otherwise in writing by the Promoter, shall be vide a demand draft/ banker's cheque/ ordinary cheque payable at par at _____,or online payment (as applicable) in favour of "_____". All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment and exchange rates prevailing as on such date shall be applicable for payments made in foreign currency.
- 2) In case the cheque comprising part Booking Amount/ registration amount is dishonoured due to any reason, the Promoter reserves the right to cancel the booking without giving any notice to the Applicant.
- 3) Applications without photographs and/or complete information of the Applicant shall be considered as incomplete and may be rejected by the Promoter at its sole discretion.
- 4) In accordance with internationally accepted conversion rates, the measure of 1 (one) square feet (sq. ft.) wherever used shall be equal to 0.09290304 square meters (sq. mtrs.), and the measure of 1 (one) acre shall be equal to 4046.8564224 square meters (sq. mtrs.).
- 5) Documents required at the time of booking:²
 - a. Cheque/ draft towards part Booking Amount.
 - b. PAN No. & Copy of PAN Card/ Undertaking.
 - c. Aadhar No. & Copy of Aadhar Card.
 - d. For Companies: Copy of Memorandum and Articles of Association, certified copy of Board Resolution, Form 18 and Form 32.
 - e. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/ authorization from all the partners.
 - f. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE/ NRO/ A/c/ FCNR A/c.
 - g. For NRI: Copy of passport and payment through their own NRE/ NRO A/c/ FCNR A/c.
 - h. One photograph of each Applicant.
 - i. Address/Identity Proof: Photocopy of Passport/ Electoral Identity Card/ Ration Card/ Driving License/ PIO Card/ OCI Card etc.
 - j. Specimen signatures duly verified by bankers (in original).
 - k. If the first Applicant is a minor, then proof of age and address of natural guardian to be furnished.

²All copies of documents wherever required, should be self-attested.

ANNEXURE-A

The Total Price for the Apartment along with exclusive right to use the Parking/s (if applicable) is Rs. _____ (Rupees _____ only) ("**Total Price**").

The description of the Apartment along with the Parking/s allocated with it is as below:

Block/ Building/ Tower No. _____ Apartment No. _____

Type _____

Floor _____

Carpet Area _____ sq. mtrs (_____ sq. ft.)

Parking/s (if applicable) _____

The break-up of the Total Price is set out herein below:

S.No	Break up of Total Price	Amount
1.	Basic Sale Price	
2.	Charges for exclusive right to use the Balcony(ies)/ Open Terrace(s)/ Garden(s)	
3.	Charges for right to use Common Area and Facilities	
4.	Maintenance charges in accordance with clause 10 of-the booking Application	
5.	Development Charges:	
	a. External Development Charges (EDC)	
	b. Infrastructure Development Charges (IDC)	
	c. Infrastructure Augmentation Charges (IAC)	
	d. Interest paid/payable on EDC/IDC/IAC to the Government and/or banks, and interest and other costs on the fund deployed by the Promoter to pay EDC, IDC and IAC calculated at ____% per annum.	
	e. any other charges to the Government/ DGTCP etc.	
6.		
	a. Goods and Services Tax (" GST ")	
	b. Labour Welfare Cess (" Labour Cess ") under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996	
7.	Charges for the exclusive right to use the Parking/s :	
	Parking 1	
	Parking 2	
	Parking 3	
	Parking 4	
Total Price		

Carpet Area of _____ sq. mtrs (_____ sq. ft.) is equivalent to Super Area of _____ sq. mtrs (_____ sq. ft.)

Explanation:

- (i) The Total Price as mentioned above includes the Booking Amount (as defined in clause 13 hereinabove) to be paid by the Applicant/Allottee to the Promoter towards the Apartment along with the exclusive right to use the Parking/s;
- (ii) The Applicant/Allottee acknowledges that in addition to the payment of the aforementioned amounts comprised in the Total Price, it shall also be liable to make payments towards the following:
 - (a) stamp duty, registration charges, administration charges (as may be demanded by the Promoter) and other incidental costs and expenses towards execution and registration of the Agreement for Sale and the conveyance deed etc.,
 - (b) Wealth tax, government rates and/or taxes on land, fees and/or levies of all and any kinds by whatever name called including enhancements thereof,
 - (c) Initial Working Capital Deposit at an aggregate of Rs. 5,00,000/-,
 - (d) Maintenance charges beyond a period of three (03) months from date of receipt of the occupation certificate/ part thereof, part completion certificate/ completion certificate of the Project, as the case may be, whichever is prior in time, property tax and municipal tax on the Apartment,
 - (e) Taxes other than GST and Labour Cess (GST and Labour Cess being included in Total Price)'
 - (f) various deposits and costs towards installation of piped gas line and meter and consumption thereof,
 - (g) costs incurred towards laying of pipes, ducts, cables, pumps, motors, transformers, electrical panels, switching panels, land, right of way, leasing of land, construction of trenches, structures, roads, street light, security features, etc. from periphery of the Project to city level roads, service supply source such as 220/66/33 KVA switching station/substation, city level water supply, city level sewerage and storm water drain etc.'
 - (h) cost of electrical, water & other meters, connection charges, deposits, security fee, administrative charges paid for connection to electrical, water, telecom, sewerage, storm water systems, etc., and consumption thereof,
 - (i) enhancements in Development Charges and Taxes, including GST and Labour Cess,
 - (j) proportionate cost towards formation and registration of the association of allottees, and
 - (k) any other charges that may be payable by the Applicant/Allottee as per the terms of the Agreement for Sale/ Application, and such other charges as may be demanded by the Promoter.

All the afore-said charges and deposits as mentioned in this para (ii) shall collectively be referred to as the **"Additional Costs and Deposits"**.

ANNEXURE -B

PAYMENT PLAN (Attached): (Please tick appropriate)

Down Payment Plan [] Construction Linked Plan [] Possession Linked Plan []

*Amounts not filled, shall be decided and intimated at a later date. **Non-filled amounts do not mean "NIL"**.

Signatures of: **Sole/First Applicant** **Second Applicant** **Third Applicant**

FOR OFFICE USE ONLY

1. Application received by _____ on _____ (date)
2. Documents: Complete/ Incomplete. (To be completed by _____)
3. Details of Apartment proposed to be allotted:
 - b. Apartment No. _____
 - c. Floor _____
 - d. Tower _____
 - e. Type _____
 - f. Carpet Area _____ sq.mtrs (approx.) [_____ sq. ft (approx.)]
 - g. Exclusive right of use – Balcony(ies) Area (if applicable) _____ sq.mtrs (approx.) [_____ sq. ft (approx.)]
 - h. Exclusive right of use – Open Terrace(s) Area (if applicable) _____ sq.mtrs (approx.) [_____ sq. ft. (approx.)]
 - i. Exclusive right of use – Garden/s Area (if applicable) _____ sq.mtrs (approx.) [_____ sq. ft (approx.)]
 - j. Covered Parking Nos. _____
4. PAYMENT PLAN (Attached): (Please tick appropriate)

Down Payment Plan [] Construction Linked Plan [] Possession Linked Plan []
5. AMOUNT PAYABLE/ RATE APPLICABLE

Total Price of Apartment: Rs. _____ (_____ in words)

S.No	Break up of Total Price	Amount
1.	Basic Sale Price	
2.	Charges for exclusive right to use the Balcony(ies)/ Open Terrace(s)/ Garden(s)	
3.	Charges for right to use Common Area and Facilities	
4.	Maintenance charges in accordance with clause 10 of–the booking Application	
5.	Development Charges:	
	a. External Development Charges (EDC)	
	b. Infrastructure Development Charges (IDC)	
	c. Infrastructure Augmentation Charges (IAC)	
	d. Interest paid/payable on EDC/IDC/IAC to the Government and/or banks, and interest and other costs on the fund deployed by the Promoter to pay EDC, IDC and IAC calculated at ___% per annum.	
	e. any other charges to the Government/ DGTCP etc.	
6.		
	a. Goods and Services Tax (“GST”)	
	b. Labour Welfare Cess (“Labour Cess”) under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996	
7.	Charges for the exclusive right to use the Parking/s :	
	Parking 1	
	Parking 2	
	Parking 3	

	Parking 4	
Total Price		

Carpet Area of _____ sq. mtrs (_____ sq. ft) is equivalent to Super Area of _____ sq. mtrs (_____ sq. ft.)

Explanation:

- (i) The Total Price as mentioned above includes the Booking Amount (as defined in clause 13 hereinabove) to be paid by the Applicant/Allottee to the Promoter towards the Apartment along with the exclusive right to use the Parking/s;
- (ii) The Applicant/Allottee acknowledges that in addition to the payment of the aforementioned amounts comprised in the Total Price, it shall also be liable to make payments towards the following:
 - (a) stamp duty, registration charges, administration charges (as may be demanded by the Promoter) and other incidental costs and expenses towards execution and registration of the Agreement for Sale and the conveyance deed etc.,
 - (b) Wealth tax, government rates and/or taxes on land, fees and/or levies of all and any kinds by whatever name called including enhancements thereof.
 - (c) Initial Working Capital Deposit at an aggregate of Rs. 5,00,000/-,
 - (d) Maintenance charges beyond a period of three (03) months from date of receipt of the occupation certificate/ part thereof, part completion certificate/ completion certificate of the Project, as the case may be, whichever is prior in time, has been included in the Total Price of the Apartment, property tax and municipal tax on the Apartment,
 - (e) Taxes other than GST and Labour Cess (GST and Labour Cess being included in Total Price),
 - (f) various deposits and costs towards installation of piped gas line and meter and consumption thereof,
 - (g) costs incurred towards laying of pipes, ducts, cables, pumps, motors, transformers, electrical panels, switching panels, land, right of way, leasing of land, construction of trenches, structures, roads, street light, security features, etc. from periphery of the Project to city level roads, service supply source such as 220/66/33 KVA switching station/substation, city level water supply, city level sewerage and storm water drain etc.,
 - (h) cost of electrical, water & other meters, connection charges, deposits, security fee, administrative charges paid for connection to electrical, water, telecom, sewerage, storm water systems, etc., and consumption thereof,
 - (i) enhancements in Development Charges and Taxes, including GST and Labour Cess,
 - (j) proportionate cost towards formation and registration of the association of allottees,
 - (k) any other charges that may be payable by the Applicant/Allottee as per the terms of the Agreement for Sale/ Application, and such other charges as may be demanded by the Promoter.

All the afore-said charges and deposits as mentioned in this para (ii) shall collectively be referred to as the **“Additional Costs and Deposits”**.

*If any blanks are not filled, the amounts for the same shall be decided and intimated at a later date.
Non-filled blanks do not mean “NIL”.

6. Mode of Booking:

- i) Direct _____ (Ref. if any) _____
 ii) Channel Partner Name: _____
 iii) HRERA Registration Number _____

7. Application: Accepted/ Rejected

(Concerned Team Member/ Authorized Signatory)
 ** (Sales Team)

** (SALES HEAD)

**if Application is rejected, then please give brief reason and follow up action below:

FOR CRM/SALES ADMINISTRATION OFFICE USE

Check List

1. **Application date** _____
2. **Dealing Executive(s)** _____
3. **Documents completion status:**
 - a. Booking Amount cheque for Rs. _____ cleared on _____
 Less than prescribed amount Excess to prescribed amount
 Equivalent to prescribed amount

 Type of Account: Domestic NRE NRO Foreign
 - b. Identity Proof :
 - c. Address Proof :
 - d. Photographs :
 - e. Signatures :
4. List of documents as required under the Application Form, but not submitted:

5. **Payment Plan (Attached)**

 Down Payment Plan Construction Linked Plan Possession Linked Plan
6. **Amount Payable/ Rate Applicable**

S.No	Break up of Total Price	Amount
1.	Basic Sale Price	
2.	Charges for exclusive right to use the Balcony(ies)/ Open Terrace(s)/ Garden(s)	
3.	Charges for right to use Common Area and Facilities	
4.	Maintenance charges in accordance with clause 10 of-the booking Application	
5.	Development Charges:	

	a. External Development Charges (EDC)	
	b. Infrastructure Development Charges (IDC)	
	c. Infrastructure Augmentation Charges (IAC)	
	d. Interest paid/payable on EDC/IDC/IAC to the Government and/or banks, and interest and other costs on the fund deployed by the Promoter to pay EDC, IDC and IAC calculated at ____% per annum.	
	e. any other charges to the Government/ DGTCP etc.	
6.	a. Goods and Services Tax (“GST”)	
	b. Labour Welfare Cess (“Labour Cess”) under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996	
7.	Charges for the exclusive right to use the Parking/s : Parking 1 Parking 2 Parking 3 Parking 4	
Total Price		

Carpet Area of _____ sq. mtrs (_____sq. ft) is equivalent to Super Area of _____ sq. mtrs (_____sq. ft.)

Explanation:

- (i) The Total Price as mentioned above includes the Booking Amount (as defined in clause 13 hereinabove) to be paid by the Applicant/Allottee to the Promoter towards the Apartment along with the exclusive right to use the Parking/s;
- (ii) The Applicant/Allottee acknowledges that in addition to the payment of the aforementioned amounts comprised in the Total Price, it shall also be liable to make payments towards the following:
 - (a) stamp duty, registration charges, administration charges (as may be demanded by the Promoter) and other incidental costs and expenses towards execution and registration of the Agreement for Sale and the conveyance deed etc.,
 - (b) Wealth tax, government rates and/or taxes on land, fees and/or levies of all and any kinds by whatever name called including enhancements thereof,
 - (c) Initial Working Capital Deposit at an aggregate of Rs. 5,00,000/-,
 - (d) Maintenance charges beyond a period of three (03) months from date of receipt of the occupation certificate/ part thereof, part completion certificate/ completion certificate of the Project, as the case may be, whichever is prior in time, has been included in the Total Price of the Apartment, property tax and municipal tax on the Apartment,
 - (e) Taxes other than GST and Labour Cess (GST and Labour Cess being included in Total Price),
 - (f) various deposits and costs towards installation of piped gas line and meter and consumption thereof,
 - (g) costs incurred towards laying of pipes, ducts, cables, pumps, motors, transformers, electrical panels, switching panels, land, right of way, leasing of land, construction of trenches, structures, roads, street light, security features, etc. from periphery of the Project to city level roads, service supply source such

- as 220/66/33 KVA switching station/substation, city level water supply, city level sewerage and storm water drain etc.,
- (h) cost of electrical, water & other meters, connection charges, deposits, security fee, administrative charges paid for connection to electrical, water, telecom, sewerage, storm water systems, etc., and consumption thereof,
 - (i) enhancements in Development Charges and Taxes, including GST and Labour Cess,
 - (j) proportionate cost towards formation and registration of the association of allottees, and
 - (k) any other charges that may be payable by the Applicant/Allottee as per the terms of the Agreement for Sale/ Application, and such other charges as may be demanded by the Promoter.

All the afore-said charges and deposits as mentioned in this para (ii) shall collectively be referred to as the **“Additional Costs and Deposits”**.

7. **Booking:**

Direct : [] _____
 Channel : [] _____
 Reference : [] _____

8. **Fit for sending Allotment letter [] and Agreement for Sale []**

Payment Plan

* Payment Plan may vary for different purchasers for same sale consideration.