

## APPLICATION FORM

(For Allotment by Sale of a Residential Flat in the Residential Complex)  
'SS CAMASA' Sector 90, Gurugram)  
(RERA NO. \_\_\_\_ of 2024)

Application No.....

Date:.....

To

**M/S North Star Towers Pvt. Ltd.**

SS House, Plot No. 77,  
Sector 44, Gurugram - 122003

Sir,

I/We wish to register for allotment of a residential flat (hereinafter referred to as the "Flat") in 'SS CAMASA' being part of the Group Housing Complex 'SS CAMASA' (hereinafter referred to as the "Project") is being developed by M/s North Star Towers Pvt. Ltd. (hereinafter referred to as the "Company") pursuant to licenses bearing no. 265 dated 19.12.2023, as per the terms and conditions I/we have read and understood and shall abide by the same as stipulated by the Company.

I/We enclose a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) through cheque / Bank Draft/ E- Payment in favour of **North Star Towers Private Limited** which may please be treated as a booking advance against the said unit:

<b>Cheque /Bank Draft Number</b>	<b>Date of Cheque/ DD /PO/E-payment</b>	<b>Bank Name &amp; Branch</b>	<b>Amount (in INR)</b>

The said registration/booking amount paid by me/us would be adjusted against the non- refundable booking amount of 9% of total price of the property payable by me/us as and when the offer of allotment for the unit is made to me/us.

In the event of the Company accepting my/our application to provisionally allot a unit, I/we agree to pay further installments of sale price and all other monies / dues as stipulated in the Price List / Agreement for Sale as per Payment Plan (Annexure-B) opted by me which has been duly explained to me and fully understood by me/us.

In case the company is not in a position to make an offer of allotment for the unit to me/us/our representative within a period of three months from the date of application, I/we shall have a right to withdraw the money and ask for refund by giving 30 days written notice along with interest calculated @10% p.a. from the date of payment of advance.

I/We opt for the Flat as per following preference:

<b>Type of Flat</b>	<b>Floor</b>	<b>Tentative Unit No.</b>	<b>Tentative Carpet Area (in sq.ft.)</b>
<b>4 BHK + 4 Toilet + PD Room + Puja Room</b>			

\*1sq.mtr.=10.764 sq.ft.

It is understood that the company shall allot me/ us the Flat at a Basic Sale Price, Preferential Location Charges, Development Charges (EDC/IDC), Reserved Car park space, Goods & Service Tax and other charges as per the Price List and Schedule of Payments opted by me as mentioned in **Annexure -A** and other terms and conditions of allotment which has been duly explained to me/us and agreed upon.

My / our particulars are as under:

**1. SOLE/FIRST APPLICANT**

Mr./Ms./M/s. \_\_\_\_\_

s/w/d of \_\_\_\_\_

Date of Birth \_\_\_\_\_ Age \_\_\_\_\_ Nationality \_\_\_\_\_

**Occupation:** \_\_\_\_\_

**Residential Status:**

Resident ( ) Non-Resident Indian (NRI) ( ) Person of Indian Origin (PIO) ( )

Overseas Citizen of India(OCI) ( ) Others (please specify) \_\_\_\_\_

**Permanent Account Number** \_\_\_\_\_ **Aadhaar No.:** \_\_\_\_\_

(In case of Resident Citizen only, for others, please attach copy of passport / PIO Card)

**Correspondence Address in India:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

**Name of the Organisation:** \_\_\_\_\_

**Designation:** \_\_\_\_\_

**Address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

Self attested  
Photograph of  
Sole/  
First Applicant

**2. SECOND/JOINT APPLICANT (if applicable)**

Mr./Ms./M/s. \_\_\_\_\_

s/w/d of \_\_\_\_\_

Date of Birth \_\_\_\_\_ Age \_\_\_\_\_ Nationality \_\_\_\_\_

**Occupation:** \_\_\_\_\_

**Residential Status:**

Resident ( ) Non-Resident Indian (NRI) ( ) Person of Indian Origin (PIO) ( )

Overseas Citizen of India(OCI) ( ) Others (please specify) \_\_\_\_\_

**Permanent Account Number** \_\_\_\_\_ **Aadhaar No.:** \_\_\_\_\_

(In case of Resident Citizen only, for others, please attach copy of passport / PIO Card)

**Correspondence Address in India:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

**Name of the Organisation:** \_\_\_\_\_

**Designation:** \_\_\_\_\_

**Address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

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

Self Attested  
Photograph of  
Second Applicant

### 3. THIRD/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. \_\_\_\_\_

s/w/d of \_\_\_\_\_

Date of Birth \_\_\_\_\_ Age \_\_\_\_\_ Nationality \_\_\_\_\_

Occupation: \_\_\_\_\_

#### Residential Status:

Resident ( ) Non-Resident Indian (NRI) ( ) Person of Indian Origin (PIO) ( )

Overseas Citizen of India(OCI) ( ) Others (please specify) \_\_\_\_\_

Permanent Account Number \_\_\_\_\_ Aadhaar No.: \_\_\_\_\_

(In case of Resident Citizen only, for others, please attach copy of passport / PIO Card)

Correspondence Address in India: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

Name of the Organisation: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_

PIN \_\_\_\_\_ Email \_\_\_\_\_

Tel. No. (with STD/ISD Code) \_\_\_\_\_ Mobile No. \_\_\_\_\_

(For additional Applicant use separate sheet)

#### Address for Communication:

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

Self Attested  
Photograph of  
Third Applicant

1. I/We understand that in addition to the Sale Consideration as set out in **Annexure-A**, I/we shall also be liable to pay all third party charges including the applicable registration amount and stamp duty demanded by the Company as well as any revision/enhancement in the EDC, IDC or any other Developmental Charges, Service Tax, VAT, GST, or any other third party/statutory taxes, fees, cess, charges, etc., or interest thereon, as may be applicable.
2. I/We declare that I/we am/are competent to make and submit the present Application for booking of the aforesaid unit and there is no legal, regulatory or statutory impediment or restriction on my/our making this Application or the payment tendered hereunder.
3. I/We acknowledge and declare that the Company has readily provided me/us with all the information/clarifications as required by me/us and I/we have not relied upon and nor been influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, promises or any other information except what is stated specifically in this Application and I/we have relied solely on my/our own estimation in deciding to make the present Application for the prospective purchase of the aforesaid unit.
4. I/We understand that terms and conditions conveyed herein in a condensed form are merely indicative and for the purpose of broadly acquainting me/us with some of the essential terms and conditions for the proposed transfer of the Unit. I/we further understand and agree that the actual terms and conditions contained in the **Agreement for Sale** would be more comprehensive and elaborate. I/We further agree that the Company may at its sole discretion elaborate, add to, amend, modify, or delete from these terms and conditions in the **Agreement for Sale**.
5. I/We declare that I/we have fully satisfied myself/ourselves about the right, title and interest of the Company and its Associate/Group Companies with respect to the land on which the proposed project is to be developed as well as the approvals/consents/sanctions/license granted by the Director General Town and Country Planning (**DTCP**), Rules and Regulations of RERA,

and/or any other government authority as required and the competency of the Company and its Associate/Group Companies to develop and sell the aforesaid Unit. I/We have understood all the limitations and obligations of the Company with respect to the same.

6. I/We understand that the Booking Amount is non-refundable and in the event I/we withdraw our Application or if I/we do not accept the allotment made by the Company on my/our Application or I/we do not execute the Agreement for Sale within the time stipulated by the Company for this purpose, then my/our entire Booking Amount shall be forfeited to the Company and I/We shall be left with no right, interest, claim or lien on the said proposed Unit or its booking or otherwise on the Company in any other manner whatsoever.
7. I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Company to the above address shall be valid intimation to all of us regarding the contents therein.
8. In case my/our Application for booking of the said unit is accepted and the Company makes an allotment, then I/we undertake to execute all documents /agreements as per the Company's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Company in due course.
9. I/We understand and agree that if I/we fail to execute the Agreement for Sale and return all the copies duly executed to the Company within 30 days from the date of the communication by the Company in this regard, then this Application is liable to be treated as cancelled/terminated at the sole discretion of the Company and the Earnest Money shall stand forfeited and I/we shall be left with no rights or interest or claims in the said Application/Unit. No compensation or interest or any charges shall be paid by the Company to me/us.
10. That I/We have understood that the Company has right to expand the said project in future by obtaining license for additional land/ make such alteration/modifications in the project as may be required by the Architect/Competent Authorities and permitted by DTCP and I/we undertake to provide no objection to the revision of layout plan on account of expansion of project/alterations/modifications as and when demanded by the Company/Competent authorities.

**DECLARATION:**

I/We confirm and declare that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

Thanking you,

Yours faithfully,

Signatures of:

**Sole/First Applicant**

**Second Applicant**

**Third Applicant**

Date:

Place:

**Notes:**

- 1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque/ordinary cheque in favour of "**North Star Towers Private Limited (A/c No. \_\_\_\_\_, IFS Code: \_\_\_\_\_, Branch Code: \_\_\_\_\_, \_\_\_\_\_ Bank, \_\_\_\_\_**". All payments shall be subject to their actual realization in the above-mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- 2) In case the cheque comprising Booking Amount / Registration Amount is dishonored due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
- 3) Applications not accompanied by photographs and the particulars mentioned here-in-above of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- 4) Documents required at the time of booking:
  - a. Booking Amount cheque/draft.
  - b. PAN No. & Copy of PAN Card/Undertaking.
  - c. For Companies: Copy of Memorandum of Articles of Association, certified copy of Board Resolution, Form 18 and Form 32.
  - d. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent / authorisation from all the partners.
  - e. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE / FCNR A/c.
  - f. For NRI: Copy of passport and payment through their own NRE / NRO A/c / FCNR A/c.
  - g. One photograph of each Applicant.
  - h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence / PIO Card / OCI Card / Aadhaar etc.
  - i. Specimen signatures duly verified by bankers (in original).
  - j. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished.

***All copies of documents wherever required, should be self-attested.***

Channel Partner, (if any), Name:  
(Sign and put rubber stamp)

Telephone / Mobile Number:  
Permanent Account No. \_\_\_\_\_ GST No. \_\_\_\_\_

## ANNEXURE-A

### PROVISIONAL DETAILS OF THE UNIT

- 1- Unit No: \_\_\_\_\_ Floor: \_\_\_\_\_
- 2- Name of Residential Complex: **'SS CAMASA'**, Sector 90, Gurugram.
- 3- Carpet Area (approx.): \_\_\_\_\_ Sq.Ft.
- 4- Reserved Car Parking(s): \_\_\_\_\_ No(s).
- 5- Specified Usage: Residential

### SALE CONSIDERATION

- i. Basic Sale Price (BSP): Rs. \_\_\_\_\_
- ii Other Charges if any \_\_\_\_\_ Rs. \_\_\_\_\_
- ii. Goods & Services Tax: Rs. \_\_\_\_\_
- Total Sale Price of the Unit: Rs. \_\_\_\_\_

**\*Basic Sale Price** is inclusive of Development Charges (EDC/IDC), PLC, Club Membership and one car parking space in the basement.

**\*Development Charges** or **"DC"** shall mean the amount charged by the Company from the Applicant(s) towards the payment of External Development Charges (EDC) and Infrastructure Development Charges (IDC)/ Infrastructure Augmentation Charges (IAC) as presently charged by the HUDA, DTCP or the Government of Haryana and cost of such other development works as may be undertaken by the Company within the Colony which are not charged specifically anywhere else. The final amount of Development Charges shall be determined upon finalization of EDC by the Government.

Stamp Duty, Registration Charges, interest-free maintenance security deposit (IFMS) are not included in the total price of the Unit and shall be payable extra by the Allottee(s) as applicable as and when demanded by the Promoter.

Signatures of: **Sole/First Applicant**

**Second Applicant**

**Third Applicant**

\*1 sq.mtr. = 10.764 sq. ft.

**ANNEXURE-B**

**PAYMENT PLAN**

<b>MILESTONE</b>	<b>DEMAND</b>
On Booking	9%
After execution of Agreement For Sale	10%
On commencement of Excavation	10%
On commencement of Ground Floor	10%
On commencement of 5 <sup>th</sup> Floor	5%
On commencement of 10 <sup>th</sup> Floor	5%
On commencement of 20 <sup>th</sup> Floor	5%
On commencement of Top Floor	5%
On start of Electrical & Plumbing Work in Unit	8%
On start of External Plaster Work in the Block	8%
On start of Flooring Work in the Unit	10%
On Application of OC	7.5%
On Offer of Possession	7.5%

Signatures of: **Sole/First Applicant**

**Second Applicant**

**Third Applicant**

**FOR OFFICE USE ONLY**

1. Application received by \_\_\_\_\_ on \_\_\_\_\_ (date).

2. Documents: Complete/Incomplete. (To be completed by \_\_\_\_\_).

3. Mode of Booking:

i) Direct \_\_\_\_\_ (Ref. if any) \_\_\_\_\_

ii) Channel Partner Name (if any):

\_\_\_\_\_.

Telephone / Mobile Number: \_\_\_\_\_

Permanent Account No. \_\_\_\_\_

GST No. \_\_\_\_\_

4. Application: Accepted / Rejected.

5. Details of Unit proposed to be allotted:

a. Flat No. \_\_\_\_\_ (Type- 4 BHK + 4 TOILET + PD ROOM + PUJA ROOM)

b. Tower No. \_\_\_\_\_

\_\_\_\_\_  
**(Concerned Team Member/Authorized Signatory)**

**\*\* (Sales Team)**

\_\_\_\_\_  
**\*\* (SALES HEAD)**

• **(Authorized Signatory)**

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