

APPLICATION FORM

Project: **Parishram by Rustomjee**

Promoter: Keystone Realtors Pvt. Ltd.

Date of Application: _____ Application No.: _____

MahaRERA Registration NO: _____

DETAILS OF THE APPLICANT

Applicant's Name	Date Of Birth	Date of Anniversary	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 <input type="checkbox"/>	(b) NRI <input type="checkbox"/>	(c) PIO <input type="checkbox"/>	(d) OCI <input type="checkbox"/>
		If (b), (c) or (d): Country: _____		City: _____	

_____	_____
Applicant/Co-Applicant	Sales Manager

Residential Address			
Residential Landline No			
Mobile Number			
Email (1)			
Email (2)			
Occupation	<input type="checkbox"/> Service <input type="checkbox"/> Profession <input type="checkbox"/> 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

I Unit No.: _____ I Floor: _____ I Wing/Building _____

Area of Unit As per RERA	<p>_____ square meters (carpet area) approximately equivalent to _____ square feet.</p> <p>It is clarified that the net usable floor area of the Unit, is excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the Unit is _____ square metres (i.e.</p>
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_____ Applicant/Co-Applicant	_____ Sales Manager
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		_____ square feet or thereabout. The exclusive areas appurtenant to the Unit admeasure _____ square meters equivalent to _____ square feet for the exclusive use of the Allottee.
Agreement Value		_____
Exclusive Use of Parking Space requested		: _____ Nos.

TAX DEDUCTED AT SOURCE

Please mark (✓) in applicable box

<input type="checkbox"/> I/We authorize the Company to pay TDS on my/our behalf
<input type="checkbox"/> I/We will pay TDS on my/our own and submit the respective challan to the Company along with respective payments (Any interest accrued due to delay in submitting the challan will be payable by the Applicant)

BOOKING SOURCE

Real Estate Channel Partner	:	Name/ Firm Name: _____
		Name of Proprietor/ Partner: _____
		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 Service Tax Certificate (if applicable)
Channel Partner	:	RERA No.: _____ GST No.: _____ Rustomjee ID: _____

DETAILS OF APPLICATION FEE

_____	_____
Applicant/Co-Applicant	Sales Manager

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 Real Estate Project known as "**Parishram by Rustomjee**" has been registered as "**the Real Estate Project**" with the Maharashtra Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**") and the Authority has duly issued the Certificate of Registration for the Real Estate Project bearing No. _____ dated _____. A copy of the certificate has been shared with the Customer.
3. The details mandated by RERA and RERA Rules have been uploaded on the Real Estate Project page of the RERA Website and is updated as prescribed.
4. The Applicant shall act in accordance with and/or in compliance of all the provisions of the law (including but not limited to RERA, Income Tax Act, 1961, the Foreign Exchange Management Act, 1999, together with the rules, regulations and circulars issued in connection thereto) as may be applicable to the present transaction.
5. The Application Fee for the Unit is 10% of the Agreement Value of the Unit. The Application Fee shall be payable in the following manner:
 - a. Minimum 2% of the Agreement Value is payable upon execution of this Application Form.
 - b. The Applicant/s shall, within 15 (fifteen) days hereof ("**Application Due Date**"), make payment of a further sum of 8% of the Agreement Value.
 - c. Subject to realization of the payment of 8% of the Agreement Value, the Applicant/s shall, within a period of 15 (fifteen) days from the receipt of payment of the aforesaid amount of 8% ("**Agreement Due Date**"), execute and register the Agreement for Sale with respect to the Unit.
6. If the Applicant/s fails/fail to perform his/her/their obligations as stated in clause 5(b) or 5(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, amounts as per the details captured in the tabulation detailed hereinbelow as and by way of agreed liquidated damages and shall refund to the Applicant/s the balance amount, if any received by the Promoter from the

_____	_____
_____	_____

Applicant/Co-Applicant

Sales Manager

Applicant/s towards the Agreement Value of the Unit, without any interest thereon, within the time as stated below:

DETAILS OF AMOUNTS FORFEITED ON CANCELLATION/TERMINATION			
Stages	% Paid	% Forfeited	Refund period (from the date of termination of the Application/ Agreement)
Stage 1:	2% of Agreement Value is Paid	2%	Not Applicable
Stage 2:	Between 2% to 10% is Paid	Between 2% to 10% (Whatever amount is paid)	Not Applicable
Stage 3:	15% of Agreement Value is Paid (before Registration)	10%	30 days
Stage 4:	50% is Paid and Registered	10% (As per Agreement for Sale)	120 days
Stage 5:	95% is bank fund and 5% is Self funding	5% (As per Agreement for Sale)	120 days

It is hereby expressly clarified that the monies as per the terms reflected above shall be refunded to the Applicant only out of the sale proceeds that will be obtained by the Promoter once the said Unit is sold, transferred and conveyed to a new allottee on execution of the relevant documentation in that regard.

7. Upon termination/cancellation, the Applicant shall cease to have any right whatsoever to the Unit applied for. The Applicant/s confirm that retention/adjustment of the sums mentioned in the above table is mutually agreed between the Applicant and the Promoter as liquidated damages and not penalty.

8. If the Applicant/s fails/fail to make payment of the amounts under this Application Form by the Application Due Date and the transaction is not terminated, then the Applicant/s shall pay to the Promoter interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon (or such revisions as may be prescribed by RERA from time to time), on all and any such delayed payments computed from the date such amounts are due and payable till date such amounts are fully and finally paid together with the interest.

_____ Applicant/Co-Applicant	_____ Sales Manager
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9. In addition to the Agreement Value, the Applicant/s shall pay other charges including but not limited to Electric Meter Charges, Water Meter Charges, Mahanagar Gas Connection Charges, Society/Apex Body Formation & Registration Charges, Legal Charges, Share Application and Entrance Fees, Corpus, Development Charges, Proportionate Share of Municipal Taxes and Outgoings, etc.

10. In addition to the Agreement Value, the Applicant/s shall also pay applicable stamp duty, registration charges, GST 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 intimated by the Promoter. The Applicant/s shall pay TDS as applicable on the aggregate amount of Agreement 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 .

11. The Agreement Value has been arrived at after factoring the benefit of GST input credit available to us. In the event, such benefit is not available, there would be an increase in the Agreement Value.

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 " _____ " 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 the status of construction 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 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
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ACKNOWLEDGEMENT OF APPLICATION

CIF No.	
Date	
Thank you for choosing the unit at "Parishram by 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 Building/Wing _____	
Situated at	

Payment Details

Payment made by :	<input type="checkbox"/> Cheque	<input type="checkbox"/> Demand Draft	<input type="checkbox"/> RTGS	<input type="checkbox"/> NEFT
Cheque/ Demand Draft/ UTR No.		Dated		
Drawn on	Bank	Branch		

Sales Manager (Name)

Sales Manager (Signature)

_____ Applicant/Co-Applicant	_____ Sales Manager
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