APPLICATION FORM

APPLICATION FORM FOR BOOKING OF RESIDENTIAL INDEPENDENT FLOOR (S+4) UNDER PROJECT "The Florett Enqlave"
Sector- 59, Gurugram.

Application No.:

Date:

Corona Realtors Pvt. Ltd
CIN: U70102DL2014PTC270765
11th Floor Paras Twin Towers Golf Course Road Sector 54 Gurugram, 122002

Dear Sir/ Ma'am,

The Applicant(s) requests **Corona Realtors Pvt. Ltd**. for allotment of a Residential Independent Floor having area admeasuring [___] square meters (____sq. yards) in the Residential Independent Floor project under the name and style of **The Florett Enqlave** proposed to be developed by the Promoter over the land admeasuring 2.1780 acres, situated in the revenue estate of Sector- 59 ,Gurugram, Haryana. The Applicant(s) is/are making his application with the full knowledge and understanding that the Promoter is in the process of developing the Project and would make the allotment of the Residential Independent Floor in due course of time, subject to the availability.

1. The Applicant(s) request(s) that the Applicant(s) may be allotted the said Residential Independent Floor in the said Project as per the:

   Down Payment Plan ☐ **Development Linked Payment Plan** ☐

2. The Applicant(s) enclose(s) herewith the details of payment of Rs._____/- (Rupees _____Only), vide Bank Draft/ Pay Order/ Cheque No. / RTGS No. _____dated_____, drawn on_____Bank, _____Branch, being 10% (ten percent) of the Total Price, in favour of the Promoter payable towards the booking amount of the , or through Electronic Transfer bearing UTR No. _____in account no._____, maintained with_____Bank, in_____Branch, bearing IFSC Code_____, as booking amount of the Residential Independent Floor ("**Booking Amount**") and request(s) the Promoter to consider/ adjust it as part payment towards the Total Price of the said Residential Independent Floor to be paid by the Applicant(s) in lieu of purchase of the said Residential Independent Floor , in accordance with the terms of the Agreement to Sell/ Residential Independent Floor Buyer Agreement proposed to be executed between the Applicant (s) and the Promoter ("**Residential Independent Floor Buyer Agreement**").

3. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Residential Independent Floor Buyer Agreement containing the detailed terms and conditions and in addition, the Applicant(s) further confirm(s) to have fully understood the terms and

X_____ X_____
Sole/ First Applicant Second Applicant

conditions of the Residential Independent Floor Buyer Agreement (including the Promoter's rights, entitlements and limitations) and the Applicant(s) hereby agree to perform his/ her/ its/ their obligations as per the conditions stipulated in the Residential Independent Floor.

4. Buyer Agreement and thereafter, the Applicant(s) has/ have applied for allotment of a Residential Independent Floor in the Project and has requested the Promoter to allot a Residential Independent Floor. The Applicant(s) agree(s) and confirm(s) to sign the Residential Independent Floor Buyer Agreement in entirety and to abide by the terms and conditions of the Residential Independent Floor Buyer Agreement.

5. The Applicant(s) clearly understands and acknowledges that this application does not constitute an Agreement to Sell/ Residential Independent Floor Buyer Agreement and the Applicant(s) is/ are not entitled to the final allotment of the Residential Independent Floor , notwithstanding the fact that the Promoter may have issued a receipt in acknowledgment of the money tendered along with this application. The Applicant(s) hereby further agrees that forwarding the Residential Independent Floor Buyer Agreement to the Applicant(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Applicant(s) until and unless, the Applicant(s) sign(s) and deliver(s) the Residential Independent Floor Buyer Agreement with all the Schedules and the payments due as stipulated in the Payment Plan (**Annexure C**) hereunder and the Residential Independent Floor Buyer Agreement, within a period of 30 (thirty) days from the date of receipt of the Residential Independent Floor Buyer Agreement by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub- Registrar at Gurgaon for registration of the said Residential Independent Floor Buyer Agreement, as and when intimated by the Promoter.

6. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Residential Independent Floor Buyer Agreement within [_____] ([_____]) days from the date of its receipt by the Applicant(s)and/ or appear before the Sub-Registrar at Gurgaon for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Applicant(s) for rectifying the default, which if not rectified within [__] ([__]) days from the date of its receipt by the Applicant(s), this application of the Applicant(s) shall be treated as cancelled and the Promoter shall have an option to forfeit the Booking Amount.

7. The Applicant(s) further acknowledges and understands that the allotment of the Residential Independent Floor is entirely at the sole and absolute discretion of the Promoter and the Promoter shall have the right to reject this application without assigning any reason, whatsoever, and in the event the Promoter rejects this application, the Applicant(s) shall be entitled to receive the Booking Amount without any interest or the compensation of any nature, whatsoever.

8. The Applicant(s) have clearly understood that the Residential Independent Floor Buyer Agreement to be sent by the Registered Post on the address as provided by the Applicant(s) herein below, shall be deemed to be delivered to the Applicant(s) after [____] ([___]) days from the date of dispatch by the Promoter. The Applicant(s) confirm(s) that in case there are joint Applicant(s), all correspondences/ communications shall be sent by the Promoter to the Applicant(s) whose name appears first and at the address given by him/ her/ it/ them, and all correspondences sent by the Promoter to that address/ email shall be valid and binding on the Applicant(s) as regards the contents therein and considered as properly served on all the Applicant(s).

Name of Applicant (s):
Applicant (s) Address:

X_____ X_____
Sole/ First Applicant Second Applicant

9. The Applicant (s) agrees that in the event, the Promoter accepts this application and allots the Residential Independent Floor , the Applicant(s) shall pay the Total Price and all other amounts, applicable taxes, cess, interest and dues as per the Payment Plan (Annexure C) as explained to the Applicant(s) and agreed and opted by the Applicant(s) and/ or as and when demanded by the Promoter or in accordance with the terms of this application and the Residential Independent Floor Buyer Agreement. The Applicant(s) is/ are fully aware of the consequences on account of non-payment of instalments within the stipulated time. Any payment made without execution of Residential Independent Floor Buyer Agreement will not confirm allotment in the favor of the Applicant(s) in any manner whatsoever.

10. The Applicant(s) acknowledge(s) that the Promoter has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is/ are fully satisfied with the same and the Applicant(s) has/ have fully acquainted himself/ herself/ itself/ themselves of all the particulars of the said Project as has been provided on the website of the Authority established as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016). The Applicant(s) hereby confirm(s) that he/ she/ it/ they is/ are signing this application with full knowledge of all the applicable laws, rules, regulations, notifications, etc., applicable to the Project. No oral or written representations or statements shall be considered to be a part of this application and that this application is self contained and complete in itself in all respects.

11. The Applicant(s) has/ have seen, verified and has/ have satisfied himself/ herself/ itself/ themselves with the layout plan/ zoning/ site plan, which has been approved by the competent authority and has/ have satisfied himself/ herself/ itself/ themselves with the Payment Plan (Annexure C) and the amenities, facilities, etc. annexed along with this application and under the Residential Independent Floor Buyer Agreement. The Applicant(s) confirm(s) and acknowledge(s) that he/ she/ it/ they is/ are not in anyway influenced and/ or relied on any advertisements, offerings, brochures, or any type of promotion material by the Promoter or its nominated persons/ assignees/ channel partners/ brokers, and has willingly and after due inspection and verifications, has agreed to apply for the Residential Independent Floor .

12. Notwithstanding anything contained in this application, the Applicant(s) understand(s) that the application will be considered as valid, enforceable and proper only on realization of the amount tendered with this application.

Enclosed:-

(i) Annexure A: Personal Details Form
(ii) Annexure B: Description of the Residential Independent Floor
(iii) Annexure C: Payment Plan
(iv) Annexure D: Details of Total Price
(v) Annexure E: List of Documents

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Sole/ First Applicant Second Applicant

ANNEXURE A

My/ our particulars are given below for your reference and record:

Passport size

Photograph of the First/Sole

Applicant

(i) SOLE OR FIRST APPLICANT(S)

Title: Mr./ Ms./ Mrs.
Name_____
S/W/D of _____
Nationality_____Age_____years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No._____Mobile No. _____
E-mail ID _____
PAN Number_____
Aadhar Number_____

Passport size

Photograph of the Joint /Second Applicant

(ii) JOINT / SECOND APPLICANT (S)

Title: Mr./ Ms./ Mrs.
Name_____
S/W/D of _____
Nationality_____Age_____years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No._____Mobile No. _____
E-mail ID _____
PAN Number_____
Aadhar Number_____

Passport size

Photograph of the Third

Applicant

(iii) THIRD APPLICANT(S)

Title: Mr./ Ms./ Mrs.
Name_____
S/W/D of _____
Nationality_____Age_____years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No._____Mobile No. _____
E-mail ID _____
PAN Number_____
Aadhar Number_____

X_____
Sole/ First Applicant

X_____
Second Applicant

OR

(*If the Applicant is a company/partnership firm/sole proprietorship)

M/s_____a company registered under the Companies Act/LLP under the Limited Liability Partnership Act/Partnership Firm/Proprietorship Firm, having its registered office at , acting through its authorized signatory/Director/Partner/Sole Proprietor_____duly authorized by the Board Resolution/Authority Letter of the Partners/Power of Attorney dated _____.

CIN/TIN/PAN No.:
Email :
Fax :
Telephone (Off.) :
Mobile :

Ward/Circle/Special Range and place where assessed for Income Tax

OR

(*If the Applicant is an HUF)

Mr._____,(Aadhar no._____) son of_____aged about_____for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at_____, (PAN _____).

(*Strike out if not applicable)

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE B

DESCRIPTION OF THE

RESIDENTIAL

INDEPENDENT FLOOR

Area _____ sq. mtrs. (_____ sq. yards), Block _____.

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE C

PAYMENT PLAN

Down Payment Plan

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	At the time of booking	10% of total price				
2.	After registration of BBA or within 20 days of booking (which ever is later)	70% of total price				
3.	On offer of Possession	20% of total price + CAM + IFMS + stamp duty and registration charges				
	Total Payable	100%				

Development linked Payment Plan

Installment	Particulars	Percentage
1st	At the time of Booking	Less than or equal to 10% of Total Price
2nd	After registration of BBA or within 20 days of booking (which ever is later)	10% of Total Price + pending amount if any at time of booking
3rd	On completion of sub- structure	15% of Total Price
4th	On completion of super-structure	15% of Total Price
5th	On completion of MEP	15% of Total Price
6th	On completion of finishing	15% of Total Price
7th	After obtaining Occupancy certificate from competent authority	15% of Total Price
8th	On Possession	5% of Total Price

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE D

DESCRIPTION OF TOTAL PRICE

DETAILS OF TOTAL PRICE AND CHARGES

Particulars	**Amount**	**GST**	**Total**
Basic Sale Price (BSP) including EDC/ IDC, Parking			
Preferential Location Charges *(if applicable)*			
Taxes as Applicable:_____			
Possession charges as applicable			
Total Price (In Rs.)	_____		

X_____
Sole/ First Applicant

X_____
Second Applicant

Declaration

The Applicant(s) do hereby declare that my/ our application is irrevocable and that the above particulars/ information given by the Applicant(s) are true and correct and nothing has been concealed therefrom.

Date:
Place:

Yours Faithfully

Applicant(s) Signature(s)

X_____
Sole/ First Applicant

X_____
Second Applicant

FOR OFFICE USE ONLY

MODE OF BOOKING

Direct Promoter Executive
Channel Partner Channel Partner Stamp
Special Instructions/Remark(s)
Source of Lead

Authorised Signatory

(Authorised Signatory for Promoter)

Application for Allotment of Residential Independent Floor

Accepted Rejected

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE E

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

Individual (Resident of India):

- 2 Passport size photographs of each Applicant.
- Self-attested copy of PAN Card of each Applicant.
- Self-attested copy of Address Proof of each Applicant.

Partnership Firms:

- 2 Passport Size photographs of each Partner.
- Notarized copy of Partnership Deed.
- Self-attested copy of PAN Card of Firm.
- Self-attested copy of PAN Card of Authorized Person.
- Self-attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Residential Independent Floor duly signed by all Partners.

Private Limited/ Limited Company/ LLP:

- 2 Passport Size photographs of the authorized person of the Company/LLP.
- Self-attested copy of PAN Card of the Company/ LLP
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director/Company Secretary of the Company/Registration certificate/Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy Residential Independent Floor on behalf of the Company LLP.
- List of Directors duly signed by the Director/Company Secretary of the Company/List of Partners under LLP Act, duly signed by all the Partners
- Self-attested copy of Form 32/ DIR 12 along with Challan in case of change of Directors
- Self-attested Copy of ID Proof of Authorized Person of the Company/ LLP.
- Self-attested copy of Address Proof of Company/ LLP.

Hindu Undivided Family (HUF):

- 2 Passport size photographs of Applicant.
- Self-attested copy of PAN card of HUF.
- Self-attested copy of Address Proof of Applicant.
- Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF/NRI/OCI/PIO.
- 2 Passport Size photographs of each Applicant.
- Self-attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self-attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.

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Sole/ First Applicant Second Applicant

- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

Email:vipin.yadav@parasbuildtech.com

T: 9289-129-900

Corporate Office: 11th Floor Paras Twin Towers Golf Course Road Sector 54 Gurugram, 122002

*T&C Apply.

X_____ X_____

Sole/ First Applicant Second Applicant