

## **APPLICATION FORM**

Application Date:

To,

**MNB Build Fab Private Limited**

Plot No. 5P, 2<sup>nd</sup> Floor, Sector 43

Golf Course Road, Gurugram, Haryana

### **APPLICATION FOR ALLOTMENT OF A RESIDENTIAL APARTMENT**

#### **IN "ANANTAVILASA", SECTOR 56, GURUGRAM, HARYANA**

Dear Sir/Madam,

I/We, the undersigned applicant(s) {"**Applicant(s)**"}, hereby apply through this application form ("**Application**") for the allotment of selected residential apartment ("**Apartment**") in the group housing project known as '**ANANTAVILASA**' ("**Project**"), being developed by MNB Build Fab Private Limited ("**Promoter**") on land measuring 3438.75 square meters, comprised in Plot No. GH26A, Sector 56, Gurugram, Haryana against the payment of Total Price and other amounts/charges/deposits in accordance with the Payment Plan opted/accepted by me/us. I/We understand that 10% of the Total Price shall be construed/considered as the Booking Amount (hereinafter referred to as the "**Booking Amount**") for this sale transaction.

I/We enclose herewith the following Bank Draft/ Cheque of Rs. \_\_\_\_\_/ ( rupees \_\_\_\_\_ only) towards the part payment of Booking Amount.

<b>Cheque / DD / RTGS No.</b>	<b>Dated</b>	<b>Amount (INR)</b>	<b>Drawn on (Bank Name)</b>

I/We acknowledge that submitting this Application and remitting the Booking Amount does not establish any right, claim, or interest in the said Apartment until the Agreement for Sale is

For MNB BUILD FAB PVT. LTD.

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Sole Applicant

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Auth. Sign. Applicant(s)

executed and registered by me/us. I/We understand that the Promoter reserves the right to either accept or reject this Application at its sole discretion. In case of rejection, the Booking Amount shall be refunded to me/us without any interest or compensation.

I/We agree to comply with the terms and conditions of the allotment attached hereto and undertake to execute and register the Agreement for Sale within 15 days from the date of allotment.

I/We confirm being fully satisfied with the Promoter's ownership, title, and ability to develop the Project in accordance with the approvals granted by the competent authorities.

I/We agree that any communication sent by the Promoter to the e-mail or mailing address provided by the first applicant herein shall be deemed to be duly served to all of us. Any change in the e-mail or mailing address shall be noted by the Applicant(s) to the Promoter in writing. Further, I/We acknowledge that this application and the allotment shall be subject to all applicable laws.

I/We understand that this Application does not constitute an allotment, sale, or transfer of the Apartment, irrespective of acceptance/acknowledgment of the Booking Amount by the Promoter. I/We undertake to execute and register the Agreement for Sale within 15 days from the allotment.

I/We declare that there is no legal or contractual impediment or restriction on my/our capacity to make this Application or deposit Booking Amount. I/We further declare that the details provided herein by me/us are true and correct, with no misrepresentation, concealment, or fabrication of facts. I/We confirm having received all clarifications regarding the Project, Apartment, Total Price, Payment Plan, etc., as sought by me/us.

**(1) SOLE/FIRST APPLICANT DETAILS**

**FIRST APPLICANT NAME:**

\_\_\_\_\_

**SON/DAUGHTER/WIFE OF:**

Please affix

Passport

Size

Photograph

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Sole Applicant

*Auth. Sign.*

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Co-Applicant(s)

\_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_

PROFESSION / OCCUPATION: \_\_\_\_\_

PERMANENT ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

TELEPHONE/MOBILE NOS.: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

AADHAAR NUMBER: \_\_\_\_\_

PAN NUMBER: \_\_\_\_\_

*[Please attach Form 60 or 61, as the case may be, if PAN is not available]*

GST REGISTRATION NUMBER: \_\_\_\_\_

RESIDENT STATUS: \_\_\_\_\_

*[Resident/NRI/PIO/OCI]*

NATIONALITY: \_\_\_\_\_

(2) CO-APPLICANT/ SECOND APPLICANT DETAILS

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Sole Applicant

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Auth. Sign Co-Applicant(s)

**SECOND APPLICANT NAME:**

\_\_\_\_\_

**SON/DAUGHTER/WIFE OF:**

\_\_\_\_\_

**DATE OF BIRTH:** \_\_\_\_\_

**PROFESSION / OCCUPATION:** \_\_\_\_\_

**PERMANENT ADDRESS:** \_\_\_\_\_

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**MAILING ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

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**TELEPHONE/MOBILE NOS.:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**AADHAAR NUMBER:** \_\_\_\_\_

**PAN NUMBER:** \_\_\_\_\_

*[Please attach Form 60 or 61, as the case may be, if PAN is not available]*

**GST REGISTRATION NUMBER:** \_\_\_\_\_

**RESIDENT STATUS:** \_\_\_\_\_

*[Resident/NRI/PIO/OCI]*

**NATIONALITY:** \_\_\_\_\_

Please affix

Passport

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Photograph

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Sole Applicant

**Auth. Sign.**

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Co-Applicant(s)



(3) CO- APPLICANT/ THIRD APPLICANT DETAILS

THIRD APPLICANT NAME:

\_\_\_\_\_

SON/DAUGHTER/WIFE OF:

\_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

PROFESSION / OCCUPATION: \_\_\_\_\_

PERMANENT ADDRESS: \_\_\_\_\_

\_\_\_\_\_

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MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE/MOBILE NUMBERS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

AADHAAR NUMBER: \_\_\_\_\_

PAN: \_\_\_\_\_

[Please attach Form 60 or 61, as the case may be if PAN is not available]

GST REGISTRATION NUMBER: \_\_\_\_\_

RESIDENT STATUS: \_\_\_\_\_

Please affix

Passport

Size

Photograph

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Sole Applicant

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Co-Applicant(s)

(4) COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

NAME OF COMPANY/ FIRM/ SOCIETY/ TRUST:

\_\_\_\_\_

SON/DAUGHTER/WIFE OF:

\_\_\_\_\_

DATE OF INCORPORATION: \_\_\_\_\_

CIN / REGISTRATION NO: \_\_\_\_\_

GST REGISTRATION NO.: \_\_\_\_\_

REGISTERED OFFICE ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CORPORATE OFFICE ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE/MOBILE NUMBERS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

AUTHORISED SIGNATORY NAME: \_\_\_\_\_

AADHAAR NO. OF AUTHORISED SIGNATORY : \_\_\_\_\_

ADDRESS OF AUTHORISED SIGNATORY: \_\_\_\_\_

\_\_\_\_\_

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Please affix  
Passport Size  
Photograph of  
Authorised  
Signatory

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Sole Applicant

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Co-Applicant(s)

**APARTMENT APPLIED FOR ALLOTMENT**


APARTMENT NO.		
FLOOR NO.		
APARTMENT CARPET AREA		SQUARE FEET
APARTMENT CARPET AREA		SQ. METER

**TOTAL PRICE BREAKUP**

DESCRIPTION	AMOUNT (INR)	GST (INR)
Basic Sale Price		
Preferential Location Charges		
External Development Charges (EDC) & Infrastructure Development Charges (IDC)		
<b>TOTAL PRICE</b>		
<b>Advance Maintenance Charges</b>		
<b>Interest-Free Maintenance Security Deposit</b>		

**Applicant(s) understands that:**

- (i) If there is any change/modification in the taxes/ charges/ fees/levies etc., the subsequent amount payable by the Applicant(s) to the Promoter shall be increased accordingly.
- (ii) In case there is any enhancement in the GST/taxes, charges, development charges, cess, EDC/IDC etc., the Total Price shall be increased accordingly.
- (iii) Advance maintenance charges for one year shall be payable by the allottee in advance

  
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Sole Applicant      Auth. Sign. Co-Applicant(s)

- to the Maintenance Agency upon issuance of Offer of Possession letter.
- (iv) Stamp Duty shall be payable by the allottee prior to the execution and registration of **this** agreement to sell and conveyance deed respectively; and
- (v) Registration Charges shall be payable by the Applicant(s) directly at the Sub-Registrar's office at the time of registration of **this** agreement to sell and conveyance deed respectively.

#### **PAYMENT PLAN OPTED**

I/We hereby opt the following Payment Plan and agree to make the payment of the Total Price along with all applicable charges, taxes, cesses, deposits, etc. in accordance with the selected Payment Plan.

<b>DOWN PAYMENT PLAN</b>	
<b>FLEXI PAYMENT PLAN</b>	
<b>MONTHLY INSTALLMENT PAYMENT PLAN</b>	
<b>DEVELOPMENT LINKED PAYMENT PLAN</b>	

#### **DOWN PAYMENT PLAN (WITH REBATE)**

<b>Instalment</b>	<b>Payment Milestones</b>	<b>Percentage of Total Price</b>
1 <sup>st</sup>	At the time of Booking	5%
2 <sup>nd</sup>	Within 30 days of Booking	5%
3 <sup>rd</sup>	Within 90 days of Booking subject to registration of Agreement for Sale	50%
4 <sup>th</sup>	On Application of Occupation Certificate (Tentatively by May 2027)	35%
5 <sup>th</sup>	On Offer of Possession (along with applicable IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%

#### **FLEXI PAYMENT PLAN (30:40:30)**

<b>Instalment</b>	<b>Payment Milestones</b>	<b>Percentage of Total Price</b>
1 <sup>st</sup>	At the time of Booking	5%
2 <sup>nd</sup>	Within 30 days of Booking	5%
3 <sup>rd</sup>	Within 90 days of Booking subject to registration of Agreement for Sale	20%

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4 <sup>th</sup>	On casting of Terrace Slab	40%
5 <sup>th</sup>	On Application of Occupation Certificate (Tentatively by May 2027)	25%
6 <sup>th</sup>	On Offer of Possession (along with applicable IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	5%

### MONTHLY INSTALLMENT PAYMENT PLAN

Instalment	Payment Milestones	Percentage of Total Price
1 <sup>st</sup>	At the time of Booking (Dec 2024)	5%
2 <sup>nd</sup>	Within 30 days of Booking (Jan 2024)	5%
3 <sup>rd</sup>	Within 60 days of Booking subject to registration of Agreement for Sale (Feb 2024)	10%
4 <sup>th</sup>	Within 90 days of Booking (Mar 2025)	5%
5 <sup>th</sup>	Within 120 days of Booking (Apr 2025)	5%
6 <sup>th</sup>	In April 2025 (payable by 07.04.2025)	2%
7 <sup>th</sup>	In May 2025 (payable by 07.05.2025)	2%
8 <sup>th</sup>	In June 2025 (payable by 07.06.2025)	2%
9 <sup>th</sup>	In July 2025 (payable by 07.07.2025)	2%
10 <sup>th</sup>	In August 2025 (payable by 07.08.2025)	2%
11 <sup>th</sup>	In September 2025 (payable by 07.09.2025)	2%
12 <sup>th</sup>	In October 2025 (payable by 07.10.2025)	2%
13 <sup>th</sup>	In November 2025 (payable by 07.11.2025)	2%
14 <sup>th</sup>	In December 2025 (payable by 07.12.2025)	2%
15 <sup>th</sup>	In January 2026 (payable by 07.01.2026)	2%
16 <sup>th</sup>	In February 2026 (payable by 07.02.2026)	2%
17 <sup>th</sup>	In March 2026 (payable by 07.03.2026)	2%
18 <sup>th</sup>	In April 2026 (payable by 07.04.2026)	2%
19 <sup>th</sup>	In May 2026 (payable by 07.05.2026)	2%
20 <sup>th</sup>	In June 2026 (payable by 07.06.2026)	2%
21 <sup>st</sup>	In July 2026 (payable by 07.07.2026)	2%
22 <sup>nd</sup>	In August 2026 (payable by 07.08.2026)	2%
23 <sup>rd</sup>	In September 2026 (payable by 07.09.2026)	2%

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Sole Applicant

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24 <sup>th</sup>	In October 2026 (payable by 07.10.2026)	2%
25 <sup>th</sup>	In November 2026 (payable by 07.11.2026)	2%
26 <sup>th</sup>	In December 2026 (payable by 07.12.2026)	2%
27 <sup>th</sup>	In January 2027 (payable by 07.01.2027)	2%
28 <sup>th</sup>	In February 2027 (payable by 07.02.2027)	2%
29 <sup>th</sup>	In March 2027 (payable by 07.03.2027)	2%
30 <sup>th</sup>	In April 2027 (payable by 07.04.2027)	2%
31 <sup>st</sup>	On Application of Occupation Certificate (tentatively May 2027)	10%
32 <sup>nd</sup>	On Offer of Possession (along with applicable IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	10%

### DEVELOPMENT LINKED INSTALLMENT PLAN

Instalment	Payment Milestones	Percentage of Total Price
1 <sup>st</sup>	At the time of Booking	5%
2 <sup>nd</sup>	Within 30 days of Booking	5%
3 <sup>rd</sup>	Within 90 days of Booking subject to registration of Agreement for Sale	20%
4 <sup>th</sup>	On casting of Ground Floor Slab (by October 2025)	15%
5 <sup>th</sup>	On casting of Eighth Floor Slab	15%
6 <sup>th</sup>	On casting of Terrace Slab	20%
7 <sup>th</sup>	On Application of Occupation Certificate (tentatively May 2027)	10%
8 <sup>th</sup>	On Offer of Possession (along with IFMS, Advance Maintenance Charges, Stamp duty, registration charges, miscellaneous expenses/fee etc.)	10%

### DECLARATION

I/We have read and understood the "indicative terms and conditions" mentioned in this Application. I/We unequivocally undertake to abide by the terms of all documents such as application form, allotment letter, agreement for sale, demand letter, reminder, conveyance deed and maintenance agreement etc. and be liable for defaults, failures




Sole Applicant
 Co-Applicant(s)

and breaches as contemplated and contained therein. I/We do hereby declare that my/our application is irrevocable and the above particulars/information provided by me herein are true and correct and nothing has been concealed herein.

Signature of First Applicant \_\_\_\_\_

Signature of Second Applicant \_\_\_\_\_

Signature of Third Applicant \_\_\_\_\_

Date \_\_\_\_\_

Place \_\_\_\_\_

For MNB BUILD FAB PVT. LTD.

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Sole Applicant

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Auth. Sign Co-Applicant(s)

### NOMINATION

I/We hereby nominate and constitute the following persons as my/our nominees with respect to applied Apartment-

Mr. / Ms. \_\_\_\_\_

son of / wife of / daughter of \_\_\_\_\_

age \_\_\_\_\_ years resident of \_\_\_\_\_

\_\_\_\_\_

as the nominee of Mr./Ms. \_\_\_\_\_; and

Mr. / Ms. \_\_\_\_\_

son of / wife of / daughter of \_\_\_\_\_

age \_\_\_\_\_ years resident of \_\_\_\_\_

\_\_\_\_\_

as the nominee of Mr./Ms. \_\_\_\_\_; and

Mr. / Ms. \_\_\_\_\_

son of / wife of / daughter of \_\_\_\_\_

age \_\_\_\_\_ years resident of \_\_\_\_\_

\_\_\_\_\_

as the nominee of Mr./Ms. \_\_\_\_\_

#### FOR OFFICE USE ONLY

RECEIVED BY	
BROKER NAME	
BROKER CONTACT NO.	
BROKER EMAIL	
DATE	

For MNB BUILD FAB PVT. LTD.

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Sole Applicant

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Auth. Co-Applicant(s)



### INDICATIVE TERMS AND CONDITIONS FOR ALLOTMENT OF APARTMENT

The Apartment will be allotted on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Agreement For Sale to be executed between Promoter and Applicant(s) in furtherance of Allotment letter to be issued by the Promoter. The following terms and conditions are indicative and shall always remain binding on the Applicant(s).

- (1) This Application is only an offer made by the Applicant(s) to the Promoter for the allotment of a residential apartment and does not create any right or interest, whatsoever or howsoever of the Applicant(s) in the Apartment applied for. Unless an allotment letter in respect of the Apartment is issued by the Promoter to the Applicant(s), the Promoter is free to allot the said Apartment to any person other than the Applicant(s), without any interference or claim from the Applicant(s) or any other person claiming through him.
- (2) The Project is duly registered with the Haryana Real Estate Regulatory Authority, Gurugram vide Registration Certificate No. \_\_\_\_\_ dated under the provisions of the Real Estate (Regulation and Development) Act, 2016, and the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (3) The Promoter represents that the Promoter is the absolute owner of the Plot No. GH 26A, situated in Sector-56, Gurugram, Haryana having plot area measuring 3438.7 square meters duly allotted by Haryana Shehri Vikas Pradhikaran ("HSVP") to the Promoter through an e-auction process vide an allotment letter dated 09.09.2023, and thereafter registered conveyance deed was executed by HSVP in favour of Promoter.
- (4) The Applicant(s) have received and examined all the relevant information, documents, plans, site map, specifications, and such other credentials with respect to the title, ownership, competency, facilities, amenities, etc. to be provided in the Project. The Applicant(s) is/are fully satisfied in all respects.
- (5) The Applicant(s) acknowledges that the Promoter has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is fully satisfied with the same and the Applicant(s) has fully acquainted himself/herself/themselves of

For MNB BUILD FAB P. LTD.



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Sole Applicant

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Auth. Sign. Co-Applicant(s)

all the particulars of the Project. The Applicant(s) hereby confirms that he/she/it is signing this Application with full knowledge of all the laws, rules, regulations, notifications, etc., applicable in the State and related to the said Project. No oral or written representations or statements shall be considered to be a part of this Application, and this Application is self-contained and complete in itself in all respects.

- (6) The 10% of the Total Price shall always be treated as the booking amount ("**Booking Amount**") which shall also be considered as earnest money. In addition to the Total Price, the Applicant(s) shall pay advance maintenance charges for 12 months, Interest-Free Maintenance Security Deposit, other costs, charges, expenses, taxes, fees such as stamp duty, registration fee etc. Interest-Free Maintenance Security Deposit and advance maintenance charges shall be payable along with the last installment payment to the entity nominated by the Promoter at that time.
- (7) The common areas, limited common areas and facilities at the Project shall be specified by the Promoter in the Deed of Declaration ("Declaration") which would be filed by the Promoter in compliance with the Haryana Apartment Ownership Act, 1983 and Haryana Apartment Ownership Rules, 1987 and such Declaration shall be conclusive and binding upon the apartment owners. The Applicant(s) shall have exclusive right to use the designated limited common areas in case any such area is allotted to the Applicant(s) and appurtenant to the allotted Apartment.
- (8) If Applicant(s) desires to add name(s) of any third party in the allotment letter or delete the name of any allottee from the allotment letter, then the same may be allowed by the Promoter subject to the Applicant(s) submitting documentary proof as may be required by the Promoter for name addition/deletion/substitution in the allotment letter and payment of applicable charges for each such addition/deletion. However, no charges will be payable if name addition/ deletion is proposed to be made in the name of blood relatives of Applicant(s) including spouse provided the Applicant(s) submits documentary proof as may be required by the Promoter.
- (9) The Applicant(s) understands that Haryana Real Estate Regulatory Authority, Gurugram have granted the project registration for five years (60 months), but the Promoter shall endeavour to complete the project within 36 months. The Applicant(s) agrees that

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Sole Applicant

Auth. Sign. Co-Applicant(s)



- achieving the project completion stage in shorter duration will not affect the Allottee's responsibility in any manner to pay the Total Price and other amounts under Development Linked Payment Plan. The Allottee(s) undertakes not to hold any payment instalment on account of earlier achievement of construction/payment milestones.
- (10) The preferential location charges (PLC) are the charges applicable in respect of certain apartments owing to their location in the Project. The Applicant(s) agrees that in case he has applied for an Apartment of such description and location, he shall pay the applicable PLC.
- (11) The Promoter shall handover possession of the Apartment upon receipt of the Total Price, Interest-Free Maintenance Security Deposit advance maintenance charges, and other charges as set out above. The possession timelines to be agreed in the Agreement For Sale shall always be subject to 'force majeure', court orders, government policy/guidelines, decisions affecting the regular development of the Project, and timely and prompt payment of all instalments and completion of formalities required. If, the completion of the Project is delayed due to the above-mentioned conditions then the Promoter shall be entitled to the extension in possession delivery period.
- (12) If any cheque given by the Applicant(s) gets dishonoured for any reason whatsoever, the Promoter shall have the right to cancel the Allotment. However, the Promoter may, defer its right to cancel the allotment by charging certain charges and in such case, no cheque will be accepted and all further payments shall be accepted through Bank Demand Draft(s) only. If the Applicant(s) fails to deposit the Bank Demand Draft within next 7 days of sending of intimation of dishonour of cheque to the Applicant(s), the Promoter shall cancel the allotment. In the event of dishonour of any payment cheque, the Promoter shall have no obligation to return the original dishonoured cheque.
- (13) The Applicant(s) shall comply with all the applicable laws as may be applicable to the Apartment/ Project. The Applicant(s) shall not encroach any of the common passages, outside the Apartment for any purpose whatsoever, either directly or indirectly, and shall not cause any obstruction.
- (14) The Applicant(s) right to the use of common services and facilities in the Apartment shall be subject to the timely payment of maintenance charges. The Applicant(s) agrees

For MNB BUILD FAB P

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Sole Applicant

Auth. Sign Co-Applicant(s)

to execute the maintenance agreement with the Maintenance Agency. The cost of such maintenance, for 3 (three) months from the date of issuance of the offer of possession letter has been included in the Total Price of the Apartment. Thereafter, the Applicant(s) shall be liable to pay such maintenance charges, as determined by the Maintenance Agency.

- (15) The Applicant(s) understands that civic/local authorities shall carry out the external infrastructure development and maintenance work outside the Project, which inter alia, includes laying of roads, waterlines, sewer lines, electrical lines, etc. from time to time. However, external linkages for these services beyond the periphery of the Project, such as water lines, sewer lines, storm water drains, roads, electricity, horticulture, and other such integral services are to be provided by the State Government and/or the local authorities in due course of time.
- (16) Upon making payment of 30% of Total Price, the Applicant(s) may assign or transfer the allotment and his/her/their interest in favour of any third party as per the terms mutually agreed between the Allottee and such third party. The Promoter may, at its sole discretion, on receiving 30% of Total Price and up to date payment of other dues (if any), subject to applicable laws/ notifications or any government directions as may be in force, permit the Applicant(s) to get the name of such third party substituted in his/her/their place subject to the compliance of applicable terms and conditions on payment of transfer charges/processing fees. In case of transfer, Applicant(s) shall remain present for registration assignment agreement or cancellation agreement or any other agreement before the concerned Sub-Registrar along with the intending transferee. The Applicant(s)/Transferor shall bear the cost of registration of such assignment agreement or cancellation agreement or any other.
- (17) The Applicant(s) may get the home loan sanctioned and disbursed from his/her/their own resources. In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, the payment to the Promoter, as per the Payment Plan, shall be ensured by the Applicant(s).
- (18) If Applicant(s) fails to pay any demand/invoice by its due date of payment, the Applicant(s) shall pay interest thereon at the rates as prescribed under the Haryana Real

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Sole Applicant

Auth. Sign. Applicant(s)



- Estate (Regulation and Development) Rules, 2017 from the due date of the payment till the date of actual payment. In case the Applicant(s) payment default continues beyond 90 (ninety) days from the demand/invoice date issued by the Promoter, the Promoter, after giving 30 (thirty) days' notice to the Applicant(s), may proceed to cancel the allotment.
- (19) The Promoter after due notice of 30 (thirty) days to the Applicant(s), shall have the right to cancel the allotment in the event of defaults/breach of the terms and conditions of allotment/transfer contained herein. Further, in the event of default for any reason whatsoever in terms of the loan agreement entered into with the financial institution/ agency by the Applicant(s), the Applicant(s) authorize the Promoter to proceed for cancellation of the allotment, upon receipt of such request from the financial institution/agency without any reference to the Applicant(s).
- (20) In the event of cancellation/withdrawal of allotment:-
- (i) In case of a home loan, the Promoter shall (i) repay directly to the financial institution/agency the entire disbursement amount received by the Promoter till that date from such financial institution/agency, and (ii) forfeit, out of the amounts directly paid/payable by the Applicant(s) (i.e., Applicants' own contribution), the Booking Amount and any interest due on unpaid demand/invoice and refund the balance amount to the Allottee(s).
- (ii) In case of self-funding, the Promoter shall forfeit, the Booking Amount and any interest due in unpaid demand/ invoice and refund the balance amount to the Applicant(s), within 90 (ninety) days from the date of cancellation.
- (21) In the event of cancellation of the allotment, the Applicant(s) shall be left with no right or claim, or interest in the Apartment, and the Promoter shall stand released and discharged from all of its obligations and liabilities under the allotment letter/Agreement For Sale read with these terms and conditions and shall be free to deal with the Apartment in any manner. The Promoter shall not be liable for any further damages, compensation, or liability of any nature whatsoever or by whatever name called.
- (22) In case, any cheque submitted by Applicant(s) is dishonoured, this Application Form shall stand automatically withdrawn/ cancelled without any further notice/cure period

For MNB BUILD FAB PVT. LTD.

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Sole Applicant

  
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Auth. Sign Co-Applicant(s)

and the Promoter shall be free to deal with that selected/applied Shop in any manner whatsoever.

- (23) The Applicant(s) shall be allotted two (2) covered car parking spaces in the Project. The parking space shall be allocated to the Applicant(s) for his/her exclusive use and shall not have any independent legal entity detached from the Apartment. The Applicant(s) undertakes not to sell/transfer/deal with the car parking space independent of the Apartment and further undertakes to park his vehicle in the car parking space and not anywhere else in the Project. In the event that additional car parking spaces are required, the Applicant(s) agrees to pay the applicable additional charges as may be determined by the Promoter.
- (24) In case of any revision/enhancement in the governmental charges, development charges, infrastructure charges, external development charges, or any other charge, levy, tax, fee, cess, etc., of any nature, is levied or imposed by any authority, prospectively or retrospectively, with respect to the Project, the same shall be payable by the Applicant(s) to the Promoter on pro-rata basis.
- (25) After offer of possession, the Applicant(s) shall pay to various government / private authorities all charges pertaining to consumption of water, electricity, power backup, house tax, telephone, sewage, and other utility services in respect of the Apartment as per the bills raised through pre-paid metering or otherwise. The Applicant(s) shall also be liable to pay the municipal/house/property tax etc., by whatever name called, in respect of the Apartment from the date of offer of possession.
- (26) The Promoter may create a charge on the Project with a lender to obtain financing and the Applicant(s) is having no objection to this. In such case, financial institution/bank shall have the first charge on the Project for their dues.
- (27) The terms herein are subject to change in accordance with the charges in applicable law. The Parties shall be bound by such change and co-operate with each other to carry out and implement such lawful changes.
- (28) The Applicant(s) shall comply with the necessary formalities as laid down in the Foreign Exchange Management Act ("**FEMA**") (if applicable) with respect to remittance of payments, acquisition, sale, transfer of immovable property etc., and furnish all such

For MNB BUILD FAB PVT. LTD.



Sole Applicant

Auth. Sign. Co-Applicant(s)



permissions, approvals. In case Applicant(s) fails to comply with the applicable guidelines issued by the Reserve Bank of India, the Applicant(s) shall be solely liable for any action under FEMA, and Applicant(s) shall keep the Promoter fully indemnified in this regard.

- (29) All communications will be sent by the Promoter to the First Applicant only on the email address given by him/her which shall be deemed as served on all Applicant(s) and no separate communication is required to be sent to the other joint Applicant(s). The address given in the Application Form shall be final unless any change is intimated by the Applicant(s) with Registered AD/Post. 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 hereinbefore shall be deemed to have been received by all applicants.
- (30) In case of dishonour of the cheque(s) comprising the Booking Amount, the Promoter may accept the Demand Draft within 3 days or may allot the Apartment to any other applicant/third party as per its sole discretion.
- (31) The Promoter will not accept any payment made by the third party on behalf of Applicant(s). The Applicant(s) shall make the payment of Total Price and other due amounts from his/her/their own bank account only.
- (32) The payments made under this application or under the subsequent agreement, shall not be construed or deemed to create, in any manner whatsoever, a lien on the said Apartment in favour of the Applicant(s) until and unless the conveyance deed of the Apartment is executed and registered by the Promoter in favour of Applicant(s).
- (33) The Applicant(s) undertakes to register the Agreement within Fifteen (15) days from the date of allotment and undertakes to appear for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. In the event the Applicant(s) fails to execute and register the Agreement within the stipulated time, then the Promoter shall serve a fair opportunity/notice to the Applicant(s) for rectifying the default, which if not cured within sixty (60) days from the date of default, the allotment shall stand cancelled and Booking Amount paid by the Applicant(s) along with interest

For MNB BUILD FAB PVT. LTD.

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- on due instalment (if any) shall stand forfeited. Upon such cancellation the Applicant(s) shall be left with no right, claim or interest in the said Apartment and the Promoter shall be free to deal with the said Apartment in any manner at it may deem fit and proper.
- (34) Any issue or dispute raised by the Applicant(s) shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed by the Haryana Real Estate Regulatory Authority, Gurugram.
- (35) The Applicant(s) declares that the Apartment is being purchased for his/her/their sole and exclusive benefit and no other person/entity has any hidden future benefit, direct or indirect, with regards to the applied Apartment, under any circumstances. The present transaction is in compliance with the provisions of the Benami Transactions (Prohibition) Act, 1988 as amended from time to time, and the Applicant(s) agrees to hold the Promoter fully indemnified in this regard.
- (36) 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.

The Applicant(s) has read and understood the above-mentioned terms and conditions and agrees to abide by the same. The Applicant(s) understands that the terms and conditions given above are of indicative nature with a view to acquaint him/her/ them with the broad terms and conditions as comprehensively set out in the Agreement for Sale which shall supersede the terms and conditions set out in this Application.

Signature of First Applicant: \_\_\_\_\_

Signature of Second Applicant: \_\_\_\_\_

Signature of Third Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

For MNB BUILD FAB P.

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**SCHEDULE-A**

**LAYOUT OF THE APARTMENT**

For MNB BUILD FAB PVT. LTD.

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Sole Applicant

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Auth. Sign. Applicant(s)

**SCHEDULE -B**

**SPECIFICATIONS OF THE APARTMENT**

For MNB BUILD FAB PVT. LTD.  
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Sole Applicant

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Auth. Sign.  
Co-Applicant(s)

## DOCUMENTS SUBMITTED BY APPLICANTS(S)

### Individual Resident of India:

- ❖ Copy of PAN Card.
- ❖ Photographs
- ❖ Copy of Aadhaar Card
- ❖ GST Registration (if any)

### Partnership Firm:

- ❖ Copy of PAN card
- ❖ Copy of partnership deed.
- ❖ Authority letter from the partners authorizing the signatory/ person to act on behalf of the firm.
- ❖ Copy of Aadhaar Card of Partners and Authorised Signatory
- ❖ GST Registration

### Hindu Undivided Family (HUF):

- ❖ Copy of PAN card
- ❖ Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.
- ❖ Copy of Aadhaar Card of Karta

### Private Limited & Limited Company:

- ❖ Copy of the PAN card of the company.
- ❖ Articles of Association ("AOA") & Memorandum of Association ("MOA") duly signed by the Company Secretary of the Company
- ❖ Board resolution authorizing the signatory of the Application to buy property on behalf of the company.
- ❖ GST Registration

### NRI/Person of Indian Origin:

- ❖ Copy of the individual's passport/ PIO Card.
- ❖ Certificate by Indian Embassy of Country of residence.
- ❖ In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of Applicant(s)
- ❖ In case of a cheque, all payments should be received from the NRE/NRO/FCNR Account of the Applicant(s)

For MNB BUILD FAB PVT. LTD.

*Acharya*

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Sole Applicant

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Auth. Sign. Co-Applicant(s)