

PRAXIS
GARDEN CITY

APPLICATION
FOR REGISTRATION

Applicant Name: _____

Plot No.: _____ Booking Date: _____





PRAXIS DEVELOPERS INDIA PVT.LTD.

PRAXIS DEVELOPERS INDIA PVT. LTD.

128-129, Tower B-3, Spaze I-Tech Park,
Sector 49, Sohna Road,
Gurgaon 122002

Sub: - Application for Registration for Provisional Allotment of Plot in your Project '**Praxis Garden City**' at **Village Patan khurd, Tehsil Tijara, District Alwar - Rajasthan.**

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Plot proposed to be developed by "**PRAXIS DEVELOPERS INDIA PVT. LTD**" (Hereinafter referred to as the Company) at **Village Patan Khurd, Tehsil Tijara, District Alwar - Rajasthan.**

I/We agree and note that the allotment of Plot is entirely at the sole discretion of the Company. The Company has the right to reject any offer without assigning any reason thereof and without incurring / carrying any liability towards cost / damage / interest etc. expect that the registration amount received on registration or thereafter shall be refunded to the applicants.

I/We agree to sign and execute, as and when required the Allotment Letter containing terms and conditions of allotment, Builder Buyer's Agreement and other related documents as prescribed in registration for provisional allotment as attached hereto.

I/We remit herewith a sum of Rs. _____ (Rupees _____)

By Bank Draft / Cheque No. _____ Dated _____ Drawn on _____
_____ in favor of "**PRAXIS DEVELOPERS INDIA PVT. LTD**"

I/We have perused the "Schedule of Payment" and agree to pay further installments of the Sale Price and Other Charges as stipulated / called upon by the Company and / or as contained in the Schedule of Payment.

I/We further understand that the expression "Allotment" of a Plot as and when made by the Company shall always mean provisional allotment and where upon formal Builder Buyer Agreement is shall be executed between the parties.

My\Our particulars as mentioned below may be recorded for reference and communication:

* _____
Sole or First Applicant(s)

* _____
Second Applicant (s)

* _____
Third Applicant (s)



1. SOLE OR FIRST APPLICANT



Mr./Mrs./Ms _____

S/W/D of _____

Age _____ Date of Birth _____

Guardian Name (in case of Minor) _____

Nationality _____.

Occupation:

- Service () Professional () Business ()
- Student () Housewife () Any other ()

Residential Status:

- Resident () Non Resident () Foreign National of Indian Origin () others ()

Mailing Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

Permanent Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

Office Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

* _____
First Applicant(s)



2. SECOND APPLICANT

Mr./Mrs./Ms _____

S/W/D of _____

Age _____ Date of Birth _____

Guardian Name (in case of Minor) _____

Nationality _____.

Occupation:

- Service () Professional () Business ()
- Student () Housewife () Any other ()

Residential Status:

- Resident () Non Resident () Foreign National of Indian Origin () others ()

Mailing Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

Permanent Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

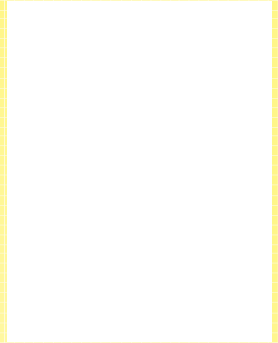
Office Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

PAN No. _____ (attach form 60 or 61 as in case may be, if PAN not available)

* _____
Second Applicant(s)





3. THIRD APPLICANT

Mr./Mrs./Ms _____

S/W/D of _____

Age _____ Date of Birth _____

Guardian Name (in case of Minor) _____

Nationality _____.

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident () Foreign National of Indian Origin () Others ()

Mailing Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

Permanent Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

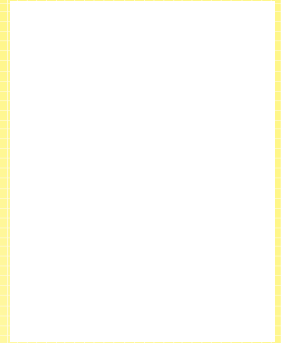
Office Address:

Telephone (Res.) _____ Mobile _____

E-Mail _____ Fax No. _____.

PAN No. _____ (attach form 60 or 61 as in case may be, if PAN not available)

* _____
Third Applicant(s)





DETAIL OF PROVISIONAL REGISTRATION

Tentative size of Plot (Land) _____ in Sq. Yards

Payment Plan opted:	Plan – A (Development Linked Plan)	()
	Plan – B (Possession Linked Plan)	()
	Plan – C (Down Payment Plan)	()

Note: All Charges like PLC, EDC, IDC, IFMS, Club Charges will be charged by the Company as per the Payment Plan Opted by the Applicant.

I/We the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing has been concealed therefore.

* _____
Sole or First Applicant(s)

* _____
Second Applicant(s)

* _____
Third Applicant(s)

Place : _____

Date : _____

Note:-

1. Cheques / Demand Draft to be made in favor of "**PRAXIS DEVELOPERS INDIA PVT. LTD.**" Payable at Gurgaon.
2. In case, the cheque comprising registration amount is dishonored due to any reason the Company reserves the right to cancel the registration without giving any notice to the allottee (s)
3. All amounts received from intending Allottee(s) other than resident Indian shall be form NRE / NRO / Foreign Currency Account only.



TERMS AND CONDITIONS FOR REGISTRATION

The terms and conditions given below are more comprehensively set out in the Builder Buyers Agreement which upon execution shall supersede.

The Application(s) shall sign all the pages of this Application of his/her acceptance of the same.

Definitions and Interpretation:

In this Application the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning. For all intents and purposes and for the purpose of the terms and conditions set out in this Application, Singular includes plural and masculine includes feminine gender.

"**Builder Buyers Agreement**" shall mean the Agreement to be executed by the Applicant(s) and the company on the company's standard format.

"**Plot**" shall mean builder provide Land (Plot) as per prescribed by the Company.

"**Applicant(s)**" shall mean the Applicant(s) applying for the allotment of the said Plot whose particulars are set out in this Application and who have appended their signatures and as acknowledgment of having agreed to the terms and conditions of this Application and the Builder Buyers Agreement.

"**Application**" shall mean this Application form for provisional allotment for Sale of Plot in Project "Praxis Garden City" at Village Patan khurd, Tehsil Tijara, District Alwar - Rajasthan along with the terms & conditions contained herein.

"**Company**" shall have the same meaning as set out herein above in the Application.

"**Earnest Money**" shall mean the amount @15% of the sale price.

"**EDC**" means the External Development Charges levied/leviable on the said project (By whatever name called or in whatever form imposed) by Government Authority and includes any increase in such charges and interest thereon.

"**IDC**" means the Infrastructure Development Charges levied/leviable (By whatever name called now or in future) by the Government Authority for recovery of cost of development of State/National Highways, transport, irrigation facilities etc. includes additional levies, fees, cesses, charges, interest and any future increase in such charges; and also include Internal Development Charges to be levied for the development of the internal road, internal sewers and drains both for to storm and studge water, water tanks, steel lighting, turfing and plantations..

"**Taxes**" shall means any taxes payable by the company by way Value Added Tax, Central Sales Tax, Works Contract Tax, Service Tax, Educational Cess or any other taxes, charges, levies by whatever name called, in connection with the construction of the Said Plot, Now or in future.

"**TPR**" Timely Payment Rebate Case applicable only in case of all payment made on time by the Applicants. In case of failure of any payment on due date this rebate will not be applicable.



PRAXIS DEVELOPERS INDIA PVT.LTD.

1. The intending allottee(s) has applied for allotment of a Plot with full knowledge and subject to all the laws/notifications and rules applicable to this application in general, which have been explained by the Company and understood by him/her/them. The intending allottee(s) has fully satisfied himself/herself about the title of the land which is freehold & decontrolled and the interest, arrangement & collaboration of the Company in the land on which the Project is being developed and has understood all limitations and obligations in respect thereof.
2. That the applicant (s) has fully satisfied himself/herself about the interest and the title of the Company in the said land on which the unit as part of a Project is being developed and has understood all limitations and obligations in respect thereof and there will be no more investigation or objection by the applicant (s) in this respect.
3. The allotment of the Plot is entirely at the discretion of the Company. That the provisional allotment made at the time of signing of Allotment Letter/Builder Buyer's Agreement shall be deemed final allotment for all purposes.
4. That the Plot will be allotted to me/us at the basic sale price as herein above. The Preferential Location Charges (PLC), EDC and IDC, Taxes and any enhancement thereof, value added service charges, stamp duty; registration fee and other charges of any other statutory levies shall be borne by me/us.
5. The intending allottee(s) has examined the project plans which are tentative and agree that the Company may affect such variations, additions, alterations, deletions and modifications therein resulting in change in the position of the Plot, change in its number, area, dimensions, layout, specifications etc. as may in its sole discretion deem appropriate or may be done by any Competent Authority. The intending allottee(s) hereby agree that no claim, monetary or otherwise will be raised in case of any change. It is clarified that the initial rates of the Land will be applicable on the changed area in case of refund or demand.
6. The intending allottee(s) shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as it may deem fit.
7. That timely payment of installments and other dues is the essence of this contract. It shall be incumbent on the applicant to comply with the terms of payment as per Payment Plan and the applicant has agreed that company is under no obligation to send reminders for payments. In exceptional circumstances, the company may in its absolute discretion condone the delay in making payments by charging interest @ 18% p.a. on the amount outstanding up to 2 months delay from the due date of payment and @ 24% p.a. thereafter for total period. It is however clearly understood by the intending allottee(s) that the payment made by him/them shall be first adjusted towards interest due, if any and the balance amount shall be adjusted towards the principal amount.
8. That if payment is not received within 60 days of the due date or in the event of breach of any of the terms and conditions of this allotment of the Plot by the applicant(s)/allottee(s), the allotment may be cancelled at the sole discretion of the Company and the company shall forfeit the amount of earnest money paid by him/them to the company.
9. The Company and the intending allottee(s) hereby agree that the amounts paid with the application for booking and in installments or as the case may be, to the extent of 15% of total cost of the Plot will collectively constitute the earnest money. This earnest money shall stand forfeited in case of non fulfillment of these terms and conditions and those of Allotment Letter/Builder Buyer agreement as also in the event of failure by the intending allottee(s) to sign the Allotment Letter/Builder Buyer agreement in company's standard format within the time allowed by the Company.



10. In case of cancellation of booking from the applicant(s)/allottee(s), a NOC (No Objection Certificate) from the concerned Dealer/Agent will have to be submitted with the company, if applicable, before the refund is applied for. In case the NOC is not made available then the refund of the balance amount, after deduction of the earnest money, may not be processed by the company.
11. That if applicant(s)/allottee(s) cancels his/her booking of Plot, 15% of total cost of the Plot shall be forfeited and the balance amount if any, after deducting all dues of the company i.e. any delayed payment interest, shall be refunded to the respective applicant(s)/allottee(s).
12. The intending allottee(s) of the Plot shall pay a security deposit and recurring expenses of maintaining and up-keeping of the project and providing the various services as determined by the Company or its nominated agency and as and when demanded by the Company/its nominee. The intending allottee(s) agrees to sign this arrangement/agreement and will not question the same at all.
13. Applicant(s)/allottee(s), having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case, any such permission is ever refused or subsequently found lacking by any statutory authority/the Company, the amount paid towards booking and further consideration will be returned by the Company as per rules without interest and the allotment cancelled forthwith. The Company will not be liable in any manner on such account.
14. Transfer of the said Plot, in case of allotment thereof, by the applicant(s)/allottee(s) shall be permissible at the sole discretion of the Company on payment of such administrative charges as may be fixed by the Company or as the authorities may decide from time to time and further a NOC (No Objection Certificate) from the Concerned Dealer/Agent will have to be submitted with the Company, if applicable.
15. In case the Company is forced to abandon the project for any reason whatsoever, the Company's liability shall be limited to the refund of the amount paid by the allottee(s) with 12% interest per annum within 6 months from the happening of such eventuality. The applicant/s will have no other claim against the company other than the 12% interest on the amount paid by the applicant/s.
16. The intending allottee(s) shall get his/her/their complete address registered with the company at the time of booking and it shall be his/her/their responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/ her/their, address failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of property booked must be mentioned clearly by the applicant/s.
17. In case there are joint applicants all communications shall be sent by the Company to the applicant whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants. The applicant(s) has agreed to this condition of the company.



18. The intending allottee(s) agrees that the sale of the Plot is subject to force majeure clause which inter-alia include delay on account of civil commotion, or by reason of war or enemy action or earthquake or any act of God, delay in certain decisions/clearances from statutory body, or If non delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid events the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances. The Company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the company, so warrant, the company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the allottee(s) for the period of delay/suspension of scheme. In consequence of the Company abandoning the scheme, the Company's liability shall be limited to the refund of the amount paid by the intending allottee(s) with 12% interest per annum and nothing else.
19. In case the company is not in a position to make offer of confirmed registration/allotment for Plot within a period of 9 months, from the date of my/our application, on my request, the company shall refund the amount deposited by me along with the interest @ 12% p.a. from the date of payment. No further rights/interest or claim whatsoever in any nature remains thereafter.
20. That the possession of the Plot will be given after execution of the sale deed.
21. All matters and disputes concerning this application/transaction shall be subject to adjudication/arbitration by a sole arbitrator to be appointed exclusively by the company i.e. M/s Praxis Developers India Pvt. Ltd.
22. That Gurgaon court alone shall have the jurisdiction in all matters arising out of and /or concerning this transaction

*

_____ **Sole or First Applicant(s)**

*

_____ **Second Applicant(s)**

*

_____ **Third Applicant(s)**

Place : _____

Date : _____



DEVELOPMENT LINKED PLAN * ADDITIONAL CHARGES - AS APPLICABLE

PARTICULARS	Payment Criteria
At the time of booking 125 150 200 SQ. YARDS	Rs. 1,25,000 Rs. 1,50,000 Rs. 2,00,000
Within 30 Days of Booking	20% of BSP (Less Booking Amount)
Within 2 Months of Booking / Excavation	15% of BSP
Within 4 Months of Booking / Construction of Main Gate	15% of BSP
Within 6 Months of Booking / Construction of Boundary Wall	15% of BSP (25% of EDC & IDC + 25% of PLC)
Within 8 Months of Booking / Start of Road Work	10% of BSP (25% of EDC & IDC + 25% of PLC)
Within 10 Months of Booking / Sewerage Work	10% of BSP (25% of EDC & IDC + 25% of PLC)
Within 12 Months of Booking / Demarcations of Blocks	10% of BSP (25% of EDC & IDC + 25% of PLC)
At the Time of Possession	5% of BSP + Power Backup + Registration Charges Stamp Duty + IFMS + Club Charges + Other Charges, if Any

POSSESSION LINKED PLAN

PARTICULARS	Payment Criteria
At the time of booking 125 150 200 SQ. YARDS	Rs. 1,25,000 Rs. 1,50,000 Rs. 2,00,000
Within 30 Days of Booking	50% of BSP - Less Booking Amount (100% EDC & IDC + 100% PLC)
At the Time of Possession	50% of BSP + Power Backup + Registration Charges Stamp Duty + IFMS + Club Charges + Other Charges, if Any

* _____
Sole or First Applicant(s)

* _____
Second Applicant(s)

* _____
Third Applicant(s)



DOWN PAYMENT PLAN

PARTICULARS	Payment Criteria
At the time of booking 125 150 200 SQ. YARDS	Rs. 1,25,000 Rs. 1,50,000 Rs. 2,00,000
Within 15 Days of Booking	15% of BSP
Within 30 Days of Booking / Excavation	80% of BSP (100% EDC & IDC + 100% PLC)
At the Time of Possession	5% of BSP + Power Backup + Registration Charges Stamp Duty + IFMS + Club Charges + Other Charges, if Any

ADDITIONAL CHARGES

EDC & IDC	As Applicable (Govt. Norms)
Power Backup (2 KW)	Rs. 30,000/-
PLC (Corner Plot)	10% on BSP of Plot
PLC (40 Feet Road)	5% on BSP of Plot
PLC (60 Feet Road)	8% on BSP of Plot
PLC (Park Facing)	5% on BSP of Plot
PLC (East Facing)	3% on BSP of Plot
Club Charges	Rs. 50,000
IFMS (Interest Free Maintenance Security)	Rs. 250 /- Per Sq. Yard

*

Sole or First Applicant(s)

*

Second Applicant(s)

*

Third Applicant(s)



PRAXIS DEVELOPERS INDIA PVT.LTD.

FOR OFFICE USE ONLY

1. Application: Accepted / Rejected

Tentative size of Plot _____ in Sq. Yards

Payment Plan opted: Plan – A (Development Linked Plan) ()
Plan – B (Possession Linked Plan) ()
Plan – C (Down Payment Plan) ()

2. Registration Amount Received Vide Ch. No. _____ Dt. _____

Rs. _____

3. Mode of Booking: Direct ()
Broker ()

Broker Name with Address and Rubber Stamp

Broker Pan No. _____ Broker Service Tax No. _____

Broker Mobile No. _____ Broker Licence No. _____

Check List:

- a. PAN : _____ Copy of Form 60 _____
- b. Memorandum of Association/ Articles of Association and certified true copy of the board resolution (for registration in the name of Companies)
- c. Copy of Passport and Account Details (For NRI and PIOs to make payment through NRE/NRO/Foreign Currency A/C only)
- d. Photographs and Signatures of Intending Allottee(s)
- e. Applicant Signature on all pages of the application form and payment
- f. Address proof and self attested photograph
- g. Authorization / POA duly attested where a person is signing the application form on someone behalf

Authorized Signatory for the Company

Dated _____



PRAXIS DEVELOPERS INDIA PVT.LTD.

Corporate Office:

128-129, Tower No. B-3, Spaze I-Tech Park,
Sector - 49, Sohna Road, Gurgaon - 122002

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Da17 5JE, London, United Kingdom

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CALL CENTER 24 HOURS
1800-103-1632