

APPLICATION FORM FOR ALLOTMENT OF AN APARTMENT

Dear Sir,

I/We, understand that M/s. A R Buildtech Private Limited (the “**Promoter**”) is constructing and developing a residential group housing project named as “**A R DOMAIN**” (hereinafter referred to as the “**Residential Project**”) situated at Khasra No. 1093, Khata no.- 847, Village Morta, Pargana Jalalabad, District Ghaziabad, Uttar Pradesh-201003. The Residential Project is duly registered with Uttar Pradesh Real Estate Regulatory Authority vide registration no.____

I/We, hereby apply for allotment of a unit (hereinafter referred to as the “Apartment”) in the said Residential Project. I/we make this application after having carefully read and understood the terms and conditions provided hereinafter.

I/We, remit herewith a sum of Rs. _____ (Rupees _____
_____) vide Bank Draft / Cheque No / RTGS.____ dated _____
drawn on _____being advance amount for booking/allotment of the Apartment.

I/We, hereby agree that the receipt of this application and acceptance of the advance amount by the Promoter does not confirm the allotment of the Apartment. The allotment of said apartment shall be up to the discretion of the Promoter. That once the Promoter confirming the said allotment by executing Agreement for Sale in the format duly prepared in compliance with the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder (the “Definitive Documents”). I/we, hereby undertake to pay total price in compliance with details provided in **Annexure-A**.

I/We hereby agree that post confirmation of my/our booking by the Promoter. I/We shall not be entitled to withdraws or surrenders the booking/ allotment, for any reason whatsoever, at any point of time, in case of non-compliance the Promoter shall be entitled to forfeit the advance Amount paid for booking/allotment along with interest due/payable and brokerage paid for the said booking and may refund the balance amount to me/us, without any interest or compensation within _____days of such cancellation.

I/ We hereby undertake to abide by the terms and conditions of this Application Form. I/ We hereby agree that the complete and detailed terms and conditions of the Allotment shall be provided in the Agreement for sale. In the event the Promoter agreeing to allot me/us an Apartment, I/We agree to pay further instalments as per the Payment Plan (opted by me/us) as shown in **Annexure- B** and/or as stipulated/demanded by the Promoter, failing which the allotment shall be cancelled and the Booking Amount and other sums shall be forfeited by the Promoter.

My/Our particulars are given below: -

	<u>FIRST APPLICANT</u>		
	<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> Affix Passport Size Photograph </div>		
1.	Name	:	
2.	Son of / Daughter of / Wife of	:	
3.	Date of Birth	:	
4.	Marital Status:	:	
5.	Gender	:	
6.	Nationality	:	
7.	Occupation	:	
8.	IT PAN No (Mandatory)	:	
9.	Aadhar No. (Mandatory)	:	
10.	Residential Status[#]	:	Resident Indian ___ Non Resident Indian (NRI) __) ___ [#] The Applicant/s shall comply with all the statutory compliances as required from time to time under applicable laws/ rules. The Applicant/s shall keep the Promoter informed about any change in the above status.
11.	Phone	:	(Home) (Work) (Mobile) (Any Other)
12.	Email ID	:	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
13.	Correspondence Address	:	
	Self-Owned: _____ Rented: _____		
14.	Permanent Address	:	
	Self-Owned: _____ Rented: _____		Tick if same as Correspondence address
15.	Employment Type	:	Salaried / self employed

<u>SECOND APPLICANT</u>			
<div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> Affix Passport Size Photograph </div>			
1.	Name	:	
2.	Son of / Daughter of / Wife of	:	
3.	Date of Birth	:	
4.	Marital Status:	:	
5.	Gender	:	
6.	Nationality	:	
7.	Occupation	:	
8.	IT PAN No (Mandatory)	:	
9.	Aadhar No. (Mandatory)	:	
10.	Residential Status[#]	:	Resident Indian ___ Non Resident Indian (NRI) ___) ___ [#] The Applicant/s shall comply with all the statutory compliances as required from time to time under applicable laws/ rules. The Applicant/s shall keep the Promoter informed about any change in the above status.
11.	Phone	:	(Home) (Work) (Mobile) (Any Other)
12.	Email ID	:	_____@_____ I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.
13.	Correspondence Address	:	
	Self-Owned: _____Rented: _____		
14.	Permanent Address	:	
	Self-Owned: _____Rented: _____		Tick if same as Correspondence address
15.	Employment Type	:	Salaried / self employed

Sr. no.	<u>COMPANY/FIRM/LLP AS AN APPLICANT</u>		
1.	Name of Company/Firm/LLP		
2.	Date of incorporation	:	
3.	Correspondence Address		
4.	Registered Address	:	<div></div> <div>Tick if same as correspondence address</div>
5.	Name of the authorised contact person	:	
6.	Phone	:	<div>(Work) (Mobile)</div> <div></div>
7.	Email	:	<div>_____@_____</div> <div>I wish to receive all communications including demand letters from the Promoter via email as mentioned hereinabove. I shall inform the Promoter of any change in email id.</div>
8.	Company/Firm/LLP PAN Card (Mandatory)	:	
9.	Corporate Identification Number (CIN) (If applicable)*	:	
10.	Director Identification Number (DIN) (If applicable)*	:	

Sr.no.	<u>Apartment Details</u>	
1.	Details of the Apartment	Apartment No.
2.	Building Name and Tower name	
3.	Floor Plan of the Apartment	
4.	Specification of Apartment	
5.	Carpets Area of the Apartment (in sq. mtr and sq. ft) Super area (in sq mtr and sq.ft)	
7.	Car Parking Spaces	
8.	Source of Funds	Self-Finance: Loan Required:
9.	Source of Booking	Direct <input type="checkbox"/> Channel Partner <input type="checkbox"/>
10.	Real Estate Agent name (if applicable) and RERA Registration no [#]	a) Name of Entity:- _____ _____ b) RERA Registration Number _____, validity upto _____ c) State of registration :-
11.	Total Price of the said Apartment	Rs.
12.	Break Up of Total Price	Annexure A
13.	Payment plan type	
14.	Subvention/ Benefit/ Discount provided (if any)	
15.	Payment Schedule	Annexure B
16.	Payments to be made in favour of	
17.	Interest for delayed payments	As per applicable law/Definitive Documents

Declaration:

I/We the above Applicant(s) have examined all the documents and information relating to the Residential Project filed by the Promoter before Uttar Pradesh Real Estate Regulatory Authority at the time of registration of the project, which includes the layout plan, approvals, other tentative plans, designs, specifications of the Apartment etc. and have fully satisfied myself/ourselves about the nature of rights, title, interest of the Promoter in the Said Land and the Residential Project and the approvals, sanction and permissions for development that have been obtained by the Promoter. Further, I/We have completed all due diligence as to the right, title and interest of the Promoter to develop and market the Residential Project on the Said Land and I/We have visited and inspected the site to my/our entire satisfaction, so as to confirm the competence of the Promoter to transfer the Apartment.

I/We do hereby further declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions of this Application Form and the Definitive Documents. I/ we understand that the Promoter shall elaborate the terms and conditions stated herein and provided further terms in the Definitive Documents. The said terms and conditions shall be ipso-facto applicable to my/our legal heirs, transferees and successors. I/We undertake to inform the Promoter of any change in my/our address or in any other particular/information, given above, till the ownership of the Apartment is transferred to me /us by execution and registration of conveyance deed, failing which the particulars shall be deemed to be correct and the communications sent at the recorded address by the Promoter shall be deemed to have been received by me/us.

Name of the Applicant(s)

Signature of the Applicant(s)

Date:

Place:.....

Note: Persons signing the Application Form on behalf of other person/ firm/ company shall file proper Authorization/ Power of Attorney.

FOR OFFICE USE ONLY

Full Booking Amount Received: Yes ____ No _____

Checked

by Application

No. :

Date :

Checklist for receiving Official:

- (a) Booking Amount.
- (b) Customer Signature on all pages of the Application Form.
- (c) Signed copy of Annexure A
- (d) Signed copy of Annexure B
- (e) Pan No./Form 60/Copy of Pan Card
- (f) Copy of Address Proof & Copy of ID Proof
- (g) For Companies: Memorandum & Articles of Association/Board Resolution
- (h) For Partnership Firm: Authority Letter duly signed by all the Partners along with certified true copy of the Partnership Deed.
- (i) For NRI Copy of Passport & Payment through NRE/NRO Account.
- (j) E-mail ID and Mobile No of the Applicant(s)
- (k) Copy of Aadhar Card of Applicants

Remarks: _____

ANNEXURE-A
BREAKUP OF TOTAL PRICE

ANNEXURE-B

PAYMENT

PLAN