

APPLICATION FORM

APPLICATION FORM FOR BOOKING OF COMMERCIAL UNIT/ SHOP
UNDER PROJECT "EKAM COURTYARD"
SECTOR- 05, SOHNA, GURUGRAM.

Application No.:

Date:

Regional Construction Private Limited

11th Floor, Tower B,
Paras Twin Towers, Sector – 54,
Golf Course Road, Gurugram, Haryana, India

Dear Sir/ Ma'am,

The Applicant(s) requests **Regional Construction Private Limited** for allotment of a for allotment of a commercial unit/ shop having area admeasuring _ square meters _sq. yards in he commercial/units in the Project named "**EKAM COURTYARD**" proposed to be developed by the Promoter over the land admeasuring 0.599 acres, situated in the revenue estate of Sector- 05, Village Sohna, Tehsil Sohna, District Gurugram, Haryana ("**Project**"). 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 commercial unit/ shop in due course of time, subject to the availability.

1. The Applicant(s) request(s) that the Applicant(s) may be allotted the Unit in the 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 Unit, or through Electronic Transfer bearing UTR No. _____ in account no. _____, maintained with _____ Bank, in _____ Branch, bearing IFSC Code _____, as booking amount of the Unit ("**Booking Amount**") and request(s) the Promoter to consider/ adjust it as part payment towards the Total Price of the Unit to be paid by the Applicant(s) in lieu of purchase of the Unit, in accordance with the terms of the Agreement to Sell/ Builder Buyer Agreement proposed to be executed between the Applicant (s) and the Promoter ("**Builder Buyer Agreement**").

3. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Builder Buyer Agreement containing the detailed terms and conditions and in addition, the Applicant(s) further confirm(s) to have fully understood the terms and conditions of the Builder 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 Builder Buyer Agreement and thereafter, the Applicant(s) has/ have applied for allotment of a commercial unit/ shop in the

Sole/ First Applicant

Second Applicant

Project and has requested the Promoter to allot a commercial unit/ shop. The Applicant(s) agree(s) and confirm(s) to sign the Builder Buyer Agreement in entirety and to abide by the terms and conditions of the Builder Buyer Agreement.

4. The Applicant(s) clearly understands and acknowledges that this Application does not constitute an Agreement to Sell/ Builder Buyer Agreement and the Applicant(s) is/ are not entitled to the final allotment of the Unit, 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 Builder 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 Builder Buyer Agreement with all the Schedules and the payments due as stipulated in the Payment Plan (**Annexure C**) hereunder and the Builder Buyer Agreement, within a period of 30 (thirty) days from the date of receipt of the Builder Buyer Agreement by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub-Registrar at Gurugram for registration of the said Builder Buyer Agreement, as and when intimated by the Promoter.
5. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Builder Buyer Agreement within 30 (thirty) days from the date of its receipt by the Applicant(s) and/ or appear before the Sub-Registrar at Gurugram 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 60 (sixty) 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.
6. The Applicant(s) further acknowledges and understands that the allotment of the Unit 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.
7. The Applicant(s) have clearly understood that the Builder 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 30 (thirty) 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 the Applicant(s): _____

Address: _____

8. The Applicant(s) agrees that in the event the Promoter accepts this Application and allots the Unit, 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 Builder 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 Builder Buyer Agreement will not confirm allotment in the favor of the Applicant(s) in any manner whatsoever.

9. 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.
10. 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 Builder Buyer Agreement. The Applicant(s) confirm(s) and acknowledge(s) that he/ she/ it/ they is/ are not in any way 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 Unit.
11. 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:-

- Annexure A: Personal Details Form
- Annexure B: Description of the Residential Independent Floor
- Annexure C: Payment Plan
- Annexure D: Details of Total Price
- Annexure E: List of Documents

Sole/ First Applicant

Second Applicant

ANNEXURE A

DETAILS OF APPLICANT(S)

My / Our Particulars are as under¹:

1. SOLE/ FIRST APPLICANT

Mr./ Mrs./ Ms. _____

S/W/D of _____

Date of Birth: _____ Nationality: _____



Occupation:

Service () Professional () Housewife ()

Business () Any other _____

Marital Status: Married () Unmarried ()

Permanent Account Number: _____

Promoter Incorporation Number (in case the applicant is a company): _____

Permanent Address: _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No. _____

Correspondence Address (if different from Permanent Address): _____

City _____ State _____ Country _____

PIN _____ Email _____

¹ It is mandatory to fill in the requisite information in all the columns for all applicants.

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Second Applicant

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

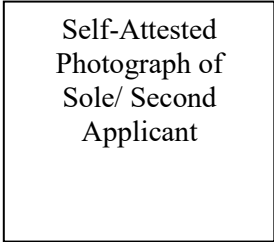
Fax No. _____

SECOND/ JOINT APPLICANT (if applicable)

Mr./Mrs./Ms. _____

S/W/D of _____

Date of Birth: _____ Nationality: _____



Occupation:

Service Professional Housewife Business

Any other _____

Marital Status: Married Unmarried

Permanent Account Number: _____

Incorporation Number (in case the applicant is a company): _____

Permanent Address: _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No. _____

Correspondence Address (if different from Permanent Address): _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No. _____

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THIRD/ JOINT APPLICANT (if applicable)

Mr./Mrs./Ms. _____

S/W/D of _____

Date of Birth: _____ Nationality: _____

Occupation:

Service () Professional () Housewife ()

Business () Any other _____

Marital Status: Married () Unmarried ()

Permanent Account Number: _____

Promoter Incorporation Number (in case the applicant is a company): _____

Permanent Address: _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No. _____

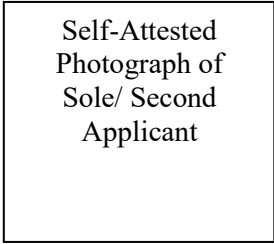
Correspondence Address (if different from Permanent Address): _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No. _____



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ANNEXURE B

DESCRIPTION OF UNIT

- (1) Unit No. _____
- (2) Type _____
- (3) Area _____ square meters
(approximately)

PAYMENT PLAN: (Please tick appropriate one)

Down Payment Plan []

Construction Linked Plan []

(i) Basic Sale Price (BSP)

: Rs. [_____]

(ii) [_____]

: equivalent to [___] % of the Total Price per preferential location

(iii) Other charges, as applicable

: _____

Signatures of:

Sole/First Applicant

Second Applicant

Third Applicant

Sole/ First Applicant

Second Applicant

ANNEXURE – C
PAYMENT PLAN

Sole/ First Applicant

Second Applicant

ANNEXURE - D
DESCRIPTION OF TOTAL PRICE

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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)

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FOR SALES OFFICE USE ONLY

1. Application received by _____ Designation _____ on _____ (date)
2. Documents: Complete/Incomplete. (To be completed by _____ (date)
3. Application _____ (Accepted / Rejected)
4. Details of Unit proposed to be allotted:
 - (a) Unit No. _____
 - (b) Type _____
 - (c) Area _____ sq. mts. (approx)
5. PAYMENT PLAN: (Please tick appropriate)
Down Payment Plan [] Construction Linked Plan []
6. AMOUNT PAYABLE/RATE APPLICABLE
 - (i) Basic Sale Price (BSP) : Rs. [_____]
 - (ii) [_____] : equivalent to [_____] % of the Total Price per preferential location
 - (iii) other charges, as applicable : [_____]
7. Allied charges as per the terms and conditions of the Application for Booking/ Agreement as applicable _____
8. Mode of Booking:
 - (i) Direct _____ (Ref. if any) _____
 - (ii) Channel Partner Name: _____
9. Payment received vide cheque/ DD/ No. _____ dated _____ or through direct transfer in the bank account no. _____ with _____ Bank _____ Branch on _____.

(Concerned Team Member/Authorized Signatory)

** (Sales Team)

** (SALES HEAD)

**if Application is rejected, then please give brief reason and follow up action below:

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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.

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- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- 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:

T:

Address:

*T&C Apply.

Sole/ First Applicant

Second Applicant