

Applicant's Particulars for Reference and Record

**To be filled in BLOCK LETTERS by the applicant using a BLACK pen.*

SOLE / FIRST APPLICANT DETAILS *(Leave a Space Blank between two consecutive words)*

Customer Name:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second Name</small>
	<input type="text"/> <small>Last Name</small>	
S/o, W/o, D/o, C/o:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second Name</small>
	<input type="text"/> <small>Last Name</small>	
DOB/DOI:	<input type="text"/> <small>D</small> <input type="text"/> <small>D</small> <input type="text"/> <small>M</small> <input type="text"/> <small>M</small> <input type="text"/> <small>Y</small> <input type="text"/> <small>Y</small> <input type="text"/> <small>Y</small> <input type="text"/> <small>Y</small>	Gender: <input type="text"/>
Profession:	<input type="text"/>	
Designation:	<input type="text"/>	
Company/ Firm Name	<input type="text"/>	
PAN*	<input type="text"/>	
Aadhaar No.:	<input type="text"/>	

Affix a Recent Colored Passport Size Photograph of the Applicant and Sign Across it.

Phone No (Residence):	<input type="text"/> <small>AREA CODE</small> <input type="text"/> <small>NUMBER</small>	Office No.	<input type="text"/> <small>AREA CODE</small> <input type="text"/>
Mobile No.:	<input type="text"/>	Fax No.	<input type="text"/>
Email ID:	<input type="text"/>		

Permanent Address:	<input type="text"/>		
	<input type="text"/> <small>City</small>	<input type="text"/>	
State	<input type="text"/> <small>PIN</small>	Country	<input type="text"/>
Office Address:	<input type="text"/>		
	<input type="text"/> <small>City</small>	<input type="text"/>	
State	<input type="text"/> <small>PIN</small>	Country	<input type="text"/>
Correspondence Address:	<input type="text"/>		
	<input type="text"/> <small>City</small>	<input type="text"/>	
State	<input type="text"/> <small>PIN</small>	Country	<input type="text"/>

Kindly (X) the Relevant Box

Residential Status:	Resident <input type="checkbox"/>	Non Resident <input type="checkbox"/>	Person of Indian Origin <input type="checkbox"/>	Foreign National <input type="checkbox"/>
Marital Status:	Married <input type="checkbox"/>	Unmarried <input type="checkbox"/>	No. of children <input type="text"/>	<input type="text"/>

Professional Details:

a. Industry: IT IT-ES/BPO/KPO Manufacturing Financial Services Telecom Retail Hospitality Services Medical/ Pharmaceutical Media/Entertainment Travel /Transport Others, Please Specify.....

b. Annual Income:

<15 Lakhs 15-20 Lakhs 20-30 Lakhs 30-50Lakhs 50 Lakhs & >

Date:
Place:

**Copy of PAN Card to be attached mandatorily*

First Applicant Signature
(Signature should be within the Box)

Applicant's Particulars for Reference and Record

**To be filled in BLOCK LETTERS by the applicant using a BLACK pen.*

Co- APPLICANT DETAILS (Leave a Space Blank between two consecutive words)

Customer Name:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second Name</small>
	<input type="text"/> <small>Last name</small>	
S/o, W/o, D/o, C/o:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second name</small>
	<input type="text"/> <small>Last Name</small>	
DOB/DOI:	<input type="text"/> <small>DD</small> <input type="text"/> <small>MM</small> <input type="text"/> <small>YY</small> <input type="text"/> <small>YY</small> <input type="text"/> <small>YY</small>	Gender: <input type="text"/>
Profession:	<input type="text"/>	
Designation:	<input type="text"/>	
Company/ Firm Name	<input type="text"/>	
PAN*	<input type="text"/>	
Aadhaar No.:	<input type="text"/>	
Relationship with the First Applicant:	<input type="text"/>	

Affix a Recent Colored Passport Size Photograph of the Applicant and Sign Across it.

Phone No (Residence):	<input type="text"/> <small>AREA C DE</small>	<input type="text"/> <small>NUMBER</small>	Office No.	<input type="text"/> <small>AREA C DE</small>	<input type="text"/>
Mobile No.:	<input type="text"/>		Fax No.	<input type="text"/>	
Email ID:	<input type="text"/>				

Permanent Address:	<input type="text"/>				
	<input type="text"/>	City	<input type="text"/>		
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>
Office Address:	<input type="text"/>				
	<input type="text"/>	City	<input type="text"/>		
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>
Correspondence Address:	<input type="text"/>				
	<input type="text"/>	City	<input type="text"/>		
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>

Kindly (X) the Relevant Box

Residential Status: Resident Non Resident Person of Indian Origin Foreign National

Marital Status: Married Unmarried **No. of children**

Professional Details:

a. Industry: IT IT-ES/BPO/KPO Manufacturing Financial Services Telecom Retail Hospitality Services Medical/ Pharmaceutical Media/Entertainment Travel /Transport Others, Please Specify.....

b. Annual Income:

<15 Lakhs 15-20 Lakhs 20-30 Lakhs 30-50Lakhs 50 Lakhs & >

Date:
Place:

**Copy of PAN Card to be attached mandatorily*

Second /Co-Applicant Signature
(Signature should be within the Box)

DETAILS OF SAID UNIT:

Unit No.	<input type="text"/>	Tower/Block	<input type="text"/>	Type/ Category	<input type="text"/>
Total Super Area: Sq. Ft.	<input type="text"/>	Sq. Mts.	<input type="text"/>	Phase	<input type="checkbox"/>
Carpet Area: Sq. Ft.	<input type="text"/>	Sq. Mtr.	<input type="text"/>		

DETAILS OF PRICING:**(Amount in Rs.)**

As per applicable Price list (Sq Ft/Sq Mtr/Sq Yard)	PRICE	
	Rs	Paisa
A. Total Price of the Said Unit		
Basic Sale Price (BSP)	Rs <input type="text"/>	<input type="text"/>
B. Type of Car Parking		
Covered/Open Four/Two Wheeler (as applicable)	Rs <input type="text"/>	<input type="text"/>
C. Total Amount (A+B)		
D. EXTRA CHARGES & DEPOSIT: (As per Annexure-"B")	Rs. <input type="text"/>	<input type="text"/>
a) Interest-Free Maintenance Security Deposit b) Utility & Power Backup, c) Association Formation Chrgs & d) Documentation Charges	Rs <input type="text"/>	<input type="text"/>
<i>The total price includes recovery of all cost fees, charges including cost towards proportionate common areas, facilities, amenities, Common power backup, etc. plus Extra Changers and Deposit as per Annexure-"B" plus Goods & Service Tax (GST) which will charge extra as per applicable rate from time to time</i>		
Plan Type (Tick whichever is applicable): As per attached Annexure		
a. Down Payment Plan <input type="checkbox"/>	b. Interest-Free Construction Linked Installment Plan	<input type="checkbox"/>

Mode of Booking: a. Direct b. Dealer c. Employee Referral

Employee Name:
Employee Code:

Dealer Information:

Dealer Name:

Dealer Address:

Dealer RERA Reg. No.: _____ Dealer Signature with Seal:

Dealer Contact No.: _____

DECLARATION

I/we do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. I/we shall be liable and responsible for the cancellation of booked Unit by the Developer if the enclosed document/ information is found to be forged or faked. Any allotment against this application is subject to the terms and conditions attached to this application form and that of the Allotment Letter/ Agreement for Sale, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s). I/we undertake to inform the Developer of any change in my/our address or in any other particular/ information, given above, till the booked property 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 Developer shall be deemed to have been received by me/ us. I/we have applied for the allotment of the aforesaid Unit through my/our aforesaid dealer/broker and I/we shall be liable and responsible for any action/inaction of the aforesaid dealer in respect of the aforesaid Unit, and shall not hold the Developer responsible for the same. My/Our application for booking may be considered on the specific undertaking that, whenever I/we surrender/transfer/assign the booking or allotment right of the aforesaid Unit then I/we shall provide NOC from my/our aforesaid dealer.

Name of the Applicant(s)

1. _____

2. _____

Signature of the Applicant(s)

1. _____

2. _____

Note:

- All Cheque/ Drafts/ NEFT /RTGS /UPI /Other modes of Online payment are to be made in favor of "DEDPL-EKAM-MC" bearing Bank Account No. 5020006839073, Bank Name: HDFC Bank Limited, Branch: U N Brahmachari Street, Kolkata-700017, IFSC Code: HDFC0000105 payable at "KOLKATA" at par only.
- Persons Signing the Application Form on Behalf of another person/firm/company shall file proper Authorization/Power of attorney.

DEALER DECLARATION

(*To be filled by the Dealer in case of Dealer Booking)

I _____ authorized signatory of M/s _____ having RERA Reg. No. _____, do hereby declare that all the particulars filled by the Applicant(s) herein and documents/ID proof supplied by the aforesaid Applicant(s) are personally verified by me and found to be genuine. The signatures of the aforesaid Applicant(s) appended herein are subscribed in my presence. I shall be liable and responsible if the enclosed document/ information found to be forged or faked and resultant cancellation of booked Unit by the Developer. I shall provide NOC in case of surrender/transfer/assignment allotment right by the aforesaid Applicant(s).

Address & Mobile No.

.....
Signature of the Dealer with stamp

Signature Specimen

First Applicant Signature

Specimen One

Specimen Two

Co/Second Applicant Signature

Specimen One

Specimen Two

CHECKLIST

- Application Form is completely filled with photographs and duly signed by the Applicant(s)
- Four Specimen Signatures have been made by the Applicant(s)
- Cheque for the booking amount is in proper name and duly signed and dated
- Self-attested copies of PAN card and AADHAAR Card of all applicants are attached to the form
- Self-attested copy of Passport for all Foreign Nationals of Indian Origin is attached with the form
- Address Proof and other relevant documents are attached to the form

Remarks (if any):

Booking Concession (if any): _____

Booked By

Checked By

Approved By

Terms & Conditions

1. I/we have applied for allotment of Residential/Commercial Flat/Apartment/Floor/Unit/Space etc. (herein 'Unit') in the Project named as "**Devashilpi Ekam**" ("said Project") being developed and constructed under lawful arrangement by **M/s Devashilpi Estate Developers Private Limited (CIN # U70100WB2008PTC126466)** (herein referred to as "Developer") on land situated at **LR Dag No.48 & 50 (RS Dag no. 38 & 40), Mouza Searsole, JL No. 17, Rnisayer More, Besides Petrol Pump, NH-2 Service Road, Ranisayer-713358, West Bengal**
2. Notwithstanding anything contained herein in this Application, I/we understand that my/our Application will be considered as valid and proper only upon realization of the amount tendered along with this Application.
3. Before applying for allotment of said Unit, I/we have verified the terms/ conditions of allotment and price of the said Unit with other Developers in the vicinity and have fully satisfied myself/ourselves about the terms, conditions, price of the said Unit and nature of rights, title, the interest of the Developer in the said Project, which is being developed/ constructed by the Developer as per prevailing byelaws/guidelines of the concerned Competent Authority (hereinafter referred to as "**said Authority**") and subsequent amendments thereof and has further understood all limitations and obligations in respect thereof. I/we further agree and undertake to abide by the terms and conditions of all the permissions, sanctions, directions, etc. issued by said Authority in this regard to the Developer.
4. I/we have received all the information as per prevailing law. I/we hereby understand that the Developer shall confirm the final area of Said Unit that has been allotted to me/us after the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the area. The total price payable for the area shall be recalculated upon confirmation by the Developer. If there is a reduction in the area, then the Developer shall refund the excess money paid by me/us within forty-five days with annual interest at the prescribed MCLR + 2% per annum OR at the rate prescribed in the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder by the concerned State Government, from the date when such an excess amount was paid by me/us. If there is any increase in the area allotted to me/us, then the Developer may demand that from me/us as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the booking rate. However, if the Developer has given any discount/concession to me/us at the time of booking, I/we agree that I/we shall not be entitled to claim such discount/concession from the Developer if I/we are required to pay towards the increase in the area of the said Unit to the Developer.
5. I/we understand and agree that the Developer may make any changes to the approved layout plan, sanctioned plan of the Project, and nature of amenities in terms of the Real Estate (Regulation and Development) Act, 2016, and Rules and Regulations framed thereunder by the concerned State Government. The Developer is entitled to make such minor additions or alterations as may be required by me/us or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to me/us.
6. The Developer may develop the project in a phased manner and every Phase therefore will be considered a standalone real estate Project. The Project will be completed in 3 (Three) Phases and after completion of all the phases the amenities will be provided to all the Flat Owners.
7. In the case where the Developer proposes for a revision in the layout plan of the Project with my/our consent and thereupon my/our said Unit becomes or ceases to be in a preferential location, then the Developer shall either refund or demand preferential location charges which I/we hereby agree to pay/have a refund/have adjusted in last installment as stated in the Payment Schedule opted by me/us.
8. I/we agree that the amount paid with the application and in installments as the case may be, to the extent of 10 % of the Total Price of the said Unit shall collectively constitute the booking amount.
 - (i) I/we understand and agree with the Payment Schedule opted by me/us and I/we further agree that timely payment of installments of basic cost and allied/ additional cost, Govt. levy, etc. pertaining to the said Unit is the essence of the terms of the booking. I/we agree to make all payments within time as per the terms of the Schedule of Payments as mentioned in Annexure-A and/or as may be demanded by the Developer from time to time and I/we agree that the Developer is under no obligation to send demand/ reminders for payments. I/we understand and agree that in case I/we fail to make payments as per the Payment Schedule annexed hereto, I/we shall be liable to pay interest to the Developer on the unpaid amount at prescribed MCLR + 2% per annum.
 - (ii) In case I/we fail to make payments for a period beyond 2 consecutive months after notice from the Developer in this regard, I/we hereby authorize the Developer to cancel the allotment of the Said Unit and forfeit out of the amounts paid by me/us, the booking amount as aforementioned together with any interest on installments, interest on the delayed payment due or payable, brokerage, dealer commission, etc. The amount, if any, paid over and above the booking amount, interest on the delayed payment due or payable, brokerage, dealer commission, etc. shall, however, be refunded to me/us or the financial institution, as the case may be by the Developer without any interest after compliance of certain formalities by me/us and the Agreement For Sale /Allotment Letter executed between the Developer and me/us shall thereupon stand terminated and I/we shall be left with no right, title, interest, lien, etc. on the Said Unit. The Developer shall intimate me/us about such termination at least 30 days prior to such termination.
 - (iii) Further, if any discount/ concession has been given by the Developer in the Basic Sale Price/ payment term to me/us in lieu of my/our consensus for timely payment of installments and other allied costs, then I/we hereby authorize the Developer to withdraw such discount/ concession and demand the payment of such discount/ concession amount as a part of Total Price of the said Unit, which I/we hereby agree to pay immediately.
9. The Developer will offer for possession of the Said Unit to the applicant on **36+6 months from the Date of agreement**, subject to force majeure circumstances and reasons beyond the control of the Developer with a reasonable extension of time for possession subject to making of timely payment of installments to the Developer by me/us.
10. Subject to the Force Majeure, the Developer shall be considered under a condition of Default, if the Developer fails to provide possession of the Said Unit to me/us within the period specified hereinabove or fails to complete the Project within the stipulated time after occupation/completion certificate, as the case may be, has been issued by the competent authority. In such case, I/we shall have the option of terminating the Agreement For Sale in which case the Developer shall be liable to refund the entire money paid by me/us towards the purchase of the Said Unit, along with interest at the prescribed rate MCLR + 2% per annum prevailing at the time of refund within forty-five days of receiving the termination notice. If I/we do not intend to withdraw from the project or terminate the Agreement For Sale/Allotment Letter, I/we shall be paid, by the Developer, interest at the prescribed rate MCLR + 2% prevailing at the time of refund for every month of delay till the handing over of the possession of the Said Unit which shall be paid by the Developer to me/us within forty-five days of it becoming due.

11. I/we hereby understand that I/we shall have a right to cancel/withdraw my/our allotment in the Project. In case I/we propose to cancel/withdraw from the Project without any fault of the Developer, the Developer shall be entitled to forfeit the booking amount paid for the allotment, interest and other dues payable for the allotment. The balance amount of money paid by me/us shall be returned by the Developer to me/us without interest within 90 days of such cancellation.
12. I/we hereby agree that in case of cancellation of booking of the said unit, I/we shall submit 'No Objection Certificate' from the concerned dealer, if any, in this regard.
13. I/we agree to make all payments within time in terms of the schedule of payments as mentioned in Annexure-A and/or as may be demanded by the Developer from time to time without any reminders from the Developer through demand drafts/cheques drawn upon scheduled banks in favor of "**DEDPL - EKAM -MC**" payable at par.
14. I/we further agree that in case I/we make any payment towards the said Unit from any third party account, then I/we shall ensure that there would be no claim by the such third party in the said Unit against the payment made from third party account and I/we further agree that the Developer shall not be liable or responsible for any inter-se transaction between such third party and me/us in any manner whatsoever. In the event, I/we make any payment through any third party account then I/we hereby agree to submit a declaration signed by such third party to the Developer, and upon receipt of such declaration from the third party and realization of payment, the Developer shall proceed to issue a receipt of such payment made by me/us from the third-party account.
15. I/we agree that the offer for allotment of the said Unit and subsequent confirmation thereof (upon fulfillment of the conditions of the Allotment) shall be subject to the permissions granted by the said Authority and the usage of the said Unit and construction thereon, if any, by the applicant shall be subject to the approval of the plan of the said Unit by the Competent Authority as per zoning conditions, rules and regulations of the said Authority and shall also be subject to the restrictions as may be imposed by the Competent Authorities which shall include the norms pertaining to the covered area, ground coverage and area for common usages in the said Unit. I/we further agree that irrespective of the size of the Said Unit to be allotted through the Agreement For Sale, I/we can only be entitled to construct the building thereon only in the area approved in the zoning plan. If the concerned Authority may impose certain restriction/ permission towards the built-up area on the said Unit, in such eventuality I/we shall be liable to comply with such restriction/ permission to its fullest extent.
16. Assignment of allotment of the Said Unit by the applicant shall be permissible at the discretion of the Developer on payment of such administrative cost as may be fixed by the Developer from time to time, provided that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment.
17. All statutory charges, taxes, cess, and other levies demanded or imposed by the concerned authorities shall be payable proportionately by me/us from the date of booking as per the demand raised by the Developer. Notwithstanding anything contains contrary hereinabove, I/we hereby understand that all applicable taxes shall be payable in accordance with the opted Payment Schedule for payment of the Total Price of the said Unit. If I/we fail to disburse the installment along with the applicable tax on the Total Price of the said Unit in a timely manner, in such eventuality, any such unpaid tax shall be construed as unpaid payment of the Total Price of the said Unit and Applicant shall be liable to pay the due installments along with due taxes and interest, as applicable.
18. I/we hereby agree that upon completion of the said Project/Building I/We shall enter into a Maintenance Agreement with the Developer or any other nominated maintenance agency or other body as appointed by the Developer for the maintenance and upkeep of the common areas and common services of the said Project and I/We hereby undertakes to pay the maintenance bills for maintaining the various services and facilities at the rate determined by the Developer or its nominated maintenance agency.
19. I/we hereby agree to pay to the Company, Interest-Free Advance Maintenance Charges (IFAMC) in order to secure adequate provision of the maintenance services and for my/our due performance in paying promptly the Maintenance Charges/ Bills as and when demanded by Company/Maintenance Agency and other charges as raised by the Company/Maintenance Agency from time to time. I/we hereby agree to pay the maintenance charges along with applicable taxes, cess, etc. to the Company/ the Maintenance Agency from the date of commencement of maintenance services by the Company/ the Maintenance Agency in the said Project, whether the Unit is physically occupied by me/us or not. I/we further agree to make payment of monthly maintenance charges in respect of the said Unit regularly on a monthly basis as per bills raised by the Company/Maintenance Agency. In the event of my/our failure to make payment of monthly maintenance charges, the Company/Maintenance Agency shall deduct monthly maintenance charges from the Interest-Free Maintenance Security till such period the Interest-Free Maintenance Security is fully exhausted. After the exhaustion of Interest-Free Advance Maintenance Charges, I/we hereby agree to replenish the shortfall in the IFAMC within 15 days. Further, in case of non-payment of maintenance charges by me/us within the time specified, I/we shall be liable to pay maintenance charges along with interest at the rate of 1.50 % per month and non-payment of maintenance charges shall also disentitle me/us to the enjoyment of common services including electricity, water, etc.
20. I/We hereby agree to become a member of the Resident Welfare Association (RWA) for availing the Maintenance Services of the Project upon the Developer handing over the same to the RWA, I/we hereby agree to join the said RWA. Further, the Developer shall have the right to transfer the balance Advance Maintenance Charges after adjusting there-from any outstanding maintenance bills and/ or other outgoings of the Applicant(s) to such RWA/ Maintenance Agency, as the Developer may deem fit, and thereupon the Developer shall stand completely absolved/ discharged of all its obligations and responsibilities concerning the interest-free Maintenance Security or Advance Maintenance Charges including but not limited to issues of repayment, refund and/ or claims, if any, of the Applicant(s) on account of the same.
21. I/we have NRI/ PIO status or if I/we am/are foreign national(s) then I/we shall be solely responsible to comply with the necessary formalities as laid down in the Foreign Exchange Management Act, 1999 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/ Developer, the amount paid towards a booking and further consideration will be returned by the Developer as per applicable rules without any interest and the allotment shall stand canceled forthwith. I/we agree that the Developer will not be liable in any manner on such account.
22. The Developer shall have the first lien and charge on the said Unit for all its dues and other sums payable by the applicant to the Developer. Loans from financial institutions to finance the said Unit may be availed by me/us. However, the availability of Loan/approval of the Project by the Financial Institution is not the pre-requisite/condition precedent of the allotment of the said Unit and I/we hereby agree to pay the sale consideration of the aforesaid Unit according to opted Payment Schedule, irrespective of the availability of finance from any Financial Institution. Further, if any particular Institution/ Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
23. In case the Developer is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Developer shall refund the amount paid by the applicant as per prevailing law.

24. I/we shall before taking possession of the Said Unit, must clear all the dues towards the Said Unit and have the Conveyance Deed for the said Unit executed in my/our favor by the Developer after paying applicable stamp duty, registration fee, and other legal charges/ expenses.
25. I/we shall use/ cause to be used the said Unit for designated **Residential** purposes only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the Said Unit and forfeiture of the booking amount and other dues as stated hereinabove and the applicant will have to compensate the Developer for all other losses resulting therefrom.
26. I/we shall have no objection in case the Developer creates a charge on the project land during the course of the development of the Project for raising a loan from any bank/ financial institution. However, such charge, if created, shall be got vacated before handing over possession of the Said Unit to me/us.
27. I/we shall get my/our complete address and e-mail ID registered with the Developer at the time of booking and it shall be his responsibility to inform the Developer through a letter by Registered A.D. about all subsequent changes in his address and e-mail ID, 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 at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom. I/we hereby agree that the Developer shall not be liable/ responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Developer.
28. To settle any confusion regarding any matter herein or anything being not covered/ clarified herein, it is agreed by me/us that reference shall be made to the detailed terms of the Allotment Letter/ Agreement For Sale, the terms whereof have been seen, read and understood/accepted by me/us. It is specifically agreed by me/us that upon execution, if any ambiguity is apparent on its face, on such contingency the terms and conditions of the Allotment Letter/Agreement for Sale shall supersede over the terms and conditions as set forth in this Application Form. However, I/we shall be bound by the terms and conditions incorporated under this Application Form till the execution of the Allotment Letter/ Agreement for Sale in this regard.
29. In case there are joint applicants, all communications shall be sent by the Developer to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
30. If any misrepresentation/ concealment/ suppression of material facts are found to be made by me/us, the allotment will be canceled and the booking money as mentioned hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
31. All or any disputes arising out of or touching upon or in relation to the terms of this Application Form (subsequent allotment of Said Unit) including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through the process of Arbitration at the joint option of the parties. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996, and/or any statutory amendments/ modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Delhi/ New Delhi. Subject to Arbitration as referred above the Courts at Delhi shall have jurisdiction in case of any dispute.

DECLARATION

I/we declare that the above terms and conditions have been read/ understood and the same are acceptable to me/us. I/we gave sought detailed explanations and clarifications from the Developer and the Developer has readily provided such explanations, documents, and clarifications and after giving careful consideration to all facts, terms, and conditions, I/we have signed this Applications Form and paid the booking amount for allotment. I/We further undertake and assure the Developer that in the event of rejection of my/our application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/ us as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien under this Application qua the said Unit. If any other Person has signed this Application Form on behalf my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution, etc.

Name of Applicant (s)

Signature of Applicant(s)

Annexure- A
PAYMENT SCHEDULE FOR SAID UNIT

Sl#	Payment particulars Stage (Total 100%)	% of Payment
1	Booking and Agreement	10% of Total Unit Consideration plus 50% of Documentation & Incidental Charges + GST
2	On Start of Excavation for Foundation	10% of Total Unit Consideration + GST
3	On completion of Ground Floor Roof	10% of Total Unit Consideration + GST
4	On completion of First Floor Roof	10% of Total Unit Consideration + GST
5	On completion of Second Floor Roof	10% of Total Unit Consideration + GST
6	On completion of Third Floor Roof	10% of Total Unit Consideration + GST
7	On completion of Fourth Floor Roof	10% of Total Unit Consideration + GST
8	On completion of Fifth Floor Roof	10% of Total Unit Consideration + GST
9	On Completion of Bricks work	10% of Total Unit Consideration + GST
10	On completion of Flooring	5% of Total Unit Consideration plus Utility and Generator Back-up charges + GST
11	On offer for possession	5% of Total Unit Consideration plus 50% of Documentation & Incidental Charges plus Rest extra charges and deposit + GST

Annexure- B
“EXTRA CHARGES & DEPOSIT”

In addition to the Total Price, the Allottee shall also pay to the Developer, as and when demanded, the amounts as mentioned in the table below and collectively called “Extra Charges & Deposit”, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon

Sl#	Particulars of Extra Charges & Deposit
1.	Utility and Generator backup charges:- <i>i) Transformer and Electricity:</i> obtaining HT/LT electricity supply from the supply agency; <i>ii) Electricity Meter for Common Areas:</i> Security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Areas, <i>iii) Generator & Power-back:</i> stand-by power supply to the Said Apartment/Flat from diesel generators which is to be paid in Lumpsum @ Rs. 70,000/- (Rupees Seventy thousand only) for 1BHK, Rs.80,000/- (Rupees Eighty thousand only) for 2BHK and Rs. 90,000/- (Rupees Ninety thousand only) for 3BHK by the allottee to the promoters. 100% shall be paid on Commencement of Flooring;
2.	Documentation & Incidental Charges: Rs. 15,000/- (Rupees Fifty thousand only) in lumpsum for processing the documents and other incidental charges for Agreement for Sale & Deed of Conveyance which is payable 50% at the time of agreement for sale and balance 50% is to be paid to the Developer on the Date of Possession.
3.	Association Formation Charge: The buyer shall pay to the Developer a lumpsum of Rs.5000/- (Rupees Five thousand only) towards forming of association of the Owners. The 100% of the Association Formation charges are to be paid to the Developer on the Date of Possession
4.	Common Expenses/Maintenance Deposit: Interest-free advance maintenance charges (“IFAMC”) for payment of Common Expenses/Maintenance Charges, a sum of Rs.1.50/- (One Rupee and Fifty paisa) @ per square foot per month, for 24 (Twenty-four) months to be calculated on the super built-up/ saleable Area is to be paid to the Developer on the Date of Possession

- NOTE:**
- The afore-stated Additional Discount on the Basic Sale Price has been offered to me/ us in lieu of my/ our consensus to make timely payment of installments and other allied costs. In case of my/ our failure to make timely payment of installments, then I/we hereby authorize the Developer to withdraw such rebate/ discount/ concession/ rental, etc. and demand the payment of such discount/ rental amount as a part of sale consideration amount, which I/we hereby agree to pay immediately.
 - Applicable Taxes is payable along with each installment.
 - Taxable Service is subject to levy of Goods and Service Tax (GST) (as applicable) by the concerned authority/government.

Signature of Applicant(s)

X

X

Signature of Applicant(s)

X

X