

ONE GOOD EARTH
SECTOR – 71, GURUGRAM

APPLICATION FORM

APPLICATION FORM FOR BOOKING/ALLOTMENT OF PLOT IN RESIDENTIAL PLOTTED COLONY "ONE GOOD EARTH", SECTOR 71, GURUGRAM, HARYANA

Application No.:

Date:

Good Earth Plotted Development Private Limited
(formerly known as Raj Buildwell Private Limited)
CIN: U70109DL2006PTC149373
41A, Ring Road, Lajpat Nagar –IV,
Captain Gaur Marg, New Delhi – 110024

Dear Sir/ Ma'am,

1. The Applicant(s) requests **Good Earth Plotted Development Private Limited** (formerly known as Raj Buildwell Private Limited) ("**Promoter**") for provisional allotment of a residential plot having area admeasuring [•] square meters ([•] sq. yards) ("**Plot**") in the affordable residential plotted colony project under the name and style of 'One Good Earth' ("**Project**") proposed to be developed by the Promoter over the land admeasuring 13.6775 (thirteen point six seven seven five) acres, situated in the revenue estate of Village Fazilpur Jharsa, Sector 71, Tehsil Badshahpur, District Gurugram, Haryana ("**Project Land**"). The Applicant(s) is/ are making this 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 Plot in due course of time, subject to the availability.
2. The Applicant(s) request(s) that the Applicant(s) may be allotted the said Plot in the said Project as per the:

Down Payment Plan ☐

Installment Payment Plan ☐

3. 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 Plot, or through Electronic Transfer bearing UTR No. _____ in account no. _____, maintained with _____ Bank, in _____ Branch, bearing IFSC Code _____, as booking amount of the Plot ("**Booking Amount**") and request(s) the Promoter to consider/ adjust it as part payment towards the Total Price of the said Plot to be paid by the Applicant(s) in lieu of purchase of the said Plot, in accordance with the terms of the Agreement to Sell/ Plot Buyer Agreement proposed to be executed between the Applicant (s) and the Promoter ("**Plot Buyer Agreement**").
4. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Plot Buyer Agreement containing the detailed terms and conditions and in addition, the

X _____
Sole/ First Applicant

X _____
Second Applicant

Applicant(s) further confirm(s) to have fully understood the terms and conditions of the Plot 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 Plot Buyer Agreement and thereafter, the Applicant(s) has/ have applied for allotment of a plot in the Project and has requested the Promoter to allot a plot. The Applicant(s) agree(s) and confirm(s) to sign the Plot Buyer Agreement in entirety and to abide by the terms and conditions of the Plot Buyer Agreement.

5. The Applicant(s) clearly understands and acknowledges that this application does not constitute an Agreement to Sell/ Plot Buyer Agreement and the Applicant(s) is/ are not entitled to the provisional and/ or final allotment of the Plot, 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 Plot 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 Plot Buyer Agreement with all the Schedules and the payments due as stipulated in the Payment Plan (**Annexure C**) hereunder and the Plot Buyer Agreement, within a period of 30 (thirty) days from the date of receipt of the Plot Buyer Agreement by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub- Registrar at Badshahpur for registration of the said Plot 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 Plot Buyer Agreement within [•] ([•]) days from the date of its receipt by the Applicant(s) and/ or appear before the Sub-Registrar at Badshahpur 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 Plot 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 Plot 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:

9. The Applicant (s) agrees that in the event, the Promoter accepts this application and allots the Plot, the Applicant(s) shall pay the Total Price and all other amounts, applicable taxes, cess, other charges, 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 Plot Buyer Agreement.

X _____
Sole/ First Applicant

X _____
Second Applicant

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 Plot 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) and the rules framed thereunder, and is subject to any mutually agreed variations thereto. 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 Plot 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 Plot.
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 Plot
- (iii) Annexure C: Payment Plan
- (iv) Annexure D: Details of Total Price
- (v) Annexure E: List of Documents

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE A

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

(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
First/Sole

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
Joint /Second
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 _____

Passport size

Photograph of the
Third

Applicant

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 PLOT

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

X_____
Sole/ First Applicant

X_____
Second Applicant

ANNEXURE C

PAYMENT PLAN

Down Payment Plan

Particulars	Percentage(%)
At the time of Application for Booking	10% of Total Price
Within 60 days of Booking (After Execution and Registration of BBA) .	70% of Total Price
On Offer of Possession	20% of Total Price + IFMS + Stamp Duty & Registration Charges

Development Linked Payment Plan

Particulars	Percentage(%)
At the time of Application for Booking	10% of Total Price
Within 60 days of Booking (After Execution and Registration of BBA)	10% of Total Price
Upon commencement of Demarcation*	5% of Total Price
Upon commencement of Earth Work*	15% of Total Price
Upon commencement of laying of Services*	15% of Total Price
Upon commencement of laying of Internal Roads*	20% of Total Price
Upon commencement of erection of Electrical Poles*	20% of Total Price
On Offer of Possession	20% of Total Price + IFMS + Stamp Duty & Registration Charges

* The construction milestones mentioned in the payment plan are interchangeable

X_____

Sole/ First Applicant

X_____

Second Applicant

ANNEXURE D

DETAILS OF TOTAL PRICE AND OTHER CHARGES

Particulars	Amount	GST	Total
Basic Sale Price (BSP) including EDC/ IDC			
Preferential Location Charges (if applicable)			
Applicable Taxes: _____			
Other Charges			
Total Price (In Rs.)			
<u>OTHER CHARGES (In Rs.)</u>			
Particulars	Amount	GST	Total
ECC Charges			
Individual Electricity Meter Charges (<i>if any</i>)			
Water Connection Charges to the Plot			
Sewerage Connection Charges to the Plot			
Stamp duty and Registration Charges for the Agreement and Conveyance Deed			
Legal documentation charges			
One year Advance Maintenance Charges			
IFMSD			
BOCW Charges (<i>if any</i>)			
Sinking Fund (<i>if any</i>)			
[Any additional Charges]			
TOTAL OTHER CHARGES			

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 Provisional Allotment of Plot

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 Plot 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 Plot 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.

X_____

Sole/ First Applicant

X_____

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.

TOLL FREE: [•]
T: [•]

F: +[•]

Email: [•]
Website: [•]

Corporate Office: [•]

*T&C Apply.

X_____
Sole/ First Applicant

X_____
Second Applicant