
RERA NO.: _____ Dated: _____
website: www.haryanarera.gov.in

**“MARBELLA
TERRACES”**

APPLICATION FORM



FOR BOOKING/ALLOTMENT OF A RESIDENTIAL PLOT, IN THE PROJECT "MARBELLA PHASE 5", SITUATED IN REVENUE ESTATE OF VILLAGE MAIDAWAS, SECTOR 65-66, GURUGRAM-MANESAR URBAN COMPLEX, DISTRICT GURUGRAM, HARYANA, INDIA,

Registered under Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017 vide registration no. _____ dated _____

Checklist of Documents to be submitted along with the Application Form

Mandatory to affix passport size photograph in designated areas in the Application Form towards all categories mentioned below:

Documents to be submitted - Resident of India

Copy of PAN Card and Aadhaar Card	
Photograph(s) of Applicant(s).	
Any other document/certificate as may be required by the Promoter.	
Residence Proof of Applicant(s) and any other document/certificate as may be required by the Promoter.	
Proof of Citizenship	

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

Copy of the Individual's Passport/PIO/OCI.	
Photograph(s) of Applicant(s).	
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, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third-party.	
Residence Proof.	

Partnership Firm/Limited Liability Partnership (LLP):

Copy of PAN Card of the Partnership Firm/LLP.	
Copy of GST Certificate.	
Photograph(s) of Partner(s).	
Copy of Partnership Deed/Deed of Limited Liability Partnership.	

Registration Certificate of Partnership Firm/LLP.	
Proof of Principal place of business.	
Board Resolution signed by all the Partners, authorizing a Partner to act on behalf of all the Partners for the purpose of execution of all the documentation along with Aadhaar Card.	

Private/Public Limited Company

Copy of the PAN Card of the Company.	
Copy of GST Certificate.	
Photograph(s) and Aadhaar Card of Authorised Signatory(ies).	
Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/Managing Director/ Director of the Company.	
Proof of Registered office of the Company.	
Board resolution authorising the signatory of the Application Form to buy property, on behalf of the Company.	

Hindu Undivided Family

Copy of PAN Card of HUF.	
Copy of GST Certificate.	
Photograph(s) of Karta of HUF.	
Aadhaar Card of Karta of HUF.	
Residence Proof.	

Note to the Applicant(s): The Applicant(s) shall sign all the pages of this Application Form including all annexures attached hereto (which would form part and parcel of this Application Form) in token of the Applicant's acceptance of the same.

Applicant's Signature: _____

Receiving Officer: _____



FOR BOOKING/ALLOTMENT OF A RESIDENTIAL PLOT, IN THE PROJECT "MARBELLA PHASE 5", SITUATED IN REVENUE ESTATE OF VILLAGE MAIDAWAS, SECTOR 65-66, GURUGRAM-MANESAR URBAN COMPLEX, DISTRICT GURUGRAM, HARYANA, INDIA,

Registered under Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017 vide registration no. _____ Dated: _____

Customer Name _____

EOI Number _____

EOI DATE _____

Emaar India Limited
306-308, Square One,
C-2, District Centre
Saket, New Delhi-110017

Subject: FOR BOOKING/ALLOTMENT OF A RESIDENTIAL PLOT, IN THE PROJECT "MARBELLA TERRACES", SITUATED IN REVENUE ESTATE OF VILLAGE MAIDAWAS, SECTOR 65-66, GURUGRAM-MANESAR URBAN COMPLEX, DISTRICT GURUGRAM, HARYANA, INDIA.

Dear Sir(s),

I/We, the Applicant(s), whose particulars is/are mentioned below in this Application, may be allotted the residential plot ("Plot"), as described in Annexure – I and we agree and understand the following:

1. The Director, Town and Country Planning, Haryana, ("DTCP"), has issued (i) License no. 97 of 2010 dated 18.11.2010 bearing endorsement no. LC-2169-B/DS(R)-2010/6341, (ii) License No. 41 of 2011 dated 03.05.2011 bearing endorsement no. DSR-LC-2169-B/2011/5839, (iii) License No. 101 of 2023 dated 06.05.2023 bearing endorsement no. LC-2169-O-JE(DS)-2023/13638, and (iv) License No. 265 of 2025 dated 31.12.2025 bearing endorsement no. LC-2169-Q-III/JE(RK)/2025/50102, for setting up of a residential plotted colony on the land admeasuring 114.419 acres (Approx.), hereinafter referred to as **Licensed Land**. Emaar India Limited ("**Promoter**") is constructing and developing a residential plotted colony on the Licensed Land in a phased manner in accordance with the revised phasing plan bearing Memo No. LC-2169-Q/PA(DK)/2026/10237 dated 20.03.2026 and layout plan bearing DRG. No. DTCP 12095 dated 23.04.2026 and accordingly, the Promoter is now developing **Phase 5** of the residential plotted colony on land parcel admeasuring 20.24225 acres out of the said Licensed Land (hereinafter referred to as "**Said Land**"), as more particularly described in **Annexure III** under the name and style of '**Marbella Terraces**' (hereinafter referred to as the "**Project**").
2. The Promoter has got the Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) ("**Real Estate Act**")/ "**RERA**") and the Haryana Real Estate (Regulation and Development) Rules, 2017 ("**HRERA Rules**") for the State of Haryana, as detailed in **Annexure - I**.
3. I/We, the Applicant(s), after having read and understood, agree to the terms and conditions stated herein and annexed hereto and the terms and conditions contained in the Agreement for Sale prescribed by the Promoter pertaining to the allotment of the Plot and the limitations and obligations of the Promoter and the Applicant respectively, do hereby apply for the allotment of the Plot (as defined above) as per the details stated in **Annexure I** hereof.
4. I/We, the Applicant(s) am/are making this Application with full knowledge of the Applicable Laws, rules, regulations, orders, notifications, pertaining to the Project in general and the Plot in particular. I/We agree that the allotment of the Plot shall be subject to my/our Application being complete in all respects and the initial application amount being realized by the Promoter and I/we on completing all other formalities, including but not limited to signing, execution and registration of Agreement for Sale ("**Agreement**") and timely payments. I/We agree that the allotment of the Plot shall be at the absolute discretion of the Promoter and in case of rejection of my/our Application, I/We undertake not to claim any compensation or interest from the Promoter except refund of my/our initial application amount.
5. I/We, the Applicant(s), agree and undertake, to sign and execute the Agreement for the Plot in accordance with the provisions of the Real Estate Act and the HRERA Rules, and any amendments therein from time to time and prevailing on date of execution. I/We further undertake to pay the stamp duty and registration fee for registration of the Agreement and/or other expenses incidental thereto as and when required and intimated by the Promoter. Allotment of the Plot shall be subject to the terms and conditions of this Application Form, Allotment Letter and/or Agreement (to be executed) and other such terms and conditions as in future may be applicable and I/ We undertake to abide by all such terms and conditions. I/We, undertake to sign and execute the Agreement in the form and manner as provided by the Promoter.
6. The Promoter, as the case may be, subject to force majeure conditions and reasons beyond its control, proposes to complete the development of the Project and offer the possession of the Plot upon receipt of entire Total Price from the Allottee(s).



7. I/We, the Applicant, understand that the Promoter may issue demand letters to me/us, the Applicant for making payments, and the Applicant further undertakes and confirms that it shall pay to the Promoter the consideration as mentioned in the Payment Plan to the bank account of the Promoter as may be intimated within the stipulated timelines. The Applicant shall be entitled only to the ownership of the Plot in the Project as per the terms set-out in the Agreement for Sale and upon payment of Total Price, all dues including payment of requisite stamp duty, registration charges, administration charges and GST/taxes, as applicable, by the Applicant and also subject to the Applicant having complied with all the obligations set out in the Agreement for Sale and all formalities and execution of all requisite documentation as prescribed by the Promoter, for conveying the title of the Plot to the Applicant.
8. I/We, the Applicant(s), understand that the allotment of the Plot does not confer any rights to me/ us in the Plot unless the Agreement has been executed by the Promoter on receipt of at least ten percent (10%) of the Total Price (as defined hereinafter) of the Plot. I/ We undertake that upon the allotment of the Plot by the Promoter to me/ us, I / We undertake to timely execute the Agreement and other documents in the manner and also in accordance with the provisions of the Applicable Laws being in force at that time, at My/ Our expenses/ cost.
9. I/We, the Applicant(s), agree that timely payment of the installments of the Total Price including GST/taxes, as applicable, and other payments, if any, for maintenance of essential services and common facilities, as per the **Payment Plan** (as mentioned in 'Annexure-II' hereinafter) is the essence of the allotment and this Application Form. I/We declare and confirm that I/ We have understood the Payment Plan as opted by me/us and the binding effect of the terms and conditions and the implications of non-compliance.
10. In case the Applicant(s) proposes to cancel / withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the Earnest Money paid for the allotment (i.e. earnest money being 10% of the Total Price) and the Delayed Payment Charges, if any (payable by the customer for breach of the Agreement and non-payment of any due payable to the Promoter) as may be permitted to be deducted/ forfeited under law. The balance amount of money paid by the Applicant, if any, shall be returned by the Promoter to the Applicant, without interest or any other compensation of any nature whatsoever, within 90 (ninety) days of such cancellation/ withdrawal, subject to receipt of the refund/ credit of the applicable taxes by the Promoter from the Competent Authorities. Upon such cancellation/ withdrawal, the Applicant(s) shall be left with no right, lien or interest whatsoever over the Plot in any manner whatsoever. However, GST amount recovered earlier from the Applicant shall not be refunded.
11. In the event the Applicant fails to take the possession of the Plot upon being intimated about the same by the Promoter and/or fails to execute requisite indemnities, undertakings and such other documentation as per the Agreement, the Promoter shall have the option to cancel Applicant's allotment and invoke the remedies as stipulated in the Agreement or the Promoter may, without prejudice to its rights under the Agreement and at its sole discretion, decide to condone the delay by the Applicant in taking over the Plot in the manner as stated in the Agreement
12. I/We, the Applicant(s), undertake to sign and return the Agreement, together with all the schedules and annexures and the amounts due and payable including GST/taxes, as applicable, as set forth in the Schedule of Payments within a period of 15 (fifteen) days of the receipt of the Agreement. If the Applicant(s) fail(s) to sign the Agreement and deliver the same to the Promoter within the aforesaid stipulated time period, then the Promoter shall issue a notice to the Applicant after the expiry of said 15 (fifteen) days to rectify this mistake. If even after expiry of 60 (sixty) days from the date of such notice, the Applicant fails to sign and return the Agreement, the Application of the Applicant may be treated as cancelled by the Promoter and the Promoter shall be eligible to deduct an amount equal to the Earnest Money specified hereunder in this application form and GST amount, if any.

Further, I/We unequivocally undertake to abide by the said terms and conditions.

All communications sent by the Promoter on the E-mail address provided by the First Applicant shall be deemed to have been duly served upon me/ us.

Note: The word "Applicant" as used in this Application Form means and includes an individual applicant and all joint applicants, jointly and severally, as the case may be. This Application Form is and shall be subject to the provisions of Real Estate Act, HRERA Rules (along with the rules and regulations as may be framed thereunder).

Encl:

1. Environmental Clearance bearing No. EC Identification No. EC23B039HR185142 dated 08.12.2023 valid upto 07.12.2033.
2. Zoning plan drawing bearing No. DRG No. DTCP-12096 dated 23.04.2026.
3. Approved layout plan bearing No. DRG. No. DTCP 12095 dated 23.04.2026.
4. Approved Phasing Plan bearing Memo No. LC-2169-Q/PA(DK)/2026/10237 dated 20.03.2026.



DECLARATION

I/We, Applicant(s), have fully read and understood the terms and conditions contained herein and which shall be comprehensively detailed in the Agreement. The Promoter has readily provided all explanations and clarifications to me/ us as sought by me/ us and after giving careful consideration to all facts, terms and conditions; I/ we have now signed this Application Form and paid the application amount after being fully aware and conscious of my/ our duties, liabilities and obligations. I/ We further undertake and assure the Promoter that in the event of rejection of the Application, I/ we shall have no right, interest or lien on the said Plot and in such an event, I/ we shall solely be liable to the real estate agent, if any, through whom this Application and/or booking of the Plot has been made by me/ us. In case of any false or misleading information provided by me/us and/or non-fulfillment of obligation of signing and registering the Agreement within the stipulated timelines, the Promoter shall be entitled to cancel the allotment of Plot and rejection of this Application Form and the Promoter shall be entitled to forfeit the application amount / Earnest Money deposited by me/us. I/We hereby confirm and agree that the Promoter shall be liable and responsible only for and in relation to the written communication through its authorized personnel and Promoter, its officials and authorized representatives shall in no manner be liable and bound by any communication in any form exchanged between the Applicant(s) and any Real Estate Agent and/or any third parties and/or person and/or any agreement or understanding arrived at with the aforesaid persons. I/We hereby confirm that I/we are applying for allotment of the above Plot to augment my/our investments as an investor(s).

I/we have relied on my/our own judgment, due diligence and enquiry in deciding to apply for the allotment of the said Plot and have not relied upon and/or is not influenced merely by any architect's plans, sales plans, sales brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral made by the Promoter or any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the Project and the Plot. 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.

Date:

Place:



DETAILS OF APPLICANT*
without boxes in capital letters :

Applicant

Son of/Daughter of/Wife of

Mailing Address

DOB Anniversary Age

Profession Designation

Office/Business Name

Address

Pincode

Telephone Telephone Fax

Mobile

Email

Aadhaar Card

Residential Status (Tick one) Resident NRI PIO Passport No.

Income Tax Permanent Account No. Nationality



DECLARATION:

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

Date: _____

Place: _____

Signature of the Applicant



* Form to be replicated in the case of joint applicants

In case the Applicant(s) are not natural persons, please provide the status of entity:

As applicable type

As per information available in system: Date of Incorporation/Registration/Formation _____

Particulars of Incorporation/Registration/Formation _____

GST No. _____

Income-Tax Permanent Account No. _____ (Attach copy of PAN Card) _____

Registered Address/Principal Office Address: _____

PIN Code: _____

Tel. No. _____

Fax No. _____

E-mail Id: _____

Mobile No. _____

AUTHORISED SIGNATORY DETAILS

Mr./Ms./M/s. _____

S/W/D of _____

Nationality: _____ Date of Birth: ____/____/____

Income-Tax Permanent Account No. _____ (Attach copy of PAN Card): _____

Please affix
Authorised Signatory
photograph here
and sign across it

UID/Aadhaar No. (in case of Resident/Non-Resident): _____ (Attach copy of UID/Aadhaar Card) [for

additional information use separate sheet(s)]

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 therefrom. I/We confirm that in case any of the information and details given by me/us in this Application or otherwise is incomplete or is found incorrect or false or misleading at any stage, the Promoter shall be within its rights to reject this Application and/or cancel the allotment, in pursuance thereof, if done and/or terminate/cancel the Agreement, if executed without any liabilities and penalties.



ANNEXURE -I
DETAILS OF PLOT REQUIRED FOR ALLOTMENT

Name of Project	"MARBELLA TERRACES"	
Plot No.		
Type of Plot	Residential	
Area of Plot	_____ Sq. Meter (approx.) _____	_____ Sq. Yards (approx.) _____
Address of Property	Revenue Estate of Village Maidawas, Sector 65-66, Gurugram-Manesar Urban Complex, District Gurugram, Haryana, India	
Status of Plot (for tax purpose)	Under Construction <input type="checkbox"/>	<input type="checkbox"/>
Direct Sales/through real estate agent	Direct sales / real estate agent	
Name of real estate agent		
RERA Registration no/details of real estate agent		
Contact details of real estate agent		

I/We, the Applicant, do hereby declare that my/our Application for the allotment of the Plot to the Promoter is irrevocable and that the above particulars / information / details given by Me/Us are true and correct and nothing has been concealed therefrom. I/We have now signed this Application Form and paid the application amount after being fully aware and conscious of my / our duties, liabilities, and obligations. I/ We further undertake and assure the Promoter that in the event of rejection of the Application, I/ We shall have no right, interest or lien on the said Plot and in such an event, I/ We shall solely be liable to the RERA Registered Real Estate Agent, if any, through whom this Application and/or booking of the Plot has been made by me/ us. I/We have fully read and understood the Terms and Conditions contained herein and which shall be comprehensively detailed in the Agreement. Further, I/We unequivocally undertake to abide by the said Terms and Conditions. In case of any false or misleading information provided by me/us and/or non-fulfillment of obligation of signing and registering the Agreement within the stipulated timelines, the Promoter shall be entitled to cancel the allotment of Plot and rejection of this Application Form and the Promoter shall be entitled to forfeit the application amount deposited by Me/Us. I/ We, further undertake and assure the Promoter that in the event of rejection of the Application, I/ We shall have no right, interest or lien on the said Plot and the Promoter shall be free to deal with the same in any manner it may deem fit.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Signature of Fourth Applicant (if any)

Date: _____

Place: _____



ANNEXURE -II

SCHEDULE OF THE PRICES AND PAYMENT PLAN

Project Name	"MARBELLA TERRACES"			
Plot Number				
Plot Typology	Residential			
Booking Source				
Area Approx.:	Square meter	Square Yards		
Pricing Details (In INR):				
Component	Price	Discount	GST	Total Amount
Basic Sale Price				
EDC				
Interest Free Maintenance Security (IFMS)				
CAM Charges				
Total Price				

PAYMENT PLAN

S No	Milestone	Amt (Rs / %)
1	On Booking	Rs 20 lakhs
2	Within 30 Days of booking	9.5% of unit price and EDC/IDC less booking amount
3	Within 60 Days of booking subject to the registration of Agreement for Sale	10.5% of unit price and EDC/IDC
4	Within 120 Days of booking	10% of unit price and EDC/IDC
5	On commencement of Electrical work	15% of unit price and EDC/IDC
6	On commencement of Internal Road work	10% of unit price and EDC/IDC
7	On commencement of STP civil work	15% of unit price and EDC/IDC
8	Completion of Internal Road work	10% of unit price and EDC/IDC
9	On Service Completion	10% of unit price and EDC/IDC
10	On Intimation of Possession	10% of unit price and EDC/IDC +100% IFMS +100% CAM Charges.

Notes/Terms:

1. Total Price includes the following;
 - A. Basic Sale Price
 - B. EDC/IDC/ and any interest thereon, as applicable: Rs. _____ /- (Rupees _____ only) as on date;
 - C. Interest Free Maintenance Security: Rs. _____ /- (Rupees _____ only)
 - D. Maintenance Charges for first 12 (Twelve) months @ Rs. _____ /- (Rupees _____ only) commencing from issuance of Intimation for Offer of Possession + 75 (Seventy Five) days or 30 (Thirty) days from the handover date of the Plot, whichever is earlier.
2. Monthly holding charges: @ Rs _____ /Rupees _____ Only per sq. ft. of the Area of the Plot



mode (as permissible under applicable Law) drawn in favour of / to the account of " _____ ", having Account No. _____, with IFSC Code _____ in _____.

- The Application would be considered for allotment subject to realization of the Earnest Money amount.
- The date of clearing of the instrument / receipt through permissible electronic transfer mode shall be deemed to be the date of payment. Bank charges for outstation cheques shall be to the Applicant account and credit shall be granted from the date of actual receipt of funds.
- The Applicant shall be liable to make instalment payment(s) within the time limit specified in the Demand Letter notwithstanding the pendency of any other formalities to be complied with by the Applicant and/or sanction of bank loan/ lending facility etc. Any delay or default in making payment of the instalments, the Promoter shall charge interest at the rate of State Bank of India highest marginal cost of lending rate plus 2% (two percent) per annum from the due date or as may otherwise be prescribed under the provisions of the RERA Act read with HRERA Rules and HRERA regulations (along with the rules and regulations as may be framed thereunder by the State of Haryana) and any modifications hereunder.

Name : EMAAR INDIA LIMITED
Registered Address : 306-308, 3RD FLOOR, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI - 110017 PAN : AABCE4308B
Email ID for TDS only : DirectTaxation@emaar.ae
Mobile No. for TDS only : +91 9667773949

Here are a few details to keep in mind if you are paying through RTGS:

Taxation particulars of Emaar India Limited

PAN: AABCE4308B
ID of GST: 06AABCE4308B1ZC

*Conditions apply

*The term 'Allottee' shall come into force upon Allotment, accordingly wherever the context requires, the Applicant shall be read as Allottee, as the case may be.

*Kindly mention the correct Assessment Year in your form 26QB & 16B for the respective deposit of TDS under Section 194IA. For example, the assessment year for the amount deposited in the FY 2014-15 shall be Assessment Year 2015-16. Kindly share TDS form 16 (B) to enable us pass credit of TDS against your plot on feedback.in@emaar.ae

For detailed information on TDS, kindly visit <https://www.protean-tinpan.com>

Name : EMAAR INDIA LIMITED
Registered Address : 306-308, 3RD FLOOR, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI - 110017
PAN : AABCE4308B
Email ID for TDS only : DirectTaxation@emaar.ae
Mobile No. for TDS only : +91 9667773949

RTGS Details for " _____ "

Bank Name: _____
Account No.: _____
IFSC Code: _____
Bank's Address: _____



ANNEXURE-III
SCHEDULE OF SAID LAND



EMAAR

INDIA