

Yazarina Estates & Investments Pvt. Ltd.

TO WHOMSOEVER IT MAY CONCERN

Re: Development of building known as "Rustomjee Yazarina I – Wing C" ("**the Real Estate Project**") on portion of Plot Nos. 739 to 742 of Dadar Matunga (South) Estates, Scheme No. 5 of the Municipal Corporation of Greater Mumbai and being Cadastral Survey Nos. 552/10, 553/10, 554/10 and 555/10 of Matunga Division, Parsi Colony, Dadar (East), Mumbai 400019 ("**the said Land**").

We, Yazarina Estates And Investments Private Limited ("**Promoter**") having undertaken the Real Estate Project on the said Land, have made an application for registration of the Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 and *inter alia* the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates or interest and disclosures on website) Rules, 2017 (collectively "**the Act**"). We do hereby confirm, declare and undertake the following:

- a. We shall not be issuing Allotment Letters to Allottees for purchase of premises in the Real Estate Project. However, we shall have Application/Booking Forms duly filled and signed by the Allottees for our record. Copy of a standard Application Form is uploaded along with 'Form A - Application for Registration of the Project' with the Authority on the MahaRERA website.
- b. We are in the process of preparing the Agreement for Sale as per the Act and shall upload the same on the MahaRERA website shortly.

For Yazarina Estates And Investments Pvt. Ltd.



Authorised Signatory

APPLICATION FORM

Project: _____

MahaRERA Registration No.: _____

Promoter: _____

Date of Application: _____ **Application No.:** _____

DETAILS OF THE APPLICANT

Applicant's Name	Date Of Birth	Relation With Primary Applicant	Pan Number

SOLE/ PRIMARY APPLICANT:

Name of the Applicant	:				
Guardian's Name (If Applicant is a Minor)	:				
Relationship with Minor	:				
Marital Status	:				
Residential Status	:	(a) Indian ☐	(b) NRI ☐	(c) PIO ☐	(d) OCI ☐
		If (b), (c) or (d): Country: _____		City: _____	

_____ Applicant/Co-Applicant	_____ Sales Manager
---------------------------------	------------------------

Residential Address	:				
		STATE	_____	City	_____
		Country	_____	Pin	_____
Residential Landline No	:				
Mobile Number	:				
Email (1)	:				
Email (2)	:				
Occupation	:	Service ☐	Profession ☐	Business ☐	
Name of the Company	:				
Designation	:				
Office Address	:				
Office Landline No.	:				
Preferred Address for Correspondence	:	Residential ☐	Office ☐		
Purpose of Purchase	:	Self Occupation ☐	Investment ☐		
Source of Funding	:	Own ☐	Bank Loan ☐		

DETAILS OF UNIT APPLIED FOR

Unit No.: _____	Floor: _____	Wing/Building/Tower: _____
-----------------	--------------	----------------------------

Area of Unit	:	Carpet Area: _____ square meters approximately equivalent to _____ square feet. Exclusive Areas appurtenant to the Unit: _____ square meters approximately equivalent to _____ square feet.
--------------	---	---

_____	_____
Applicant/Co-Applicant	Sales Manager

Consideration Value		_____
Exclusive Use of Parking Space requested	:	_____ Nos.

TAX DEDUCTED AT SOURCE

Please mark (✓) in applicable box

☐ I/We authorize the Promoter to pay TDS on my/our behalf

☐ I/We will pay TDS on my/our own and submit the respective challan to the Promoter along with respective payments (Any interest accrued due to delay in submitting the challan will be payable by the Applicant)

BOOKING SOURCE

Real Estate Agent	:	Name/ Firm Name:	_____
		Name of Proprietor/ Partner:	_____
		MahaRERA Certificate No.	_____
		Contact Details:	Phone No.: _____ Email ID: _____
Real Estate Agent's Signature	:	_____	
Documents to be attached	:	a) Business Card b) Copy of self attested PAN Card c) Copy of self attested GST Certificate (if applicable) d) Copy of Registration Certificate of Real Estate Agent	

DETAILS OF APPLICATION FEE

Application Fee	:	Rs. (In Figures) _____ Rupees (In Words) _____ _____
-----------------	---	--

_____	_____
Applicant/Co-Applicant	Sales Manager

Cheque/ Demand Draft Details	:	_____
	:	_____
RTGS/UTR Details	:	_____
In favour of	:	_____

TERMS AND CONDITIONS

1. The present development is an ongoing project.
2. The Application Fee for the Unit is 10% of the Consideration Value of the Unit. The Application Fee shall be payable in the following manner:
 - a) Minimum 1% of the Application Fee is payable upon execution of this Application Form.
 - b) The Applicant/s shall, within _____ days hereof, make payment of a further sum of 9% of the Application Fee.
 - c) Subject to realization of payment of 9% of the Application Fee, the Applicant/s shall, within a period of _____ days from payment of the aforesaid amount of 9%, execute and register the Agreement for Sale with respect to the Unit.
3. If the Applicant/s fails/fail to perform his/her/their obligations as stated in clause 2(b) or 2(c) hereinabove within the time period as specified therein or withdraws/cancels this Application voluntarily, then this Application shall be treated as terminated/cancelled and the Promoter shall be entitled to retain/adjust and appropriate unto itself, 1% of the Application Fee (as stated in clause 2(a) hereinabove) as and by way of agreed liquidated damages and shall refund to the Applicant/s the balance amounts, if any received by the Promoter from the Applicant/s towards the Consideration Value of the Unit, without any interest thereon, within 30 (thirty) days from the date of termination of the Application. The Applicant/s confirm that retention/adjustment of the sum of 1% of the Consideration Value as above is mutually agreed as liquidated damages and not penalty.
4. In addition to the Consideration, the Applicant/s shall pay other charges including but not limited to Electric Meter Charges, Water Meter Charges, Mahanagar Gas Connection Charges, Share Application and Entrance Fees, Society/Apex Body Formation & Registration Charges, Legal Charges, Corpus, Development Charges, Proportionate Share of Municipal Taxes and Outgoings, etc.
5. In addition to the Consideration, the Applicant/s shall also pay applicable stamp duty, registration charges, GST, LBT or any other applicable tax levied by the State or Central Government or any other authority, in respect of the Unit or sale thereof or on the transaction or on the consideration amount, as the case may be, as may be

_____	_____
Applicant/Co-Applicant	Sales Manager

intimated by the Promoter. The Applicant/s shall pay TDS as applicable on the aggregate amount of Consideration Value as per the provisions of Income Tax Act, 1961 and the Promoter shall not be liable for the same. The amounts payable hereunder shall be paid by separate cheque/demand draft/RTGS transaction and shall not be added into the payment of the Application Fee.

Date: _____

Signature of the Sole/Primary Applicant: _____

Signature of the Co-Applicants:

(i) Co-Applicant No.1: _____

(ii) Co-Applicant No.2: _____

(iii) Co-Applicant No.3: _____

Signature of the Sales Manager: _____

_____ Applicant/Co-Applicant	_____ Sales Manager
---------------------------------	------------------------

APPLICATION CHECKLIST

Particulars	Documentary Proof
Applicant Identity	PAN Card
Residence Address	Any one of the following: MTNL Bill/ Electricity Bill/Property Tax Receipt/ Passport
Signature & Date of Birth	Any one of the following: Aadhar/ Voter ID/ Passport/ Ration Card/ Driving License

CUSTOMER'S CHECKLIST

1. All Applicants have signed the complete Application Form.
2. The Application Fee is from the Primary or Co-Applicant's bank account only.
If the Applicant/s is/are other than Resident Indian, amount shall be received from NRE/NRO/Foreign Currency Account only.
3. All cheques/Demand Drafts towards payment of consideration shall be made in favour of the Promoter and payable at Mumbai only.
4. Self Attested PAN Card Copies of all Applicants have been attached to this Application Form.
5. Self attested address proof has been attached to this Application Form.
6. Passport sized photos of the sole/primary Applicant has been attached to this Application Form.
7. All Applicants are aware of the time-bound and construction linked payments and due dates. This payment schedule is subject to change upon registration of the Project and the Applicant/s shall be accordingly intimated. In the event of any discord in the Payment Schedule, then the provisions relating to the schedule as prescribed under the Real Estate (Regulation and Development) Act, 2016 ("RERA") shall apply.
8. Applicant/s has/have taken the acknowledgement of the Application Fee.
9. If Applicant is a company, copy of Resolution has been attached.
10. Based on the residential status of the Applicant/s, the following shall be attached:
 - a. NRI – Self attested copy of Passport with relevant stamps and valid visa along with copy of Non-Resident Card/Green Card/Employment Card
 - b. PIO – Self attested copy of Passport along with PIO Card
 - c. OCI – Self attested copy of Passport along with OCI Card

_____	_____
Applicant/Co-Applicant	Sales Manager

ACKNOWLEDGEMENT OF APPLICATION

CIF No.	
Date	
Thank you for choosing the unit at Rustomjee “_____”	
This is to confirm that we have received your application and an amount of	
Rs. (In figures)	
Rupees (In words)	
From Mr./Ms./M/s.	
Towards Application Fee in respect of Unit No.____, ____ floor, in Tower/Wing _____	
In our Project	
Situated at	_____ _____ _____

Payment Details

Payment made by :	Cheque ☐	Demand Draft ☐	RTGS ☐	NEFT ☐
Cheque/ Demand Draft/ UTR No.			Dated	
Drawn on	Bank	Branch		

Sales Manager (Name)_____
Sales Manager (Signature)

_____ Applicant/Co-Applicant	_____ Sales Manager
---------------------------------	------------------------