

DRAFT APPLICATION FORM

CCRK DEVELOPERS LLP

LLPIN: ABD-0471

(RERA No: [●])

Application Form for allotment of a Commercial Plot (hereinafter referred as “Plot”) in the project named as “Bonheur Hub” (“Project”) being developed on the land admeasuring approximately 2.056 acres situated at Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana (“Project Land”).

CCRK DEVELOPERS LLP

Village Dhunela, Tehsil Sohna,
Sector 35, District Gurugram,
Haryana

Dear Sir/Ma’am,

1. I/we request that I/we may be provisionally allotted a Commercial plot, tentatively admeasuring Plot area of approx. [●] Square Meters ([●] Square Yards) (“Plot”) in the project “Bonheur Hub”, (“Project”) being developed by CCRK Developers LLP (“Promoter/ Company”), on land admeasuring 2.056 acres (“Project Land”), forming part of license number 170 of 2025, Memo number LC-4792/JE(DS)/2025/35773 dated 08.09.2025 at Village Dhunela, Tehsil Sohna, Sector 35, District Gurugram, Haryana.
2. A sum of Rs. [●]/- (Rupees [●] only) by way of Cheque/ DD /Pay Order No. [●] dated [●] Drawn on [●] Bank, [●] Branch, [●] (State) has been tendered by me/us, along with the application towards the provisional allotment of the Plot (“Advance Amount”).
3. I/We am/are aware that the Project has been registered as a ‘Real Estate Project’ under the Real Estate (Regulation and Development) Act, 2016 (“Act”) and Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana (“Rules”). The Haryana Real Estate Regulatory Authority (“HRERA”) has duly issued the certificate of registration No. [●] dated [●] for the Project (“RERA Certificate”) and the details of the Project and other related documents and approvals are mentioned on HRERA’s website.
4. I/we have seen layout/site plan, draft of the Agreement for Sale (“Agreement”) and all other related documents as shown to me by the Company and available on HRERA’s website and upon my/our own judicious judgment, I/we are applying for the provisional booking of the Plot in the Project. I/We have personally visited the Project site before making this application. I/We am/are fully aware of the location of the Project and terms of the Agreement.
5. In the event the Company agrees to provisionally allot a Plot to me/us, I/we agree to make timely payment of all the installments and all dues, duties and taxes, as may be applicable as per Agreement for Sale be executed. It is only after I/we have executed the Agreement, that the provisional allotment of the Plot shall become effective.
6. I/We understand that this application does not constitute an Agreement for Sale of the Plot and I/we do not become entitled to the provisional allotment of the Plot, notwithstanding that the Company may issue its receipt in acknowledgement of the Advance Amount.

7. I/We understand and agree to develop and construct the Plot as per the standard building designed approved and provided by the Company.
8. I/We hereby understand that in case of my/our failure to execute Agreement in the manner as prescribed by the Company or in case I/we seek refund prior to execution of Agreement, the Company shall, after deducting 10% (ten percent) of the Booking Amount*, refund the balance Advance Amount to me/us within a period of 90 (ninety) days from the termination/withdrawal of the application for allotment. The amount shall be refunded in name of first applicant only.

*Booking Amount means 10% of the Total Consideration (*as mentioned below*).

9. That the conditions mentioned above are not exhaustive for the purpose of provisional allotment of the Plot and may further be supplemented and/or amended by the terms and conditions of allotment as mentioned in the allotment letter and thereafter in the Agreement.

My/Our particulars are given below for your reference and record (“**Applicant**” means and includes an individual applicant and joint applicants, jointly and severally, as the case may be):

1. SOLE OR FIRST APPLICANT

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ___/___/___; Anniversary date ___/___/___;

Business/Profession _____

Status: Resident/Non-Resident/Person of Indian Origin _____

Passport No. _____ (In case of "NRI/ PIO")

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self Use Investment for leasing Investment for re-sale

Whether any other property booked/owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

Please affix your
photograph here and sign
across it

E-mail ID: _____ Mobile No.: _____

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

2. SECOND APPLICANT

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ____/____/____; Anniversary date ____/____/____;

Business/Profession _____

Status: Resident/Non-Resident/Person of Indian Origin _____

Passport No. _____ (In case of "NRI/ PIO")

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self Use Investment for leasing Investment for re-sale

Whether any other property booked/owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

Please affix your
photograph here and sign
across it

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

3. THIRD APPLICANT

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ____/____/____; Anniversary date ____/____/____;

Business/Profession _____

Status: Resident/Non-Resident/Person of Indian Origin _____

Passport No. _____ (In case of "NRI/ PIO")

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self USE Investment for leasing Investment for re-sale
Whether any other property booked/owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

Please affix your
photograph here and sign
across it

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

IN CASE OF COMPANY/ LLP/ HUF/ PARTNERSHIP FIRM/SOCIETY

Name: _____ Date of Incorporation/Formation _____

PAN: _____ CIN/LLP IN/OTHER: _____ GST Number: _____

Registered Office Address: _____

Authorised Signatory: _____

{For additional applicants use separate sheet(s)}

PLOT DETAILS:

Plot No. _____

Carpet Area of approx. _____ Square Meters (_____ sq. yards)

TOTAL PRICE: As per breakup below:

S. No.	Price Description	Amount in Rs.
A.	Basic Sale Price (BSP) at the rate of Rs. _____/- per Square Meter	
B.	External Development Charges (EDC) & Infrastructure Development Charges (IDC)	
C.	Other charges such as PLC if any, unforeseen fees and charges levied by Government, any additional infrastructure constructed by Promoter and etc.	
D.	Sale Consideration (A+B+C)	
E.	Goods & Services Tax (GST) (if applicable)	
F.	Total Consideration (D+E)	
G.	Interest Free Maintenance Security Deposit (IFMSD)	
H.	Stamp Duty and Registration Fee on the Agreement for Sale	
I.	Stamp Duty and Registration Fee on the Conveyance Deed	
	TOTAL PRICE (F+G+H+I)	

PAYMENT PLAN:

1. Down Payment Plan [As per Annexure-A],
2. Construction-Linked Payment Plan [As per Annexure-A],
3. Development Linked Installment Plan [As per Annexure-A],

RIGHT TO USE CAR PARK, IF APPLICABLE

1. Covered []
2. Open []

I/WE UNDERSTAND AND AGREE THAT

- All Cheques/drafts to be made in favor of "_____ " payable at _____ . For RTGS details. Account No. _____ , IFSC Code- _____ .
- BSP is inclusive of right to use of ____ car parking space, if applicable, in the Project.
- EDC & IDC are pro-rated per Plot as applicable; any revision would be charged on pro-rata basis from the customer.
- The Application would be considered for provisional allotment subject to realization of the instrument. In case of dishonor of cheque for any reason, the Company may cancel my/our booking without any intimation. I/we shall be further liable to pay cheque dishonor charges of [Rs. 1,000/- (Rupees One Thousand only)], along with applicable GST to the Company.
- The Stamp Duty and Registration Fee shall, at the option of the Promoter, either be directly paid by the Applicant to the concerned authorities or be collected and further paid by the Company as a pure agent under GST and other applicable laws.
- GST and development charges mentioned in this Application Form are as per the prevailing rates and regulations and are subject to change.
- The date of clearing of the instrument shall be deemed to be the date of payment.
- All payments as Total Price given above shall be payable by me/us as and when demanded by the Company or its nominated maintenance agency.

- It shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act 1999 and/or statutory enactments or amendments thereof & rules & regulations of the Reserve Bank of India.
- Payments from any third party (other than the Applicant(s)) shall not be accepted. In case any payment has been credited in Company's account, the same shall be returned directly to the said third party and will further give right to the Company to reject the application.
- Interest would be charged on delayed payment from the due date of each instalment as per applicable laws.

CHANNEL PARTNER'S NAME, RERA REGISTRATION NO. & ADDRESS:

 Channel Partner's Seal and Signature

DECLARATION

I/We, the Applicant/s, hereby affirm and declare that the above particulars/information is/are true and correct and nothing has been concealed there from. I/We confirm that in case any of the information given by me/us in this application is incomplete or is found incorrect or false at any stage, the Company shall be within its rights to reject this application and/or cancel the provisional allotment, if done and/or terminate the Agreement, if executed without any liabilities or penalties.

Yours faithfully

Date: _____

Place: _____

FOR OFFICE USE ONLY

Receiving Officer:

Name: _____ Signature: _____ Date: _____

ACCEPTED [] / **REJECTED** []

APPLICATION NO: _____

PAYMENT RECEIVED: Rs. _____ (Rupees _____ Only)

Vide Cheque/DD/Pay Order/RTGS/NEFT No. _____ Dated _____

drawn on _____ Bank _____ Branch _____

State Name: _____ Designation/Department: _____

Date: _____ Place: _____

Documents to be submitted along with the Application Form

It is mandatory to affix recent passport size photograph of all the Applicant(s) in designated places in the Application Form.

Resident of India

- Copy of Aadhar Card
- Copy of PAN Card
- Photograph
- Current Address Proof
- Permanent Residential Address
- Identity Proof (Copy of Passport, Election card, Driving License)
- Proof of Citizenship
- Any other document/certificate as may be required by the Company.

Partnership Firm/ LLP

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- Office Address Proof
- In case one of the Partners signs the Application on behalf of the other Partners a letter of authority from all the other Partners authorizing such partner to act on behalf of the Firm, shall be required.

Company

- Copy of PAN Card of the Company
- Memorandum of Association (MoA) and Articles of Association (AoA) duly signed by the Company Secretary/Director of the Company.
- Proof of registered office address.
- Board Resolution authorizing the signatory of the Application Form to execute the Application and the Agreement, on behalf of the Company.

NRI/ PIO

- Copy of Individual's Passport/ PIO Card
- Address Proof
- In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of cheque the payments should be received from the NRE/NRO/FCNR account of the Applicant and not from the account of any third party.

Annexure A-: 'Payment Plan'**1. In case of Down Payment Plan**

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking (more than 10% payment shall not be demanded till registration of Agreement for Sale)	10%				
2.	After registration of Agreement for Sale	40%				
3.	On Possession	50%				
	Total Payable					

OR**2. In case of Construction linked plan**

Installment	Particulars	Percentage
1 st	At the time of Booking along and allotment letter	<10%
2 nd	On registration of Agreement for Sale i.e. on commencement of construction	<10%
3 rd	On completion of sub- structure	7.5
4 th	On completion of super- structure	25
5 th	On completion of MEP	10
6 th	On completion of finishing	20
7 th	On completion of Internal development works	12.5
8 th	On Possession	5

OR**3. In case of Development linked installment plan**

S. No	Stage of Payment	Percentage
1	At the time of Booking along and allotment letter	<10%
2	On registration of Agreement for Sale i.e. on commencement of construction	<15%
3	On completion of sewer line, STP, storm water drainage and rainwater harvesting and completion of water line and underground tank	25
4	On completion of electric installations, laying of cables and erecting of street lights, security and firefighting services.	15
5	On completion of roads and pavements/parking	15
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	10

7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	10
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