

CHECKLIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

1. Resident of India

- Copy of PAN Card
- Passport size Photographs
- Identity Proof
- Residence address proof

2. NRI/Foreign National of Indian Origin

- Copy of Passport
- 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 payment should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from aboard and not from the account of any third party.
- Copy of Proof of Indian Origin (PIO / OCI Card Copy)

3. Partnership Firm

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- In case of one of the Partner signing the application form & other documents on behalf of other Partners/Firm an authority letter from other Partner(s) authorizing the said person to act on behalf of the firm

4. Private/Public Limited Company

- Copy of PAN Card of the Company
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/Director of the Company
- Board resolution authorizing the signatory of the Application Form to buy property, on behalf of the Company

5. Hindu undivided family

- Copy of PAN Card of HUF
- Residence address proof of HUF/Karta

* If the first applicant is minor, proof of age and address of the guardian to be provided.

* All copies of documents should be self attested.

Verified by:

APPLICATION FOR ALLOTMENT
of Residential Apartments in RISE, Ramprastha City, Sector 37-D Gurgaon

RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD.

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Dear Sir,

I/We understand that M/s. Ramprastha Promoters & Developers Private Limited (Company) is developing a residential project under the name and style of RISE in Ramprastha City, Sector 37-D, Gurgaon, comprising of multi-storeyed residential apartments.

I/We hereby request and apply for the provisional allotment of one (1) residential unit/ Said Apartment (as defined hereinafter) and an exclusive right to use the Parking Space(s) (as defined hereinafter) in the Said Complex (as defined hereinafter) as per the down payment plan/installment payment plan attached with this Application.

I/We have read and understood the terms and conditions of this Application, stated hereinafter and is / are agreeable to the same.

I/We enclose herewith Bank Draft/ Cheque for ₹..... Rupees.....
..... No..... Dated..... Drawn on.....
in favour of **Ramprastha Promoters & Developers Pvt. Ltd. - Project RISE** towards the booking amount for the said Apartment.

In the event of the Company agreeing to provisionally allot the said Apartment at its sole discretion, I/We agree to pay installments of Total Price (hereinafter defined) and all other dues as stipulated in this Application and as may be intimated by the Company from time to time and in the manner set out in the payment plan opted by me/us which shall form part of the Agreement (Apartment Buyer Agreement) that shall be executed by me/us and the Company on the Company's standard format.

I/We acknowledge and agree that:

- (a) This Application is a mere request of the Applicant for a provisional allotment of the Said Apartment and the exclusive right to use the Parking Space(s) which request may be granted by the Company at its sole discretion.
- (b) The Company has not confirmed or promised or in any manner represented to the Applicant that the Company shall allot the Said Apartment to the Applicant, which decision shall be made by the Company in its sole discretion in due course.
- (c) This Application does not constitute an agreement to sell and I/we do not become entitled to the final allotment of the Said Apartment notwithstanding that the Company may have issued a receipt in acknowledgement of any money tendered with this Application, whether as a booking amount or Earnest Money (as defined hereinafter) or otherwise received by the Company from me/us.
- (d) Only upon me/us executing the Apartment Buyer Agreement, subject to payment of the relevant installment in accordance with the payment plan, and agreeing to abide by the terms and conditions laid down therein, the allotment of the Said Apartment, when made by the Company at the Company's sole discretion, shall become final and binding upon the Company.
- (e) I/we are aware that the building plans have been submitted to the Competent Authority for the sanction of the Said Complex/Said Building (as defined hereinafter) and in case the plans shown to me/us are changed, then the Company shall have the sole discretion to allot to me/us an alternative apartment.
- (f) This Application shall be processed by the Company at its sole discretion without assigning any reason thereof for rejection even if the Application is complete in all respect and the cheque/bank draft submitted by me/us together with this Application has been encashed by the Company.

If, however, I/we withdraw or cancel this Application or fail to execute, register (if required) and return the provisional receipts, payment receipts, allotment letter, welcome letter & other necessary documents/affidavit including the Apartment Buyer Agreement within thirty (30) days from the date of dispatch of the Allotment Letter by the Company or within such other period as intimated by the Company to me/us, subject to payment by me/us of the relevant installments in respect of the Said Apartment in accordance with the payment plan, separately or along with the Allotment Letter (as required by the Company), then the Company may at its sole discretion treat my/our application as cancelled and the Earnest Money paid by me/us shall stand forfeited by the Company.



I/We agree to abide by the terms and conditions of this Application including those relating to the payment of the Total Price and other deposits, charges, rates, Taxes (as defined hereinafter) and forfeiture of the Earnest Money, interest levied due to delay, brokerage as laid down herein.

My / Our particulars are given below for your reference and record:

1 SOLE / FIRST APPLICANT Mr./ Mrs./ Ms

S/ W/ D of

Nationality..... DOB..... Occupation.....

Residential Status: Resident/ Non-Resident/ Foreign National Of Indian Origin.....

Income Tax Permanent Account No.....

(Attach Form 60 or 61, as the case may be if PAN is not available)

Correspondence Address:

.....

Mobile No..... Tel No.....

Email ID:.....

Permanent Address:

.....

Office Name & Address

.....

Mobile No..... Tel No.....

Email ID:.....

2 SECOND APPLICANT Mr./ Mrs./ Ms

S/ W/ D of

Nationality..... DOB..... Occupation.....

Residential Status: Resident/ Non-Resident/ Foreign National Of Indian Origin.....

Income Tax Permanent Account No.....

(Attach Form 60 or 61, as the case may be if PAN is not available)

Correspondence Address:

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Mobile No.....Tel No.....

Email ID:.....

Permanent Address:

.....

Office Name & Address

.....

Mobile No.....Tel No.....

Email ID:.....

3 THIRD APPLICANT Mr./Mrs./Ms

S/W/D of

Nationality.....DOB.....Occupation.....

Residential Status: Resident/ Non-Resident/ Foreign National Of Indian Origin.....

Income Tax Permanent Account No.....

(Attach Form 60 or 61, as the case may be if PAN is not available)

Correspondence Address:

.....

Mobile No.....Tel No.....

Email ID:.....

Permanent Address:

.....

Office Name & Address

.....

Mobile No.....Tel No.....

Email ID:.....

OR

M/S



Reg. Office /Corporate Office.....

Authorized Signatory.....

Board Resolution dated/ Power of Attorney.....

PAN No.

Tel. No..... Mobile No..... Fax No.....

Email ID.....

4 NOMINEE

5 DETAILS OF SAID APARTMENT

Type:.....Super Areasq/ft. (Approx)

Building Block:.....Floor.....Unit Number.....

Parking Space(s) No.:

Type: Covered (Basement / Stilt) or Open:

6 DETAIL OF PRICING:

PAYMENT PLAN: Down payment / Construction Link / Subvention.....

1. Basic Selling Price (BSP)	:	₹...../-
2. Cost of One Parking Space	:	₹...../-
3. External Development Charges (EDC)	:	₹...../-
4. Infrastructure Development Charges (IDC)	:	₹...../-
5. Preferential Location Charges (PLC)	:	₹...../-
6. Interest Free Maintenance Security (IFMS)	:	₹...../-
7. Service Tax	:	₹...../-
8. Other Charges (If applicable)	:	₹...../-
Total Price Payable for the said Apartment	:	₹...../-

Note:

- i. Total Price does not include stamp duty, registration and incidental charges as well as expenses to be incurred in respect of Apartment Buyer Agreement, conveyance deed, declaration, affidavits, deeds and documents in connection with the Said Apartment, postage charges, lawyers' fees, etc. which will be paid by the Applicant to the Company promptly upon such demand being made by the Company.
 - a. A sum equivalent to the proportionate share of the Taxes shall be paid by the Applicant(s) to the Company in addition to Total Price. The Proportionate share will be the ratio of super area of the said Apartment in the said Building/ Said Complex.
 - b. The Company shall on the basis of the Payment Plan opted by the Applicant (s), issue demand letters asking the Applicant (s) to make payments to the Company. I/We (The Applicants) further understand and undertake to make such payments as and when demanded by the company and within such time as prescribed in the Demand letter, failing which the Company shall be entitled to levy interest on any delayed payment. The Applicant(s) shall make payments within 15 days of such intimation.
- ii. Total Price does not include the maintenance Charges, Property Tax, Municipal Tax, Wealth Tax, Government Rates, Tax on Land, Fees or levies of all and any kind by whatever name called.
- iii. Total Price does not include the Cost of Electric Fittings, Fixture, Geyser, Electric and Water Meter as well as the Charges for the water and electricity connection.
- iv. The Applicant is under obligation to pay any other sums, charges or amount as required under Apartment Buyer Agreement or any other charges as imposed by the Govt. apart from total price mentioned in this application form.
- v. Specifications and prices can be changed at the sole discretions of the Company.

7 ENVIRONMENT COMMITMENT:

I/We do hereby undertake to maintain the ecological harmony as requested by the Company which may include inter alia adopting processes/technology such as common solar lighting, water recycling, water segregation, CFL lighting, double glazing, solar water heating and I/we fully understand and am/are willingly committed to share the additional obligations imposed upon me/us for environmental conservation within the Said Complex and shall always co-operate and vote in favour of all decisions (requested by the Company or otherwise) in furtherance of this cause.

8 DECLARATION:

I/We the Applicant(s) do hereby declare that my/ our Application is irrevocable and that the above particulars/ informations given by me/us are true and correct and nothing has been concealed therefrom.

Date

Place.....

1.....

2.....

3.....

Signature of the Applicant(s)



FOR OFFICE USE ONLY

RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD.

1. ACCEPTED / REJECTED

2. Apartment Applied for..... Bldg Block..... Floor.....
unit no. Super Area..... sq.ft (approx.) Parking
Space (s) No Type: Covered (Basement / Stilt / Open).....

3. Basic Selling Price (BSP)	:	₹...../-
Cost of One Parking Space	:	₹...../-
External Development Charges (EDC)	:	₹...../-
Infrastructure Development Charges (IDC)	:	₹...../-
Preferential Location Charges (PLC)	:	₹...../-
Interest Free Maintenance Security (IFMS)	:	₹...../-
Service Tax	:	₹...../-
Other Charges (If applicable)	:	₹...../-
Total Price Payable for the said Apartment	:	₹...../-

4. PAYMENT PLAN : Down payment / Construction Link / Subvention.....

5. Payment received as booking/part booking amount vide Cheque / DD / Pay Order No.....

Dated.....for ₹..... out of NRE / NROFC / SB / CUR / CAA/ c.....

6. Provisional booking receipt no.....dated.....

7. BOOKING : DIRECT / BROKER

8. Broker's Name / Company's Name :

Address :

Stamp with Signature:

9. Remarks:.....

Date

ACCEPTED BY

Place

Name.....

Designation.....

Signature