



ELEMENT ONE

SECTOR 47 & 49, GURGAON



APPLICATION FORM

**Application Form for Booking/ Allotment of Retail Unit/ Office Space/
Serviced Apartment in “Element One”, Sector 47 & 49, Gurgaon, Haryana**

Application No. [REDACTED]

Date [REDACTED]

M/s. Clarion Properties Ltd.
34, Babar Lane, Bengali Market, New Delhi-110001

Dear Sirs,

I/We request for a provisional allotment of a Retail Unit/ Office Space/ Serviced Apartment in your project “Element One” (hereinafter referred to as ‘Commercial Complex’).

I/We remit herewith a sum of ₹ [REDACTED] (Rupees [REDACTED] only) by Bank Draft/ Pay Order/ Cheque No./ RTGS No. [REDACTED] dated [REDACTED] drawn on [REDACTED] as booking amount.

I/ We have clearly understood that this application does not constitute an Agreement to Sell and I/ we do not become entitled to the provisional and/ or final allotment of a Retail Unit/ Office Space/ Serviced Apartment, notwithstanding the fact that M/s. Clarion Properties Ltd. (hereinafter referred to as the ‘Company’) may have issued a receipt in acknowledgment of the money tendered along with this application.

I/ we have seen all the documents pertaining to title of the land over which the Commercial Complex is being raised. The Company is in the process of developing the Commercial Complex in accordance with the plans approved by the competent authority, which have been explained to me/ us and understood by me/ us.

It is only after I/ we sign and execute the Buyer’s Agreement on the Company’s standard format agreeing to abide by the terms & conditions laid down therein, that the allotment shall become final and binding upon the Company. If, however, I/ we fail to execute and return the Buyer’s Agreement within (30) thirty days from the date of its dispatch by the Company, then this application shall be treated as cancelled at the sole discretion of the Company, and the money paid by me/ us till then, shall stand forfeited. I/ We have clearly understood that the Buyer’s Agreement sent by Registered Post on the address as provided by me/ us herein below shall be deemed to be delivered to me/ us after 5 days from the date of dispatch by the Company.

Address: [REDACTED]
[REDACTED]

I/ We am/ are making this application with the full knowledge that the construction of the said Commercial Complex has been started. I/ We shall accept the refund of amount tendered herewith, without any interest if, for any reason, the Company does not allot a Retail Unit/ Office Space/ Serviced Apartment to me/ us.

Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

I/ we agree to pay further installments of sale price and all other charges as stipulated in this application and/ or the Buyer's Agreement and/ or the payment plan (annexed herewith) as explained to me/ us by the Company and understood by me/ us. I/ we have understood and accept that 20% (Twenty) of the total sale price as per the Buyer's Agreement shall constitute the earnest money. I/ we am/ are fully aware of the consequences on account of non-payment of installments within the stipulated time. Any payment made without execution of Buyer's Agreement will not confirm allotment in my/ our favour.

I/we agree to pay Basic Sale Price of Retail Unit/Office Space/ Serviced Apartment, Preferential Location Charges (PLC), if applicable, Electrical Connection Charges, One Year Advance Maintenance Charges, Contingency Charges, BOCW Welfare Cess, Interest Free Maintenance Deposit (IFMD), External Development Charges (EDC), Infrastructure Development Charges (IDC), Registration, Legal Documentation Charges, Administration Charges, Stamp Duty, Service Tax, Property Tax, VAT, any other third party levies/ statutory taxes, fees, charges etc or interest thereon prior to taking possession.

As already confirmed herein above, I/ we do hereby declare that I/ we have gone through the terms and conditions of the Buyer's Agreement and the Maintenance Agreement made available to me/ us in the Company's Office and I/ we agree and undertake to abide by the said terms and conditions thereof and sign the Buyer's Agreement and the Maintenance Agreement as and when called upon to sign by the Company. I/ We agree that I/ we shall not be entitled to take possession of the Retail Unit/ Office Space/ Serviced Apartment without payment of all due charges including registration and stamp duty. The Company shall have the full & sole authority and power to amend the terms and conditions of the Buyer's Agreement and Maintenance Agreement as and when it deems fit.

I/ We further accept and confirm that the allotment shall be subject to my/ our adhering to the payment schedule and making various payments in respect of the said Retail Unit/ Office Space/ Serviced Apartment as well as amount payable under the Maintenance Agreement including IFMS etc. Any non-payment/ delay in payment of any such amount gives the full authority and power to the Company to cancel the allotment.

In case of any difference and/or dispute between the Company and me/ us, the same shall be referred to arbitration of a sole arbitrator to be appointed by the Chairman of Company. The award of the sole arbitrator shall be final and binding on the parties. It is understood and expressly accepted that only Courts/ Tribunals/ Quasi-Judicial Authorities of Delhi shall have the jurisdiction to entertain any dispute arising out of this application between the Applicant and the Company. The venue of Arbitration shall be at New Delhi.

I/ We further agree and confirm that the Company is not bound by any information expressly or impliedly provided in the brochure, advertisements, hoardings, pamphlets, handbills etc. except as specifically laid down in the Buyer's Agreement of the aforesaid Retail Unit/ Office Space/ Serviced Apartment to be signed by an Authorized Signatory of the Company.

I/ We have gone through the above mentioned terms and conditions and have understood them and I/ we hereby record my/ our acceptance thereof.

• Encl:-

1. Annexure A: Personal Details Form.
2. Annexure B: List of Documents.

Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

DETAILS OF RETAIL UNIT/ OFFICE SPACE/ SERVICED APARTMENT

BSP (per sq. ft. of Super Area)/(per sq. mtr. of Super Area)

Super Area (in sq. ft.)/(in sq. mtr.).....

Unit Details:

1. Retail Unit

Ground floor.....

First floor.....

2. Office Space

Second Floor & above.....

3. Serviced Apartment

Second Floor & above.....

(a) SELF SERVICED [REDACTED]

(b) MANAGED POOL [REDACTED]

Payment Plan opted for:

(1) Down Payment: [REDACTED]

(2) Installment Payment: [REDACTED]

Note:

- Payment to be made by Demand Draft (s)/ Pay Order (s)/ Cheque (s)/ RTGS only drawn in favor of "Clarion Properties Limited" payable at New Delhi.
- Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.
- For Non-Resident/ Foreign Nationals of Indian Origin, all remittance, acquisition/ transfer of said Retail Unit/ Office Space/ Serviced Apartment and Compliance with the provisions of Foreign exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their sole responsibility.

Declaration

I/ We, the applicant, herein do hereby declare that this application for provisional allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therefrom. I/ We have read, understood and agree to sign the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Buyer's Agreement to be executed.

Place:

Date:

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

Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

FOR OFFICE USE ONLY:

Provisional booking of Retail Unit/ Office Space/ Serviced Apartment

Rate (per sq. ft. of Super area)/(per sq. mtr. of Super area).....

Super Area (in per sq. ft.)/(in per sq. mtr.).....

Unit Details:

1. Retail Unit

Ground floor.....

First floor.....

2. Office Space

Second Floor & above.....

3. Serviced Apartment

Second Floor & above.....

(a) SELF SERVICED

(b) MANAGED POOL

OPTION APPLIED FOR SERVICED APARTMENT:

Self-Serviced Apartment

Managed Pool Apartment

Retail Unit/ Office Space/ Serviced Apartment No.

Right to use of car parking facility Covered Surface.

MODE OF BOOKING:

Direct

Company Executive

Channel Partner

Channel Partner Stamp

Special Instructions/ Remark(s)

.....

Authorized Signatory

.....

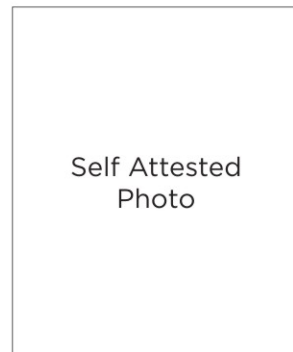
(Authorized Signatory for Company)

Application for Provisional Allotment of Retail Unit/ Office Space/ Serviced Apartment:

Accepted

Rejected

SOLE/ FIRST APPLICANT:



*Mr./ Ms. [Redacted]

S/ D/ W/o [Redacted]

Occupation [Redacted]

Residential/ Mailing Address [Redacted]

Permanent Address [Redacted]

Date of Birth [Redacted] Telephone (Off.) [Redacted] (Res.) [Redacted]

(Mob.) [Redacted] E-Mail [Redacted] Fax [Redacted]

Permanent Account No. [Redacted] UID No. [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

OR

M/s [Redacted]

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ *Partnership Firm/ *Proprietorship Firm, having its registered office at [Redacted]

through its Authorized Signatory/ Director/ Partner/ Sole Proprietor [Redacted]

[Redacted] duly authorized by Board Resolution/ Authority Letter of

other Partners/ Power of Attorney dated [Redacted] TIN [Redacted]

Permanent Account No. [Redacted] E-mail [Redacted] Fax [Redacted]

Telephone (Off.) [Redacted] (Res.) [Redacted] (Mob.) [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

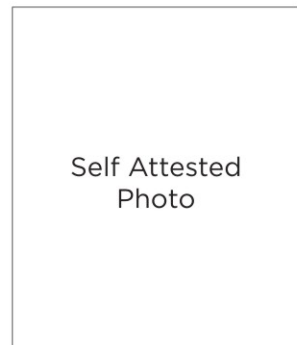
Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

CO-APPLICANT:

*Mr./ Ms. [Redacted]
S/ D/ W/o [Redacted]
Occupation [Redacted]
Residential/ Mailing Address [Redacted]



[Redacted]
Permanent Address [Redacted]
[Redacted]

Date of Birth [Redacted] Telephone (Off.) [Redacted] (Res.) [Redacted]
(Mob.) [Redacted] E-Mail [Redacted] Fax [Redacted]

Permanent Account No. [Redacted] UID No. [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

OR

M/s [Redacted]

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ *Partnership Firm/ *Proprietorship Firm, having its registered office at [Redacted]

through its Authorized Signatory/ Director/ Partner/ Sole Proprietor [Redacted]

[Redacted] duly authorized by Board Resolution/ Authority Letter of other Partners/ Power of Attorney dated [Redacted] TIN [Redacted]

Permanent Account No. [Redacted] E-mail [Redacted] Fax [Redacted]

Telephone (Off.) [Redacted] (Res.) [Redacted] (Mob.) [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

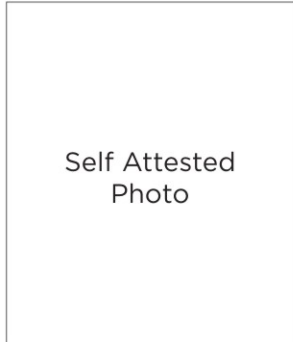
Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

SECOND CO-APPLICANT:

*Mr./ Ms. [Redacted]
S/ D/ W/o [Redacted]
Occupation [Redacted]
Residential/ Mailing Address: [Redacted]



[Redacted]
Permanent Address: [Redacted]
[Redacted]

Date of Birth [Redacted] Telephone (Off.) [Redacted] (Res.) [Redacted]
(Mob.) [Redacted] E-Mail [Redacted] Fax [Redacted]

Permanent Account No. [Redacted] UID No. [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

OR

M/s [Redacted]

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ *Partnership Firm/ *Proprietorship Firm, having its registered office at [Redacted]

through its Authorized Signatory/ Director/ Partner/ Sole Proprietor [Redacted]

[Redacted] duly authorized by Board Resolution/ Authority Letter of other Partners/ Power of Attorney dated [Redacted] TIN [Redacted]

Permanent Account No. [Redacted] E-mail [Redacted] Fax [Redacted]

Telephone (Off.) [Redacted] (Res.) [Redacted] (Mob.) [Redacted]

Ward/ Circle/ Special range and place where assessed for Income-Tax [Redacted]

Status: Resident/ Non-Resident/ Person of Indian Origin [Redacted]

*(strike out if, not applicable)

Signature of Sole/ First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

Individual (Resident of India):

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of PAN Card of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.
- Self-Attested copy of UID Card/ Passport.

Proprietorship/ Partnership Firm:

- 2 Passport Size photographs of Proprietor/ each Partner.
- Notarized copy of Partnership Deed.
- Self-Attested copy of PAN Card of Firm.
- Self-Attested copy of PAN Card of Authorized Person.
- Self-Attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Retail Unit/ Office Space/ Serviced Apartment duly signed by all Partners.

Private Limited & Limited Company/ LLP:

- 2 Passport Size photographs of the Authorized Person of the Company/ LLP.
- Self-Attested copy of PAN Card of the Company/ LLP.
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director/ Company Secretary of the Company/ Registration certificate and Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy Retail Unit/ Office Space/ Serviced Apartment on behalf of the Company/ LLP.
- List of Directors duly signed by the Director/ Company Secretary of the Company/ List of Partners under LLP Act, duly signed by all the Partners.
- Self-Attested copy of Form 32 along with Challan in case of change of Directors.
- Self-Attested Copy of ID Proof of Authorized Person of the Company/ LLP.
- Self-Attested copy of Address Proof of Company/ LLP.

Hindu Undivided Family (HUF):

- 2 Passport Size photographs of Applicant.
- Self-Attested copy of PAN card of HUF.
- Self-Attested copy of Address Proof of Applicant.
- Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.

NRI/ OCI/ PIO:

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.
- NRI/ OCI/ PIO proof in case of an NRI/ OCI/ PIO Customer.
- Self-Attested copy of Passport in case of an NRI/ OCI/ PIO Customer.
- Original/ Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/ NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/ NRO/ FCNR account of the Applicant only.

JOINTLY PROMOTED BY



CLARION PROPERTIES LIMITED

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Corporate Office: Plot No. 8, Sector-44, Gurgaon, Haryana

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