

SOBHA

**APPLICATION FORM
SOBHA CRESCENT PHASE-1
SECTOR 63A, GURUGRAM
HARYANA**

UNIT APPLICATION FORM

Please fill all columns in the application form. Incomplete application forms will be rejected.

RERA No.

UNIT DETAILS

Application Date	<input type="text"/>	Carpet Area (sq. ft.)	<input type="text"/>
Apartment Number	<input type="text"/>	Carpet Area (sq.mt.)	<input type="text"/>
Floor Number	<input type="text"/>	No. of Car Park(s)	<input type="text"/>

APPLICANT DETAILS

SOLE / FIRST APPLICANT

Name: Mr. / Dr. / Ms. / Mrs.	<input type="text"/>			<div style="border: 1px solid black; padding: 5px; text-align: center;">PLEASE AFFIX YOUR PASSPORT SIZE PHOTOGRAPH</div>
Father / Husband Name	<input type="text"/>			
Gender	<input type="text"/>			
Date of Birth (D.O.B.)	<input type="text"/>			
Marital Status	<input type="text"/>	If Married, Name of Spouse	<input type="text"/>	
No. of children	<input type="text"/>	Anniversary Date	<input type="text"/>	
Profession	<input type="text"/>			
Designation	<input type="text"/>			
Company Name/Firm Name	<input type="text"/>			

Professional Details

Government Service Private Service Self Employed Professional
 Self Employed Businessman Others, please specify

Industry

IT IT-ES / BPO / KPO Manufacturing Financial Services
 Hospitality Services Medical / Pharmaceutical Media / Entertainment Travel / Transport
 Retail Services Telecom Others, please specify

Function

Software Sales & Marketing HR / Administration Finance Production
 Legal Operations Others, please specify

Sole / First Applicant

Second Applicant

Signature

Name

Annual Income (per annum)

Less than 5 Lacs 5-10 Lacs 10-15 Lacs 15-20 Lacs 20-30 Lacs
 30-50 Lacs 50 Lacs & above

Current Office Address

Pin Code Email

Tel. No. Mobile

Residential status: Resident / Non-Resident / Foreign National / Person of Indian Origin (PIO)

Income Tax Permanent Account No.

Aadhaar No.

In case of Non-resident: Passport No. (copy enclosed)

Valid up to

In case of PIO, PIO Card No. (copy enclosed)

Valid up to

Bank Details in case of NRI/PIO

Name of the Bank

Address of the Bank

Account Number

In case of a Company/Partnership/Corporation/Society/Trust/other legal entity (Furnish certified copy of the Memorandum & Articles of Association, Registration Certificate, Resolution of the Governing Body/Bye laws).

Permanent Address

City State Pin Code

Address for correspondence

City State Pin Code

Tel. No. Fax No. Email

Number of years in the current address / city Years

Name and address of POA Holder (if any)

Mode of Payment Self Home loan

Purpose of purchase

(a) Own Use (b) Investment / Resale (c) Others

I/We the undersigned Applicant (Sole/First and Co-Applicant (s)), do hereby declare and confirm that the above-mentioned particulars/ information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed therefrom.

Sole / First Applicant

Second Applicant

Signature

Name

CO – APPLICANT (s)

Name: Mr. / Ms. / Mrs.

Father/Husband Name

Gender

Date of Birth (D.O.B.)

Marital Status

If Married, Name of Spouse

No. of children

Anniversary Date

Profession

Designation

Company Name / Firm Name

PLEASE AFFIX
YOUR
PASSPORT SIZE
PHOTOGRAPH

Professional Details

Government Service

Private Service

Self Employed Professional

Self Employed Businessman

Others, please specify

Industry

IT

IT-ES / BPO / KPO

Manufacturing

Financial Services

Hospitality Services

Medical / Pharmaceutical

Media / Entertainment

Travel / Transport

Retail Services Telecom

Others, please specify

Function

Software

Sales & Marketing

HR / Administration

Finance

Production

Legal

Operations

Others, please specify

Annual Income (₹ per annum)

Less than 5 Lacs

5-10 Lacs

10-15 Lacs

15-20 Lacs

20-30 Lacs

30-50 Lacs

50 Lacs & above

Sole / First Applicant

Second Applicant

Signature

Name

Current Office Address [Redacted]
[Redacted]

Pin Code [Redacted] Email [Redacted]

Tel. No. [Redacted] Mobile [Redacted]

Residential status: Resident/Non-Resident/Foreign National / Person of Indian Origin (PIO)

Income Tax Permanent Account No. [Redacted]

Aadhaar No. [Redacted]

In case of Non-resident: Passport No. [Redacted] (copy enclosed)

Valid up to [Redacted]

In case of PIO, PIO Card No. [Redacted] (copy enclosed)

Valid up to [Redacted]

Bank Details in case of NRI/PIO

Name of the Bank [Redacted]

Address of the Bank [Redacted]

Account Number [Redacted]

In case of a Company/Partnership/Corporation/Society/Trust/other legal entity (Furnish certified copy of the Memorandum & Articles of Association, Registration Certificate, Resolution of the Governing Body/Bye laws).

Permanent Address [Redacted]

City [Redacted] State [Redacted] Pin Code [Redacted]

Address for correspondence [Redacted]

City [Redacted] State [Redacted] Pin Code [Redacted]

Tel. No. [Redacted] Fax No. [Redacted] Email [Redacted]

Number of years in the current address/city [Redacted] Years

Name and address of POA Holder (if any) [Redacted]

Mode of Payment Self Home loan

Purpose of purchase

(a) Own Use (b) Investment / Resale (c) Others

I/We the undersigned Applicant (Sole/ First and Co-Applicant), do hereby declare that the above-mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed therefrom.

Sole / First Applicant

Second Applicant

Signature [Redacted]

[Redacted]

Name [Redacted]

[Redacted]

PAYMENT DETAILS

Booking Amount

Drawee Bank name/RTGS Number

Instrument number(s)/Wire Transfer Number

Date of Payment(DD / MM / YYYY)

ADDITIONAL DETAIL

1. Source of funding for purchase of unit: Self Funding Home Loan
2. Purpose of purchase: Self use Investment

Payment to be done in favor of Sobha Limited –
Sobha Limited Rera Designated Collection
Account for Sobha Crescent Phase-1.
Account No-0171102000019673

TAX DEDUCTION AT SOURCE (TDS)
ON SALE OF IMMOVABLE PROPERTY

The Buyer of an immovable property other than agriculture land, paying consideration more than 50 lacs to a resident transferor, is liable to deduct 1% TDS under Section 194 IA of the Income Tax Act, 1961. Further, TDS certificate (Form16B) has to be issued by the Buyer to the Seller of property in respect of the taxes deducted and deposited into the Government account. The Form 16B can be downloaded from the website of CPC-TDS i.e., www.tdscpc.gov.in.The amount shall be credited to the account of the buyer on submission of proof of payment/deposition of "TDS on purchase of property" to the government account and TDS certificate in Form -16B.

Sole / First Applicant

Second Applicant

Signature

Name

TERMS AND CONDITIONS

1. Vide this application form the Applicant(s) wish(es) to register their Interest for allotment of an apartment ("**Unit**") in the residential colony by the name of Sobha Crescent Phase-1 ("**Project**"), situated at Sector – 63A (under NILP Policy -2022) in Village Behrampur, Sector – 63A, Gurugram – Manesar Urban Complex being developed by Sobha Limited, a Company registered under the Companies Act, 1956 and having its registered office at Sarjapur - Marthahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560103 and regional office at 5th Floor, Rider House, Plot No. 136-P, Sector - 44, Gurgaon - 122 003 ("**Company/Promoter**").
2. The Applicant(s) acknowledge(s) and confirm(s) that the Promoter has provided all the information, clarifications, and documents in relation to the said Project. The Applicant(s) has/have fully understood the development scheme as envisaged by the Promoter. The Applicant(s) is/ are applying for allotment of the Unit in the Project proposed to be developed by the Promoter in Phases with full knowledge of all the laws/notifications and rules applicable to the Project /Project Lands. The Applicant(s) has satisfied himself/herself/themselves about the rights/title/interest of the Promoter in the Project Lands and has/ have understood all limitations and obligations of the Promoter in respect thereof. The Applicant(s) is/are aware that the title of the Project Lands is clear and marketable. The Applicant(s) has understood that he/she/they will not obstruct the development and construction of other phases that will happen in future and the right of the Promoter to approach the other phases for the purpose of development and laying of the requisite infrastructure.
3. Along with this application, an amount towards a part of the booking/booking amount is paid by the Applicant(s). The Applicant(s) understand(s) that this application does not constitute any definitive allotment or Agreement for Sale ("AFS") and merely expresses the intent of the Company to provisionally allot the said Unit and it/they do(es) not become entitled to the final allotment of the said Unit only by making this application.
4. The 'Total Price' shall mean the total amount payable for the Unit mentioned in the Agreement for Sale executed with the Applicant(s) in which the Applicant(s) has /have expressed his /her/their interest.
5. It is understood by the Applicant(s) that 10% (ten percent) of the total cost of the Unit, shall be construed, considered, and treated as "Booking Amount", to ensure the performance, compliance and fulfilment of his/her/their obligations under the Agreement for Sale. It is also understood by the Applicant(s) that the amount paid by the Applicant(s) at the time of application form shall form a part of the Booking Amount.
6. Upon payment of the part booking amount along with the Application form, the Applicant(s) must execute and register the Agreement for Sale (AFS) received from the Company within one month from the date of signing the application form. In case the Applicant(s) fails to execute and register the agreement within one month, then the Company shall serve a notice to the Applicant(s) for rectifying the default and if not rectified within 30 days of receipt of such notice the Application for the Unit/Apartment will be treated as cancelled. On cancellation, ten percent (10%) of the received part amount and the entire GST paid in respect of the Unit will be forfeited and the balance will be returned within 60 days from the date of refund becoming due without any interest.
7. The Applicant(s) hereby agree(s) and undertake(s) to pay all the amounts due along with applicable taxes and payable to the Promoter in accordance with the Payment Plan opted by the Applicant(s) on or before the respective due dates. It being clarified that the Promoter shall not be under any obligation to send reminders for making the payment as per Payment Plan and/or for the invoice raised by the Promoter. Promoter
8. The Applicant(s) shall make payments via RTGS/NEFT or through account-payee cheque/demand draft/banker's cheque/pay order in favour of "SOBHA LIMITED RERA DESIGNATED COLLECTION ACCOUNT FOR SOBHA CRESCENT PHASE-1", payable at Gurugram, into the account designated by the Promoter. Applicant's ability to avail any loan or finance shall not affect or defer the Applicant(s)' obligation to make timely payment of instalments, irrespective of loan sanction or disbursement.
9. The Applicant(s) will not question the sale price of any other Unit purchasers, nor will the Applicant(s) be entitled to compare the same with the other Unit purchasers.

10. If any of the cheques of the Applicant(s) get(s) dishonored for any reason whatsoever, Developer shall be fully entitled, at its sole discretion, to cancel the application form and refund the part booking /booking amount received within 60 days of the cancellation without any interest.

Sole / First Applicant

Second Applicant

Signature _____

Name _____

11. The garage/covered car park(s) location will be identified / communicated by the Company to the Applicant(s) only after the completion of the Project Phase.
12. In case of joint applicants ,all correspondence/communication/email shall be sent to the Applicant, whose name appears first and at the address provided by the first named Applicant herein before, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s).The Applicant(s) shall inform the Promoter in writing about any change in the mailing communication address mentioned herein with supportive documents, failing which all demands, notices etc. sent by the Promoter to the address provided by the first named Applicant herein before shall be deemed to have been received by all the Applicant(s).
13. No transfer or assignment of the Unit will be allowed until the Applicant(s) execute(s) the Agreement for Sale (AFS) and in adherence to its terms. No transfer or assignment will be permitted without the prior approval of the Company.
14. The contents of the Show Unit (Mockup apartment) (if shown to the Applicant(s))/ (if available) are neither part of the representation nor part of the sale or specifications and the same are for enabling the purchaser to estimate and gauge the space available on placing any such items in the apartment /Unit proposed to be purchased.
15. Request from the Applicant(s) for shifting from one apartment to another apartment either in the same or another Project will be entertained by the Company at its sole discretion.
16. The Company shall endeavor to complete the Project / Phase in line with the timeline as mentioned in the Agreement executed with the Applicant(s).
17. The Applicant(s) agree(s) that in case the Company decides not to go ahead with the Project for any reason whatsoever (other than force majeure), such decision shall be final and binding and cannot be disputed by the Applicant(s). In such an event the Company will refund the amount paid by the Applicant(s) / Allottee(s) with applicable interest (excluding GST charged) within 60 days from the date the refund becomes due.
18. The Applicant(s) agree(s) that in case the Company is not able to go ahead with the Project due to force majeure, in such an event the Applicant(s) agree(s) and confirm(s) that this Application shall stand cancelled and the Company shall refund to the Applicant(s) the entire amount received without any interest (excluding GST charged) within 60 days from the date the refund becomes due.
19. The Applicant(s) agree(s) that in case the Company, due to any statutory or regulatory reasons, is unable to construct / continue to construct or complete the construction, either fully or any part of the building/project, which is not attributable to the fault of the Company, in such an event, the Company shall give a choice to the Applicant(s) to select any other available Unit in the same project or any other project. If the Applicant(s) decide(s) not to select an alternate Unit, and chooses to cancel the application, the Promoter will refund all the money received from the Applicant(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes within 60 days from the date the refund becomes due.
20. It is the sole responsibility of the Applicant(s) to provide their updated personal information (if any) to the Company from time to time. All the communication sent by the Company to the Applicant(s) at the address given herein above, either by e-mail or by any other form of communication, shall be deemed to have been received by the Applicant(s). The Company shall continue to correspond with the Applicant(s) at the address mentioned in the application form unless the change of the address is given in writing or entered in the customer portal CRM module and such changed

address is confirmed by the Company. Any such communication returned to the Company for whatever reason is deemed as received by the Applicant(s) and the Applicant(s) agree(s) to abide by the content of such communication.

Sole / First Applicant

Second Applicant

Signature

Name

- 21.** In the case of joint application for the Unit, unless a clear written instruction by all such joint applicants is provided to the Promoter at the time of cancellation, all payments/ refund to be made by the Promoter to the Applicant(s) under the terms of the transaction documents, upon cancellation, shall be made to the first mentioned Applicant, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint applicants.
- 22.** Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa, which means the use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this Application form so demands.
- 23.** Any request of Transfer of unit / name addition, deletion, substitution from the side of the Applicant(s) in respect of the allotment already made for the Unit/Apartment shall be done at the discretion of the Promoter with payment of administrative charges as per the policy of the Promoter.
- 24.** The terms and conditions mentioned herein and the detailed terms and conditions shall be specified in the Agreement to Sale. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Agreement to Sale, the terms and conditions specified later in the Agreement to Sale, shall supersede the terms and conditions as set out herein.
- 25.** All terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of the Real Estate (Regulation and Development), Act 2016 and the Rules and regulations of 2017 for the state of Haryana made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act and the Rules and Regulations shall be deemed to be automatically included in this Applications Form and similarly any such provision which is inconsistent or contradictory to the Act and the Rules and Regulations shall not have any effect.
- 26.** The Company has the right to conduct a Know Your Customer (KYC) verification of the Applicant(s) by an authorized employee based on the information provided in the application form.
- 27.** The application form is not transferable.
- 28.** All disputes relating to/arising out of this application form are subject to the exclusive jurisdiction of the Courts in Gurugram.
- 29.** The Applicant(s) herein declare(s) that the above terms and conditions have been read and understood and the same are acceptable to me/us

Sole / First Applicant

Second Applicant

Signature

Name

REQUIRED DOCUMENTATION (SELF ATTESTED COPIES)

- Identification proof (copy of a valid passport, driving license, Permanent Account Number (PAN) card, Aadhaar card) - circle the one that is submitted.
- Address proof (copy of a valid Passport, Aadhaar card, electricity bill, telephone bill).

DECLARATION

I/We the undersigned applicant(s) do hereby declare that the above-mentioned particulars information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through the terms and conditions written in this application form and accept the same and which shall *ipso facto* be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the applied unit; my/our claim shall be limited only to the extent of amount paid by me/us in relation to this application form.

Sole / First Applicant

Second Applicant

Signature

Name

Date

(DD / MM / YYYY)

(DD / MM / YYYY)

Place

REGISTERED OFFICE

Sobha Limited
Sarjapur - Marthahalli Outer Ring Road (ORR),
Devarabisanahalli, Bellandur Post,
Bangalore – 560103

REGIONAL OFFICE: NORTH INDIA

Sobha Limited
5th Floor, Rider House, Plot no 136-P,
Sector - 44, Gurgaon - 122003, Haryana

