

APPLICATION FORM

Application No. []
Date. []
Customer Code No. []
Shop No. []

Please affix
Passport
Size
Photograph

Please affix
Passport
Size
Photograph

To

BPTP Limited
OT-14, Next Door, Third Floor,
Sec-76, Faridabad,
Haryana -121004.

Sub: Application for allotment of a Shop in the Project "BPTP GREEN OAKS BOULEVARD" situated in Sector 70-A, Gurugram, Haryana.

Dear Sir,

I/We request that my/our application be considered for allotment of a Shop/Unit, as more fully described in **Schedule I ("Shop")** in the Commercial project namely '**BPTP GREEN OAKS BOULEVARD**' ("**Project**") being developed by BPTP Limited ("**Promoter**") on the land admeasuring 0.328 acres (1327.94 sq. m.) ("**Project Land**") forming part of larger land totally admeasuring 15.5625 acres situated at Sector 70-A, Gurugram, Haryana ("**Said Land**"). I/We understand that the Shop is meant for commercial usage only, wherein Project can be developed/constructed after obtaining necessary approvals from the competent authorities.

I/we shall pay the Total Price for the Shop ("**Total Price**") along with other charges and deposits as detailed in **Schedule II**, as per the Payment Plan enclosed herewith as **Schedule III**, ("**Payment Plan**") selected and accepted by me/us. I/We remit, herewith, a sum of Rs. _____ /- (Rupees _____ only) as per details below, as token advance equivalent to 10% of the Total Price being part payment towards the allotment of the Shop ("**Booking Amount**") and which shall also be constituted as earnest money:

S. No.	Cheque / DD / RTGS No.	Dated	Amount (In Rs.)	Drawn on (Bank)
i.				
ii.				
iii.				
iv.				

I/We understand that the submission of this signed application form and payment by me/us of the Booking Amount/ token advances shall not constitute a right to allotment of the Shop and nor shall it create or result in any obligations on the Promoter towards me/us.

I/We agree to pay future instalments constituting the Total Price, as per terms and conditions of the allotment herein contained, and as per the Payment Plan annexed hereto. I / We have read and understood the terms and conditions of the allotment and agree to abide by the same.

I/We agree that the execution of the Definitive Documents and receipt of entire Total Price shall be a condition precedent to the execution of the conveyance deed for the Shop.

I/We agree that the acceptance of my/our application does not entitle me/us to any right in the Shop until the Agreement for Sale is executed and all payments towards Total Price in full, have been paid by me/us on or before the due dates. This Application does not constitute an agreement to sell.

I/We further agree that I/we shall abide by the terms and conditions of the Agreement for Sale for allotment of the Shop. I/We further understand and agree that the physical possession of the Shop shall be handed over after the execution of the conveyance deed as and when called upon by the Promoter.

I/we confirm that I/we have fully satisfied myself/ ourselves about the right, title and interest of the Promoter in the Project, and the ability of the Promoter to develop the Project in accordance with the approvals that have been obtained till date for such development.

This Application has been made with full knowledge that the allotment will be made by the Promoter subject to the terms and conditions contained hereunder, and under the Definitive Documents, and the absence of any provision or condition in this Application and/or in the allotment letter shall not be a ground for challenging such provision or condition in any of the Definitive Documents.

Note:

*The term "**Application**" or **Application Form**" shall mean the application for allotment of the Shop submitted by the Applicant(s).*

*The term "**Applicant**" as used in this Application Form means and includes an individual Applicant(s) and all joint applicants, jointly and severally, as the case may be who has/ have applied to the Promoter for allotment of the Shop by signing and submitting the Application and agreeing to abide by the terms and conditions given under **Annexure - A**. This Application is and shall be subject to the provisions of the Act and the Rules.*

All communications sent by the Promoter on the e-mail address provided by the First Applicant(s) herein shall be deemed to have been duly served.

My/Our particulars for all intent and purpose are mentioned below:-

1. FOR SOLE OR FIRST APPLICANT(S)

FIRST APPLICANT(S) NAME:			
FATHER'S / HUSBAND'S NAME:			
DATE OF BIRTH (IN DD/MM/YY):			
NATIONALITY:			
PROFESSION / OCCUPATION:			
PERMANENT ADDRESS:			
CORRESPONDENCE ADDRESS:			
TELEPHONE NOS.:	RESIDENCE		MOBILE
EMAIL ADDRESS:			
MARITAL STATUS (TICK ONE)	MARRIED		SINGLE
RESIDENT STATUS (TICK ONE)	RESIDENT		NON - RESIDENT
AADHAAR NO:			
PAN No. [Attach Form 60 or 61, as the case may be, if PAN is not available]			
GST REGISTRATION NUMBER			

2. CO- APPLICANT(S)

SECOND APPLICANT(S) NAME:	
FATHER'S / HUSBAND'S NAME:	
DATE OF BIRTH (IN DD/MM/YY):	
NATIONALITY:	
PROFESSION / OCCUPATION:	

PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS.:	RESIDENCE		MOBILE	
EMAIL ADDRESS:				
MARITAL STATUS (TICK ONE)	MARRIED		SINGLE	
RESIDENT STATUS (TICK ONE)	RESIDENT		NON - RESIDENT	
AADHAAR NO:				
PAN No. [Attach Form 60 or 61, as the case may be, if PAN is not available]				
GST REGISTRATION NUMBER				

3. COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

NAME OF COMPANY/ FIRM/ SOCIETY/ TRUST:				
CIN / REGISTRATION NO:				
PAN NO:				
REGISTERED OFFICE ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS:	OFFICE		MOBILE	
EMAIL ADDRESS:				

DATE OF BOARD RESOLUTION/ AUTHORITY LETTER: (Authorisation Letter Date)	
NAME OF AUTHORISED SIGNATORY:	
ADDRESS OF AUTHORISED SIGNATORY:	
AADHAAR NO. OF AUTHORISED SIGNATORY:	
PAN NO. OF AUTHORISED SIGNATORY:	
GST REGISTRATION NUMBER	

I/We enclose herewith self-attested copies of the following applicable documents:

DOCUMENTS TO BE SUBMITTED ALONG WITH THE BOOKING APPLICATION FORM	
<p>Resident of India:</p> <ul style="list-style-type: none">• Copy of PAN Card.• Photographs in all cases.• Copy of Aadhar Card.• GST Registration (if any). <p>Partnership Firm:</p> <ul style="list-style-type: none">• Copy of PAN card of the partnership firm.• Copy of partnership deed.• In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.• Copy of Aadhar Card of Partners.• GST Registration. <p>Hindu Undivided Family (HUF):</p> <ul style="list-style-type: none">• Copy of PAN card of HUF.• Authority letter from all coparcener's of HUF authorizing the Karta to act on behalf of HUF.• Copy of Aadhar Card of Karta.	<p>Private Limited & Limited Company:</p> <ul style="list-style-type: none">• Copy of PAN card of the company.• Articles of Association ("AOA") & Memorandum of Association ("MOA") duly signed by the Company Secretary of the Company.• Board resolution authorizing the signatory of the Application form to buy property on behalf of the company.• GST Registration. <p>NRI/Person of Indian Origin:</p> <ul style="list-style-type: none">• Copy of the individual's passport/ PIO Card.• Certificate by Indian Embassy of Country of residence.• In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of the allottee.• In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer.

SCHEDULE I

DETAILS OF THE SHOP OPTED FOR (TENTATIVE)

SHOP NO.	
LANE NO.	
SHOP AREA (IN SQ. YARDS)	
SHOP AREA (IN SQ. METERS)	

**SCHEDULE II
TOTAL PRICE**

S. NO.	DESCRIPTION	PRICE PAYABLE (IN RS.)	GSGST (IN RS.) (AS APPLICABLE)
1.	Basic Sale Consideration		
Sale Consideration			
2.	Property Registration Facilitation Charges ("PRFC")		
3.	Interest Free Contingency Deposit ("IFCD")		
4	Interest Free Maintenance Security (IFMS)		
TOTAL PRICE			

**SCHEDULE III
PAYMENT PLAN**

Earnest money which is not exceeding 10% of the total cost of the Shop is already paid at the time of allotment. Balance consideration amount shall be paid as under:

Particulars	% of Sales Consideration
AT THE TIME OF BOOKING	10% OF Sales Consideration
WITHIN 60 DAYS OF BOOKING**	10% OF Sales Consideration
WITHIN 120 DAYS OF BOOKING	10% OF Sales Consideration
UPON LAYING OF GROUND FLOOR SLAB	15% OF Sales Consideration
UPON LAYING OF FIRST FLOOR SLAB	15% OF Sales Consideration
UPON LAYING OF SECOND FLOOR SLAB	15% OF Sales Consideration
UPON START OF GLASS WORK/FINISHING WORK	10% OF Sales Consideration
ON APPLICATION OF OC	10% OF Sales Consideration
ON OFFER OF POSSESSION	5% OF Sales Consideration +IFMS + IFRC+ PRFC

** In compliance with the RERA Act, 2016, it is stipulated that payments above 10% shall be accepted only post execution and registration of agreement to sale.

Notes:

- The Promoter shall be entitled to charge Interest-free Maintenance Security Deposit (“IFMSD”) and Interest Free Contingency Deposit (“IFCD”) based on rates as may be determined by the Promoter at the time of offer of possession.
- Interest-free Maintenance Security Deposit, Advance, Common Area Maintenance Charges for one year and Property Registration Facilitation Charges (“PRFC”) shall be payable upon issuance of the letter offering possession (“Offer of Possession”) of the Shop.
- The Booking Amount which is equivalent to 10% of the Sale Consideration and shall also constitute the 'earnest money' amount in respect of the said Shop.
- Stamp Duty shall be payable by the Allottee(s) prior to the execution and registration of the Agreement for Sale and Conveyance Deed respectively;
- Registration Charges shall be payable by the Allottee(s) directly at the Sub-Registrar's office at the time of registration of the Agreement for Sale and Conveyance Deed respectively.
- Applicable GST to be paid by the Allottee(s).
- TDS @ 1% will be deducted for value above Rs. 50 Lakh.
- Carpet area means the net usable floor area of a Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Shop.

2. Any other plan duly approved by HARERA

DECLARATION

I/We the above Applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been misrepresented/concealed therefrom. I/We have fully read and understood all the terms and conditions mentioned in this Application Form including details of Total Price along with other charges & deposits and all schedules and annexures to the Application Form, and agree to abide by the same. The Promoter has readily provided all explanations and clarifications to me/us as sought by me/us.

That, I/we have carefully inspected and understood all the documents in respect of the Project Land and the Project, including permissions/approvals, layout plans, title documents of the Project Land, plans and specifications of the Project and common areas, facilities and amenities, etc. in the Project being developed and constructed under the lawful arrangement by the Promoter.

I/we have been provided and have read and understood the following enclosures which form a part of the Application Form;

Schedule I: Details of the Shop Opted For (Tentative);

Schedule II: Total Price - notes to be inserted.

Schedule III: Payment Plan

Annexure A: Indicative Terms and Conditions forming part of this Application for allotment of the Shop in the Project '**BPTP GREEN OAKS BOULEVARD**', situated at Sector 70-A, Gurugram, Haryana- to be inserted;

ANNEXURE 1: Specifications, Amenities, Facilities of the Project- to be inserted;

ANNEXURE 2: Design Guidelines for Construction of Shop over the Said Land and plans-to be inserted;

I/we hereby agree that in case of any false or misleading information provided by me/us and/or breach of any of the terms and conditions of the Application Form, delay or noncompliance of payment terms or payment timelines and/or non-fulfilment of any obligation of signing and registering (if required) the Definitive Documents, within the stipulated timelines, the Promoter shall be entitled to reject this Application Form and cancel the provisional allotment of Shop and be entitled to deduct the Booking Amount.

I/ we have now signed this Application Form and paid the Booking Amount after being fully aware and conscious of my/our duties, liabilities, and obligations. I/We further undertake and assure the Promoter that in the event of rejection of the Application, I/ we shall have no right, interest or lien on said Shop.

NAME AND SIGNATURE OF THE APPLICANT(S)		
1. SIGN. _____ NAME _____	2. SIGN. _____ NAME _____	3. SIGN. _____ NAME _____

FOR OFFICE USE ONLY

RECEIVED BY	
CHEQUE NO.	
AMOUNT (IN RS.)	
BROKER NAME	
BROKER CONTACT NO.	
BROKER EMAIL	
VERIFIED BY	
DATE	
PLACE	