

To,

Ashiana Dwellings Pvt. Ltd.
Ashiana Mulberry
Sector -2, Sohna, Gurugram
Haryana

Delhi Office
3H, Plaza M-6,
District Centre Jasola
New Delhi -110 025

Photograph
First Applicant

Photograph
Co-Applicant

Dear Sir,

I/We request for allotment of a residential Unit / Apartment as per details given below in the project "**Ashiana Mulberry Phase IV**" branded as "**Ashiana Mulberry Moments**" at **Sector 2, Sohna, Dist. Gurugram, Haryana** having **HRERA Registration No.** _____ being developed by Ashiana Dwellings Private Limited.

My/Our particulars are as given below:

SOLE OR FIRST APPLICANT

Applicant's Name	Mr/Mrs/Ms
Father/Husband's Name	.....
Permanent Address	..........
	.....PIN..... Phone.....
Correspondence Address	..........
	.....PIN.....
Phone : Resi.....	Mobile : Office.....
Email :	.....
Date of Birth	Marital Status : <input type="checkbox"/> Single <input type="checkbox"/> Married, Date of Anniversary
PAN No. :	Aadhaar No.....
Residential Status	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service <input type="checkbox"/> Private Sector <input type="checkbox"/> Self Employed <input type="checkbox"/> Professional
Office Name & Address	..........
Designation :	.....

CO - APPLICANT

Applicant's Name	Mr/Mrs/Ms
Father/Husband's Name	.....
Permanent Address	..........
	.....PIN..... Phone.....
Correspondence Address	..........
	.....PIN.....
Phone : Resi.....	Mobile : Office.....
Email :	.....
Date of Birth	Marital Status : <input type="checkbox"/> Single <input type="checkbox"/> Married, Date of Anniversary
PAN No. :	Aadhaar No.....
Residential Status	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident <input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service <input type="checkbox"/> Private Sector <input type="checkbox"/> Self Employed <input type="checkbox"/> Professional

(if Applicant is a Company/Partnership /LLP / HUF)

②

** Delete whichever is not applicable

FOR COMPANIES / LLP

**M/s _____

a Company registered under the Company Act, 1956 or 2013 / LLP registered under Limited Liability Partnership Act, 2008 having its registered office at _____

_____ through its duly authorized signatory Shri/Smt. _____

_____ Authorized by Board resolution / Authority Letter dated _____

(hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association enclosed / Copy of LLP Agreement)

FOR PARTNERSHIP FIRMS / SOLE PROPRIETORSHIP

**M/s _____

a sole proprietorship concern through its Proprietor / a Partnership Firm Act having its office at _____

_____ through its Proprietor / Partner _____

_____ S/W/D/o _____

Authorized by Authority Letter dated _____

(Hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include his/ her legal representatives, administrators, executors and assigns all the partners of the partnership firm and their heirs, legal representatives, administrators executors, successors and assigns) (Copy of the resolution signed by all Partners enclosed)

DETAILS OF RESIDENTIAL UNIT/APARTMENT APPLIED FOR :

Type of Unit	Accommodation	RERA Carpet Area	Balcony Area	External Wall Area	Total Area inclusive of Common Area
Premium <input type="checkbox"/>	3 BHK + 3 Toilets + SQ+WC	1272 Sq. Ft. (118.16 Sq. M)	295 Sq. Ft. (27.45 Sq. M)	134 Sq. Ft. (12.42 Sq. M)	2300 Sq. Ft. (213.68 Sq. M)
Superior <input type="checkbox"/>	3 BHK + 3 Toilets + SQ+WC	1227 Sq. Ft. (114.00 Sq. M)	294 Sq. Ft. (27.29 Sq. M)	146 Sq. Ft. (13.57 Sq. M)	2250 Sq. Ft. (209.03 Sq. M)
Executive <input type="checkbox"/>	3 BHK + 3 Toilets	1013 Sq. Ft. (94.08 Sq. M)	233 Sq. Ft. (21.68 Sq. M)	122 Sq. Ft. (11.31 Sq. M)	1850 Sq. Ft. (171.87 Sq. M)

Unit/Apartment No.	
Tower No.	
Floor	

Unit Price of Apartment (A)	₹
Additional Charges & Deposits	
Advance Common Area Maintenance & Management (CAMM) Charges for 24 Months	₹
Advance Common Area Grid Electricity Charges for 24 Months (CAEC)	₹
Advance Common Area DG Charges for 24 Months (CAEC)	₹
Advance Water Charges for 24 Months (Common + Individual)	₹
Legal Charges	₹
Pre Paid Electricity Meter & System Charges	₹
Interest Free Maintenance Security Deposit (IFMSD)	₹
Contribution towards Capital Equipment Repair & Replacement Fund (Sinking Fund)	₹
Total (B)	₹

Exclusive right of usage only for _____ No Covered Car Parking Bay at Basement Level (Single Bay)

Total Price of Apartment (A + B)*	₹
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GST DETAILS:

* GST Shall be payable extra as per applicable rate.

First Applicant	GST No.		State		State Code	
Co - Applicant	GST No.		State		State Code	

.....
Signature of First Applicant

.....
Signature of Second Applicant

1. (a) Project Ashiana Mulberry Moments (Ashiana Mulberry - Phase - IV) comprises of Tower 7 & other areas & facilities as defined in RERA registration.
- (b) Area Definition :
 - **Carpet Area** as per RERA means the net usable floor area of an apartment 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 apartment.
 - **Total Area** of the Apartment, includes RERA Carpet Area, exclusive balconies / exclusive verandahs / exclusive deck (covered or uncovered), External walls and Proportionate Common area.
- (c) The area of Apartment being allotted is Carpet Area & Exclusive Balcony Area as described in the Agreement for Sale. Total Area is mentioned for the purpose of information only of the Allottee. It has no commercial bearing.

2. All payments must be made by Cheques/ Pay Order/ Demand Draft / RTGS only in favour of :
"ADPL MASTER A/C ASHIANA MULBERRY PH-IV" payable at Gurugram / New Delhi only. Outstation cheques shall not be accepted. Cash payment is not accepted.

RTGS / NEFT Details	A/c. No. : 50200110907420	Bank Name : HDFC Bank Limited
	IFSC Code : HDFC0000027	Branch : Greater Kailash – II, New Delhi

3. As per the amendment in the provisions of Sec 194-1A of Income Tax Act and notified by CBDT vide notification No. S.O. 1404-E dated 31st May 2013 applicable w.e.f. 1st June 2013, the buyer has to deduct TDS @ 1% out of the installment which is to be paid to us and to pay that TDS amount to the credit of Central Govt. The credit of the same will be reflected in your account once you submit the proof of payment of TDS on purchase of property and issue us TDS certificate in Form 16B.
4. The **Unit Price of Apartment** shall be a comprehensive price which reflects its unique characteristics such as floor, location, directions etc. and includes allotment of a single car parking bay at basement & entitlement to use Community Club for the allottee(s) and their family members who use the apartment as their primary residence. Taxes as applicable shall be extra. Maintenance related charges, advances & deposits shall be additionally payable. Stamp Duty, Registration Charges & Legal Charges shall be payable extra.
5. The allottee(s) understands that the project comprises of open and covered parking spaces across the whole project. For the day-to-day comfort of all residents the Company has randomly earmarked parking space for the exclusive use of each unit. Those allottee(s) who have not availed the option of covered parking will be earmarked open parking. Further, the allottee(s) understand and agree that every allottee(s) will be entitled to one parking duly earmarked and some units may be earmarked with more than one parking.
6. The Company reserves the right to revise the price from time to time with prospective effect without giving any prior notice. Price prevailing on the date of booking acceptance shall be applicable for the respective unit.
7. For Online Payment, kindly use <https://www.ashianahomes.com/payment-gateway/>
8. Club usage is complementary per Apartment. User charges for specific services shall be payable as per use.
9. Charges on account of formation and membership fee for Association of Allottees are payable additionally as determined at possession.
10. Apartments shall be provided Power Backup Connection from Central DG Set at no extra cost. Ultima Type (3 BHK + 3 Toilets + SQ +WC) : 6 KVA, Magna Type (3 BHK + 3 Toilets+ SQ +WC) : 6 KVA, Prima Type (3 BHK + 3 Toilets) : 6 KVA. Recurring charges shall be levied on fixed & variable basis.
11. Company is not additionally charging any External Development Charges (EDC) & Infrastructure Development Charges (IDC) from any Customer. In case of any revision in the rates of EDC and/or IDC with retrospective or with prospective effect, the same would be payable on pro-rata basis of Carpet area by the Applicant/Allottee.
12. Registration Expenses, Stamp Duty, Court Fee, Legal Charges etc. for Sale Deed/Conveyance Deed shall be payable extra as applicable at the time of possession.
13. Legal charges is cost incurred towards lawyer fees, documentation charges and other incidental expenses for Registration of your Agreement for Sale and Conveyance Deed.
14. Any extra works executed in the apartment on the demand of allottee shall be charged separately on pre-determined rates.
15. Presently Electricity Distribution Company (DHBVNL) approves only Single Point Connection for the Complex. The allottee shall pay the Company Charges for creation of Single Point Infrastructure, Meter, Metering system etc. In case the Allottee(s) has to apply to the Electricity Distribution Company (DHBVNL) individually for obtaining individual electric connection if approved by DHBVNL for supply of power and the meter for their respective units, the Allottee(s) shall be required to pay the applicable security deposit, and other costs and charges for individual electric connection to DHBVNL, which will be intimated later.
16. GST as applicable from time to time would be payable by customer as per the Invoice. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
17. The Complex Maintenance & Facilities Management services shall be organized by the Company vide any nominated agency.
18. 2 years Advance Maintenance Charges (Camm) shall be used to provide Complex Maintenance & Facility Management services viz Campus Security, Common Area House Keeping & Garbage Disposal, Horticulture, Maintenance of Lifts, Generators, Water Pumps & Filtration Units, Fire Pumps, EPABX system and other common area electro mechanical equipments including their Annual Maintenance Charges, services of an Electrician, Plumber & Estate Manager for the Maintenance of the Complex.

The Proportionate share of expenses on account of common area electricity consumption, Generator Power Back, Building Insurance (individual flat plus common areas) shall be charged extra or as per actuals per units consumed or on Carpet Area basis as decided by the Company. The Advance Maintenance Charges (Camm) shall be levied from the date of commencement of Maintenance as decided by the company.

19. Interest Free Maintenance Security Deposit (IFMSD) is a security deposit which shall be used in case of default/arrears in the payments towards Maintenance Charges. This shall be refunded after deduction of any arrears, unpaid dues etc, if any, to the individual flat allottees in the event Company or its nominee maintenance agency/company cease to organize the services of facilities management & maintenance as per the terms of the Maintenance Agreement.
20. Charges & deposits for sewer and water connection to the complex provided or to be provided by Municipal / Government bodies are payable by the allottee proportionately as determined at possession or later whenever applicable.
21. The above installments as per payment plan shall become due as and when the construction stage is achieved in the respective Apartment or the Tower as applicable irrespective of the order in which it appears above.
22. The Developer shall execute an "Agreement for Sale" ("AFS") upon receipt of 10% of Unit Price of Apartment. This Agreement must be executed and registered as mandated under RERA within 30 days of intimation of the same by the Company. Stamp Duty, Registration charges, Court Fees and Legal Charges for the same will have to be borne by Allottee.
23. The Company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 50% of Unit Price of Apartment along with any other dues/ outstanding / interest on delayed payments etc. and payment of administrative charges @ Rs. 500.00 Per Sft on Carpet Area or any other fees as described by the Company from time to time . In case of bank loans, the allottee shall be responsible for the transfer of bank loan to his transferee and for all bank charges, such as processing fees, foreclosure charges or any other charge, fee, commission levied by the lending bank/Housing Finance Institutions (HFI).
24. The Area, Specification, Features and Layout as mentioned in AFS are as proposed by the Company subject to change / modification within the provisions of Haryana Real Estate (Regulation and Development) Rules 2017.
25. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application form and Agreement for Sale.

PAYMENT PLAN

Stage	Amount / Percentage (%)	Amount ₹
On Booking / Allotment	10% of Unit Price of Apartment	
Within 60 days of Allotment or AFS execution, whichever is later	15% of Unit Price of Apartment	
On Completion of Casting of 12th Floor Slab	25% of Unit Price of Apartment	
On Completion of Casting of Top Floor Slab	25% of Unit Price of Apartment	
On Completion of Installation of Lifts	10% of Unit Price of Apartment	
On Completion of filing of Application for Occupation Certificate	5% of Unit Price of Apartment	
On Completion of Receipt of Occupation Certificate	5% of Unit Price of Apartment	
Upon Offer of Possession	5% of Unit Price of Apartment + Possession Stage Charges & Deposits	

* GST Shall be payable in addition to the installment amount, as applicable

Note :The above installments shall become due as and when the Stage/Milestone is achieved in the respective Apartment or the Tower as applicable irrespective in the order in which it appears above.

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Signature of First Applicant

.....
Signature of Second Applicant

I/We have read and understood the terms and conditions of the **Draft Agreement for Sale** forming part of this application and agree to abide by the same.

I/We agree to sign and acknowledge acceptance of Agreement for Sale as and when required by the Company on the standard format. I confirm and accept that my allotment shall be confirmed only upon execution and acknowledgment of the Agreement for Sale by us and acceptance of the same by the Company.

I/We agree to pay further installments as stipulated/demanded by the Company in accordance with mode of payment agreed upon.

I/We remit herewith a sum of Rs. (Rupees
Only) by Cheque /Bank Draft No dated
 drawn on.....(Bank & Branch)

I/We, the above applicant(s), do hereby declare that the above mentioned particulars/information given by me/us are true and correct.

Place :
 Date : Signature of First Applicant Signature of Second Applicant

Mandatory to be filled

Direct Channel Partner (CP).
 CP Name..... CP Contact No.....
 CP RERA Registration No.....
 CP Representative Name..... RM (ADPL).....

 Signature of Applicant Signature of Channel Partner Signature of RM (ADPL)

FOR OFFICE USE ONLY

Receiving Officer	
Ch. /DD No.	
Date of Ch. / DD	
Amount of Ch./DD	₹
Drawn on (Bank name & Branch)	
Booking	<input type="checkbox"/> DIRECT <input type="checkbox"/> Channel Partner (CP)
Cp's Name & Address, Stamp	

Check List for Receiving Officer

- Booking Amount
- Customer's Signature on all pages of the application form.
- Signed copy of Draft Agreement for Sale is attached herewith.
- Photocopy of PAN Card
- Photocopy of Aadhar Card / Voter ID /Passport / Driving License
- For Companies: Memorandum & Articles of Association / Board Resolution
- For Partnership Firm : Partnership Deed and authorization letter from all partners and Deed registration certificate. For proprietor affidavit attested by Bank.
- For NRI : Passport Photocopy
- For Foreign National : IPI - 7 / Passport Photocopy. NRE / NRD A/c.

Remarks _____

