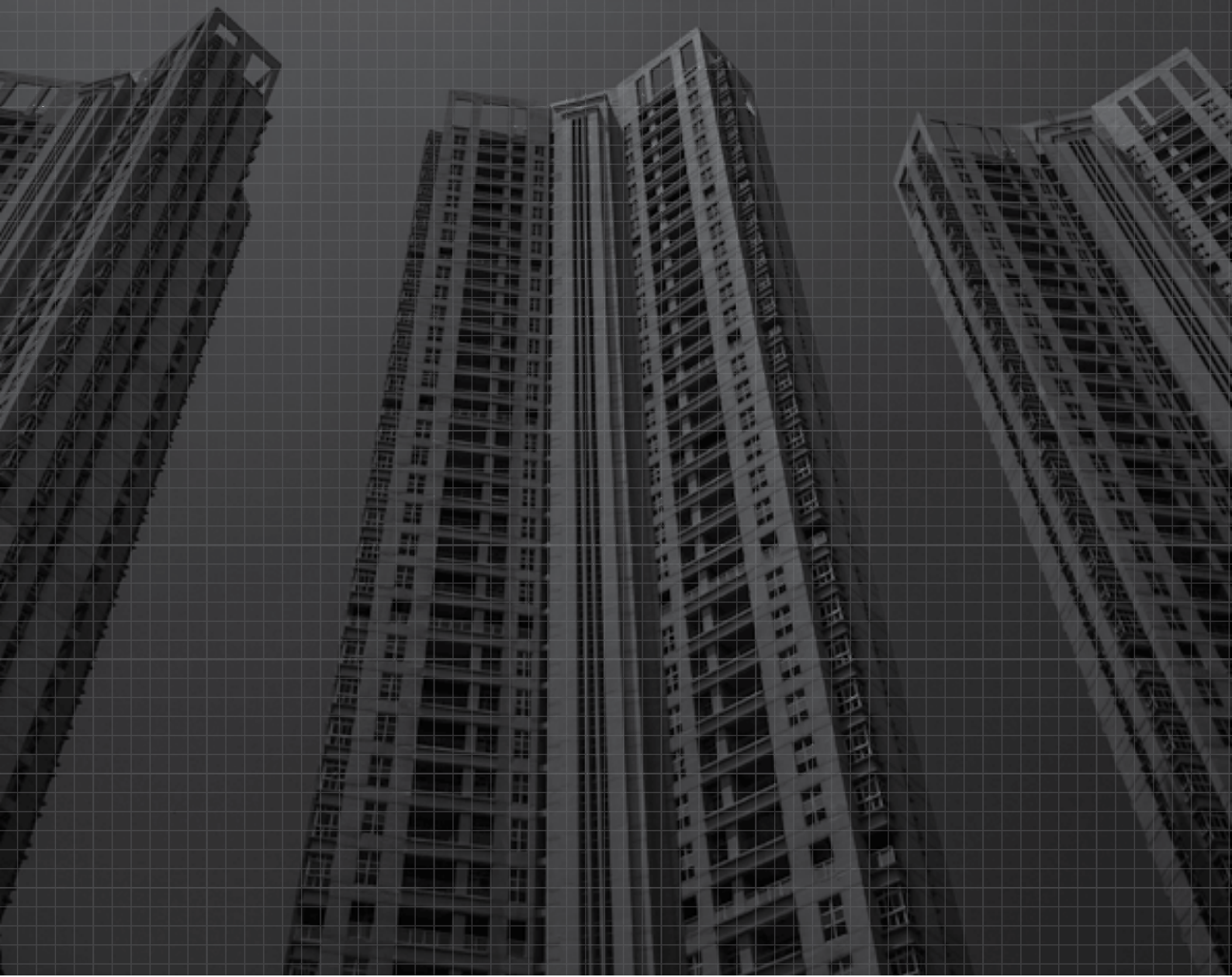




APPLICATION FORM



APPLICATION FORM

Application No: _____

Date: _____

To,

(Name of the Entity Developing the Land) _____

a 'K Raheja Corp' group company

(Full Address) _____

("Promoter / Developer")**Dear Sir,**

Re:

Real Estate Project & Location	
MahaRERA Registration No	
Promoter / Developer	
PAN of Promoter / Developer	

I/We understand that you are developing the Real Estate Project and I/we, Applicant/s as per details mentioned below, hereby submit this application for provisional booking of residential premises in the captioned Real Estate Project, in my/our favour.

Primary / First Applicant's Name	Date of Birth	PAN

Co-Applicants Name	Date of Birth	Relationship with Primary / First Applicant	PAN

Applicant/Co-Applicant

1. PRIMARY APPLICANT'S DETAILS

Full Name			
Full Permanent Address (with Landmark, Street)			
	City	State	
	Country	PIN	
Full Address for Correspondence (with Landmark, Street)			
	City	State	
	Country	PIN	
Contact Details	Workplace (landline)	Residence (landline)	Mobile
Occupation / Nature of Business			
Name of Company / Firm			Designation
Email ID			
Residential Status			

KYC document to be submitted along with the application.

- Self Attested photocopy of address proof - Passport, Aadhar Card, Driving License, Ration Card, Voter ID, Electricity Bill (Any One)
- Self Attested photocopy of PAN card
- 3 Passport size Photographs of each applicant.
- Proof of Indian Origin/OCI (Any One) - For NRI, NRE/NRO Account.

Applicant/Co-Applicant

Filling of all relevant fields is mandatory.

In case of the Applicant being a Company / Partnership Firm / LLP / HUF		
Name of Company / Partnership / LLP / HUF		
Date of Incorporation / Formation		
CIN / Registration No. / LLPIN		
PAN		
Registered Office Address	City	State
	Country	PIN
Correspondence Address	City	State
	Country	PIN
Contact number of Company / Partnership Firm / LLP / HUF		
Email ID of Company / Partnership Firm / LLP / HUF		
Name of Authorized Signatory / Partner / Karta		
Date of Resolution / Letter of Authority		
Contact details of Authorised Representative / Partner / Karta	Name: Email Id: Mobile No:	

Note:

- 1) If Applicant / s is / are company, partnership firm, limited liability partnership, the following incorporation documents are required to be submitted along with the Application form (a) Certificate of Incorporation / Registration Certificate (as applicable) (b) Memorandum and Articles of Association (c) Partnership Deed / Limited Liability Partnership Agreement.
- 2) If Applicant / s is a company, partnership firm, limited liability partnership, then the copy of the Board resolution / Firm's resolution authorising this application for provisional booking / purchase is required to be submitted along with this Application Form. Please affix the official stamp of the respective Company / Partnership firm / LLP, as may be applicable.

Applicant/Co-Applicant

In case of the Applicant being an NRI / OCI / PIO			
Full Address Outside India	City		State
	Country		PIN
	Mobile	Landline	Workplace
Contact No. Outside India			
Passport Details	Passport No.	Date of Issue	Date of Expiry
Non-Resident External (NRE) / Non Resident Ordinary (NRO) Account Details			
Name of Authorized Representative / POA Holder, if any			

In case this Application is submitted by POA Holder			
Full Name of the POA Holder			
Full Address	State		City
	Country		PIN
	Mobile	Landline	Workplace
Contact No.			

Note: Copy of Power of Attorney executed by the Applicant / s in favour of the POA Holder to be submitted along with this Application

2. SOURCE OF FUND (Please tick (✓) the applicable box)

☐ Own Funds
 ☐ Bank Loan
 ☐ Capital Gains
 ☐ Sale of Property
 ☐ Company Loan

Applicant/Co-Applicant

Pg.No.4

Filling of all relevant fields is mandatory.

3. LOAN STATUS

☐ Pre-approved ☐ To be applied

4. LOAN DETAILS

Name of the Financial
Institution

Amount Sanctioned

5. DETAILS OF RESIDENTIAL PREMISES ("APARTMENT") APPLIED FOR

(a)	Building / Project Location			
(b)	Building- Tower / Wing	Building		Tower / Wing
(c)	Construction status			
(d)	Apartment Details	Apartment No.	Floor	Typology
(e)	Carpet Area # (In square metres)			Conversion Ratio (1 square metre = 10.764 square feet)
(f)	Exclusive Areas # # (In square metres)			
(g)	Use of space for parking cars attached as an amenity to the Apartment.			
(h)	Total Consideration for purchase of Apartment.	₹ _____		
(i)	Statutory Charges & Estimated Other Charges & Deposits	As per Annexure 'A'		
(j)	Schedule of payment of Total Consideration & Statutory Charges & Estimated Other Charges & Deposits	As per Annexure 'A'		
(k)	Purpose of Booking / Purchase	Self-Occupation ☐ Investment ☐		

Carpet Area" is the net usable floor area of the Apartment excluding the area covered by external walls, areas under service shafts, exclusive balcony or verandah area appurtenant to the Apartment for exclusive use of the Applicant / s and exclusive open terrace area appurtenant to the Apartment for exclusive use of the Applicant / s but includes the area covered by internal partition walls of the Apartment.

"Exclusive Areas" shall mean the aggregate area of the exclusive balcony and / or exclusive verandah area and / or exclusive open terrace appurtenant to the net usable floor area of the Apartment and meant for exclusive use of the Applicant / s.

Applicant/Co-Applicant

Pg.No.5

Filling of all relevant fields is mandatory.

6. DETAILS OF APPLICATION FEE:

Application Fee payable / paid simultaneously with this Application.	₹ _____
Cheque No. / DD No. / UTR No.	
Date	
Drawee Bank / Branch	
Drawn in favour of	
Balance Application Fee payable within _____ days from the date of this Application ("Due Date")	₹ _____

7. SOURCE OF INQUIRY (Please tick (✓) the applicable Box)

- ☐ Newspaper
 ☐ Hoarding
 ☐ Website
 ☐ Email
 ☐ Events / Exhibitions
- ☐ Passing by
 ☐ Channel Partner
 ☐ Call centre
 ☐ SMS
 ☐ Referral through existing customer

Others (Please specify _____)

8. BROKER / CHANNEL PARTNER DETAILS

Name		RERA Registration No.	
PAN		Aadhar No.	
Broker / Channel Partner Registration No.		Contact Nos.	Residence (landline)
			Office (landline)
			Mobile
Signature of the Broker / Channel Partner			

Note: Broker / Channel Partner to submit PAN Card, Rera Registration Certificate and Business Card.

Applicant/Co-Applicant

Filling of all relevant fields is mandatory.

The Applicant / s hereby declare / s, acknowledge / s and covenants as under:

1. I / We am / are aware that the Real Estate Project is registered with Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) and the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interests and disclosures on website) Rules, 2017 (“**Rules**”).
2. I / We am / are aware that by submitting this Application Form and tendering the Application Fee , I / we am / are making a request for provisional booking of the Apartment (described in this Application Form) in the Real Estate Project and mere submission of this Application Form together with Application Fee would not vest in me / us any right, title or interest in the Apartment till the execution (and registration) of the Agreement (“**said Agreement**”) under the rules read with the Act (as also the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and the Maharashtra Apartment Ownership Act, 1970) and compliance of the terms and conditions thereof.
3. I / We am / are aware that I / we am / are required to deduct tax at source (TDS) under the applicable provisions of Section 194-IA of the Income Tax Act, 1961 read with the Income Tax Rules, 1962, from time to time, while making any payment of any consideration amount (as may be defined and applicable under the provisions of the Income Tax Act 1961 read with the Income Tax Rules, 1962), remit the same with the concerned Income Tax Authority and hand over the original challan to you. I / We shall indemnify you fully in this regard.
4. I / We am / are aware that any Goods and Services Tax, other taxes or statutory impositions, levies, surcharges, cesses, duties, or like statutory imposition / s relating to the transaction envisaged herein and the documentation to be executed between the parties hereto shall be borne and paid by me / us and / or reimbursed to you by me / us, as the case may be.
5. I / We am / are aware that upon execution of the said Agreement, the Application Fee shall be adjusted towards the Total Consideration agreed to be paid by me / us in terms of this Application Form. I / We am / are aware that the Application Fee shall remain with you till registration of the said Agreement and shall not carry any interest.
6. I / We am / are aware that the provisional booking herein is subject to realisation of the cheque. If the cheque is dishonoured, this provisional booking shall not come into effect and shall automatically stand cancelled without any notice. I / We further confirm that along with the duly signed Application Form, I / we shall also forward the cheque / pay order / demand draft in your favour of the amounts towards Application Fee, as stated above.
7. I / We hereby understand that I / we shall, within a period of 30 days from the date hereof (subject to receipt of the Balance Application Fee by you), execute and register the said Agreement.
8. I / We hereby understand that, if I / we fail to pay the Balance Application Fee on or before the Due Date or fail to execute and register the said Agreement within the time period as specified herein or withdraw / cancel this Application Form / provisional booking voluntarily, then this application / provisional booking shall, at your sole option, be treated as terminated / cancelled and upon termination / cancellation, you shall be entitled to retain / adjust and appropriate unto yourself, 3% of the Total Consideration plus statutory tax liabilities as applicable on the Application Fee (if discharged by you), as and by way of agreed liquidated damages and shall refund to me / us, the balance Application Fee, without any interest thereon, within 30 (thirty) days from the date of termination / cancellation of this application / provisional booking. I / We hereby confirm that retention / adjustment of the sum of 3% of the Total Consideration plus statutory tax liabilities as applicable on the Application Fee (if discharged by you) is mutually agreed as liquidated damages and not penalty.

9. I / We hereby agree to pay the Total Consideration including the Balance Application Fee on or before the due dates (irrespective of whether the payments are being made out of own funds or loans availed from financial institutions), failing which I / we shall be liable to pay interest at the rate prevailing as per the provisions of the Rules (i.e. SBI's highest marginal costs of lending rate plus two per cent) on the date of default. Notwithstanding the fact that I / we may have availed loan from financial institutions, the principal liability to make the payments shall be always be on me / us. I / We shall be solely liable for any defaults / delays made to the financial institutions without any recourse to you. I / We understand and acknowledge that time is the essence of this contract.
10. I / We hereby understand and acknowledge that you have the sole discretion to accept or reject this Application Form. I / We also understand and acknowledge that you shall be entitled to reject the Application Form if it is incomplete or for non payment of Balance Application Fee, incomplete documents or if it is found that the information furnished is false.
11. All cost / charges and expenses to be incurred in this transaction, including but not limited to stamp duty, registration charge sand/or incidental charges on any document / writings including but not limited to the said Agreement as applicable under prevailing laws at relevant times, shall be borne and paid by me / us.
12. I / We am / are aware that Application Fee shall comprise of the Application Fee payable simultaneously with the execution of this application and, the Balance Application Fee payable on or before the Due Date referred above, and, shall collectively not exceed 10% of the Total Consideration.
13. I / We have fully read and understood the terms and conditions set out hereunder and do hereby agree, undertake and covenant to abide and be bound by them. All annexures to / of this Application Form shall form an integral part of this Application Form and shall always be read together with this Application Form and be construed accordingly.
14. I / We have taken the decision to provisionally book the Apartment (on the terms and conditions set out herein) in the Real Estate Project out of my / our own free will. All the above information provided by me / us is true and nothing has been concealed or suppressed. I / We further undertake to inform you promptly of any changes to the above information and particulars furnished by me / us.

Signature of the Applicant / Co-Applciant

- 1.
- 2.
- 3.

1. Signature of the Sales Manager of the Promoter / Developer

(Acknowledging receipt of Application Form & Application Fee)

2. Signature of the Authorized Signatory of the Promoter / Developer

(Accepting the Application Form & Application Fee)

Applicant/Co-Applciant



RECEIPT

We hereby confirm receipt of Application Form and Application Fee paid simultaneously with the Application Form, towards provisional booking of the Apartment as per the following details;

Application No.			
Date			
Real Estate Project & Location			
Apartment Details	Apartment No., Wing & Floor		
	Carpet Area In sq. mtrs.		
	Exclusive Area (if any) In sq. mtrs		
	Typology		
Application Fee received	₹ _____		
From Mr. / Ms. / M / s.			

Payment Details

Payment made by:	☐ Cheque	☐ Demand Draft	☐ RTGS	☐ NEFT
Cheque / Demand Draft / UTR No.		Dated		
Drawee Bank:				
Payee				

Payment through Cheques / Drafts are subject to realization.

Signature of the Sales Manager of the Promoter / Developer

I _____ have received the receipt of payment made towards Apartment No. _____
Wing _____ Floor _____
for a sum of ₹- _____

Applicant /Co-Applicant Signature

Signature of Sales Manager