

JLG PROPERTIES PRIVATE LIMITED
(Regd. Office - 22 A, Janpath New Delhi-110001)

APPLICATION FORM

M/s JLG Properties Pvt. Ltd.
H-1, Sector 63, Noida,
District Gautam Budh Nagar, (U.P.).

Application No _____

Dear Sir / Madam,

I/We(hereinafter referred to as "**applicant(s)**") hereby apply under
payment plan for the booking of a Commercial Shop/Unit in the Commercial Project namely
"**Sawasdee JLG Galleria "** (registration no. with UP RERA is _____) & situated
at Plot No. H-1, Sector -63, Noida, District Gautam Budh Nagar, (U.P.).

I/We remit here with a sum of Rs.....(Rupees.....
.....only) by Bank Draft/Cheque no
.....dateddrawn on.....
as booking/ part booking amount as per the price and payment plan detailed hereunder.

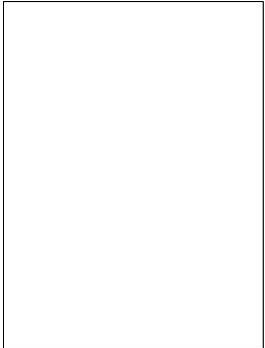
I/We have read and understood complete terms and conditions as contained in the Application Form and clearly understood that this Application Form does not constitute an "Agreement to Lease" and I /We do not become entitled to the provisional or final allotment of a Commercial Shop/ Unit, notwithstanding the fact that the Promoter may have issued a receipt in acknowledgement of the Cheque/ Draft/ Banker Cheque tendered with this application form and have encashed the same.

I also acknowledge the receipt of the format of "Agreement to Lease" from the Promoter and hereby declare that I have read & understood complete Terms and Conditions contained in the said Agreement and it is only after that I/We hereby sign and execute the "Agreement to Lease" deed on the mutually agreed format thereby agreeing to abide by the terms and conditions laid down therein & subsequently get it registered with the Sub Registrar , Sadar -II, Noida (UP) so that the allotment shall become final and binding upon me / us as well as on the Promoter .

I/We hereby acknowledge that I/We have understood and satisfied myself/ourselves in all aspects about the right, title, interest, location, size, price, specifications of the Commercial Shop/Unit, amenities available in the project ,infrastructure, status, applicable laws/rules/Bye laws etc, my/our ability to make timely payments, etc. before booking for the Said Commercial Shop/ Unit and have not relied upon and am/are not influenced by any written or verbal representations and assurances, warranties, statements or estimates of any nature whatsoever made by Promoter / Promoter's employees/ Representatives / Selling Agents/ Brokers or otherwise including but not limited to any visual or oral representations relating to the description, location or physical condition of the said Commercial Shop/Unit & Project.

Further, in the event of **M/s JLG Properties Private Limited** (hereinafter referred to as the **Promoter / JLGPPPL** agreeing to book Commercial Shop/ Unit, I/We agree to pay further installments and all other dues as stipulated in this application form and the payment plan, as explained to me/us by the Promoter and fully understood and accepted by me/us.

My/Our Particulars are given below for your reference and records



1. SOLE OR FIRST APPLICANT:

Mr./Mrs./Ms.....

S/W/D of

Nationality.....

Date of Birth.....Profession/Service.....

Residential Status: Resident Non Resident Person of Indian Origin

Permanent Address.....

.....

Mailing/Communication Address.....

.....

Aadhar Card No..... PAN.....

Identity Proof Details.....

Residential Proof Details

E mail

Telephone No.....Mobile no.....

Designation, Office Name & Address.....

.....

Telephone No.....Mobile no.....

2. JOINT OR SECOND APPLICANT:

Mr./Mrs./Ms.....

S/W/D of

Nationality.....

Date of Birth..... Profession/Service.....

Residential Status: Resident Non Resident Person of Indian Origin

Permanent Address.....

Mailing/Communication Address.....

Aadhar Card No..... PAN.....

Identity Proof Details.....

Residential Proof Details

E mail

Telephone No.....Mobile no.....

Designation, Office Name & Address.....

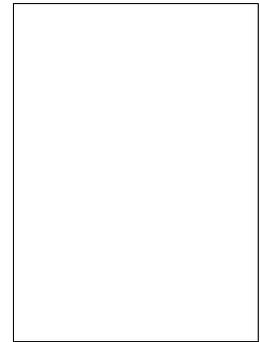
Telephone No.....Mobile no.....

In case Allottee is a Partnership concern

3.M/s _____ a
partnership firm duly registered under the Indian Partnership Act 1932, having its principal
place of business at _____, represented through its partner namely Mr / Mrs /
Ms _____ (Aadhar No. _____) duly authorized
by the firm vide Authorization Letter dated _____ in his/her favor. (Copy of the
Authorization Letter dated _____ along with the copy of the Partnership Deed; both
attested by all Partners are attached herewith).

PAN/TIN.....

Registration No.....



In case Allottee is a Private Limited Company

4. M/s _____ a Company duly incorporated and registered under the provisions of Companies Act, 1956 or 2013, having its Corporate Identification No. (CIN) _____ and having its registered office at _____ through its authorized signatory Mr / Mrs / Ms _____ (Aadhar No. _____) duly approved by Board Resolution dated _____ (Copy of Board Resolution along with a certified copy of Memorandum & Articles of Association of the Company are attached herewith).
PAN: _____

Note: -

- a. Details in Paragraphs above are required to be filled, as per the status of the applicant(s).
- b. In case of joint applicants all the correspondences and mails will be sent to the First Applicant only. Whereas in case of Partnership Concern & Private Limited Company, all correspondences and mails will be sent to Authorised Partner or Authorised Signatory respectively (as per the status of Allottee)
- c. In case Partnership Firm is Applicant, than provide (A) Copy of Partnership Deed, (B) Copy of Authorization Letter, (C) List of Partners along with their Addresses/ Aadhar Card No./PAN/ Mobile No/ E mail addresses and (D) E mail address / Phone No of the Firm.
- d. In case Company is Applicant, than provide (A) Copy of Memorandum of Association & Article of Association, (B) Copy of Board Resolution (C) List of Directors along with their Addresses/ Aadhar Card No./ PAN/ Mobile No/ Email addresses and (D) E mail address/ Phone No.'s of the Company.
- e. Copies of all documents should be self attested by the applicant(s)

DETAILS OF COMMERCIAL UNIT IN COMMERCIAL PROJECT "SAWASDEE JLG GALLERIA"

Commercial Unit No..... Floor

Carpet Area Sq. Mt. (_____ Sq. Ft.)

Parking Yes No

Parking Type..... Open Covered

Remarks (if any).....

5. Cost of the Commercial Unit in Commercial Complex Project

Cost of the Shop/ Unit		Rs.
Proportionate cost of the Common Areas		Rs.
Maintenance charges for one year effective from the date of completion/ occupancy certificate	Rs. _____ per sq. ft of Carpet Area	Rs.
Electricity Load charges for _____ KVA	Rs. _____ Per KVA	Rs.
Power Back up load charges for _____ KVA	Rs. _____ Per KVA	Rs.
TOTAL COST OF THE SHOP/ UNIT		Rs.
Covered Car Parking Charges (No. _____ of Parking)	Rs _____ per parking	Rs.
Interest Free Maintenance Security (IFMS) at the time of Offer of Possession	Rs. _____ Per Sq. ft. of Carpet Area	Rs.

Note: All charges in the above TABLE are based on the CARPET AREA. Payments to be made by A/c Payee Cheque(s) / Demand Draft(s) / Banker Cheque in favor of “M/s JLG Properties Private Limited” (Demand draft payable at Delhi, A/c payee cheque should be of Delhi/ Noida or payable at par)

6. I/We require electrical connection (if it is single point connection) forKVA. However, charges for the electrical load per unit will be decided by the Promoter at the time of issuance of Letter of offer of possession & thereafter from time to time by the Promoter/ Association of Allottees, based on the prevailing rates as decided by the NPCL or UPPCL or any other Electrical Power Supplier.
7. I/We require power back-up of..... KVA . However, the per unit charges for the power back-up (i.e. running of DG Set) will be decided at the time of issuance of Letter of offer of possession & thereafter from time to time by the Promoter/ Association of Allottees based on the prevailing fuel rates and other expenses.

Note: Any additional electricity or power back-up load if required in future, the enhancement of load will be subject to the availability and charges as applicable at that time.

FOR OFFICE USE ONLY

RECEIVING OFFICER: Name.....

Designation.....

Signature.....Date.....

1. ACCEPTED REJECTED

Commercial Unit No..... Floor

Parking:..... Yes No

Parking Type:..... Open Covered

Total amount payable for the commercial Shop/ Unit together with the parking price (if any) Rs.....

2. PAYMENT PLAN:

3. Payment received vide Cheque/DD/Pay Order No..... Dated.....
Drawn on for Rs.....
(Rupees.....).

4. Provisional Booking Form received on _____

5. BOOKING: DIRECT/THROUGH SALES ORGANISER

6. Sales Organizer's Name & Address, Stamp with Signature.....

7. Check List for Receiving Officer:

- a) Booking Amount Cheque/Drafts / Banker Cheque
- b) Customer's Signature on all pages of the Application Form
- c) PAN No. & Copy of PAN Card/Undertaking Form No.60
- d) Copy of Aadhar Card of all the Allottees/ Authorized Partner/ Authorized Signatory
- e) **For individuals:** Self attested copies of Identity Proof and Residential Proof
- f) **For Companies:** (A)Memorandum & Article of Association, (B)Certified copy of Board Resolution, (C)List of Directors alongwith their Addresses/Aadhar Card No./PAN/Mobile No/Email Address and (D) Email Addresses /Phone No. of the Company.
- g) **For Partnership:** (A) Copy of Partnership Deed, (B) Copy of Authorization Letter, (C) List of Partners with their Addresses/Aadhar Card No./PAN/Mobile No./Email Address and (D)Email Address/Phone No. of the Firm.
- h) For NRI / Persons of Indian origin: Passport photocopy and Payment through NRE/NRO A/c.

TERMS AND CONDITIONS:-

1. NATURE OF BOOKING:-

- 1.1. This is an application for provisional booking of a Shop/Commercial Unit bearing No._____,on _____,Floor in the project “SAWADEE JLG GALLERIA” being developed by M/s. **JLG Properties Private Limited** at Plot No. H-1, Sector 63, NOIDA (UP).
- 1.2. This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until booking is confirmed by the Promoter.
- 1.3. The Applicant(s), after confirmation of booking shall sign and execute an “Agreement To Lease”, which contains detailed terms and conditions including the conditions as mentioned herein and the same shall be valid and binding on the Applicant(s).
- 1.4. The “Agreement To Lease” shall be executed after receiving 10% of the Total cost of the Shop/Commercial Unit along with applicable taxes within the stipulated time.

2. ACKNOWLEDGES /ASSURANCES BY THE PARTIES:-

- 2.1 The Promoter assures that it has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- 2.2 The Promoter has requisite approvals from the competent Authorities to carry out development of the Project;
- 2.3 The Applicant acknowledges that he has full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project and has seen and aware of the requisite approvals from the competent Authorities to carry out development of the Project.

3. REGISTRATION & OTHER CHARGES:-

- 3.1 Registration charges for “Agreement To Lease” and Stamp Duty, Registration Fees, Advocate’s Fees & other incidental expenses as applicable at the time of registration shall be extra and are to be borne by the Applicant(s).
- 3.2 Statutory taxes/charges/cess etc as made applicable from time to time shall be paid by the Applicant(s).

4. MODE OF PAYMENTS:-

- 4.1 All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of M/s JLG Properties Private Limited & payable at Delhi/ NOIDA. Details of Promoter's Bank account can be collected by the Applicant (s) separately.
- 4.2 Cash payments shall not be accepted.
- 4.3 All payment should be deposited only at the office of the Promoter at **H-1, Sector 63, NOIDA (UP)**. Promoter shall not be responsible/accountable for any payment made to agent/ broker/ any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.
- 4.4 GST shall be payable by the applicant(s) as applicable from time to time.

5. DELAYED PAYMENTS:-

- 5.1 In case of delayed payment of complete booking amount (10% of Total cost) and related other dues by the Applicant(s), the provisional shall be summarily rejected by the Promoter. The Applicant shall have no right to claim allotment of Shop/Commercial Unit after cancellation of his/ her/ their booking.

6. LOANS FROM BANKS/ FINANCIAL INSTITUTIONS:-

- 6.1 The Applicant(s) at his /her/ their discretion and cost may avail loan from bank / financial institution. The Promoter shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason. The payments of installments/ any other dues to Promoter shall not be linked to the loan availed /to be availed by the Applicant(s).

7. CANCELLATION CHARGES:-

- 7.1 Where the Applicant/ Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The promoter shall return 50% (fifty percent) of the balance amount of money paid by the Applicant/ allottee within 45 (forty five) days of such cancellation / withdrawal and the remaining 50% (fifty percent) of the balance amount on re-allotment of the Shop/Unit or at the end of one year from the date of cancellation / withdrawal by the Applicant/ Allottee, whichever is earlier.
- 7.2 The Applicant shall submit and comply with all formalities with respect to such refund i.e submission of Affidavit undertaking etc.

8. POSSESSION:-

- 8.1 The Promoter shall deliver the possession of the completed Shop/Commercial Space to the Applicant(s) by _____ subject to force majeure conditions.
- 8.2 The Applicant shall be entitled to take possession only after payment of all dues to the Promoter and execution of Sub Lease Deed.
- 8.3 In case of delay in possession beyond the agreed date, the Promoter shall pay delay penalty to the Applicant(s) , details of which shall be provided in the Agreement To Lease.

9. OTHER TERMS & CONDITIONS:-

- 9.1 Detailed and other terms & conditions as mentioned in Agreement To Lease shall be applicable and binding.
- 9.2 In case Shop/Commercial Space Unit is completed before the scheduled date of completion, then the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein.
- 9.3 Substitution of the names of Applicant/ Allottee shall not be permitted.
- 9.4 The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the Project by the Association of Allottees post issuance of the completion/occupancy certificate of the project. The cost of such maintenance for 1 (one) year from the date of completion/ occupancy certificate has been included in the Total Price of the Shop/ Unit. However if the "Association of Allottees" is not formed within 1 year of completion /occupancy certificate, the promoter will be entitled to collect from the allottees amount equal to the amount of maintenance disclosed above+10% in lieu of price escalation for the purpose of the maintenance for next 1 year and so on.
- 9.5 The Promoter shall not be responsible for any assurance, promise etc made by any dealer, channel partner, estate agent or any unauthorized person etc on behalf of the company. The Applicant(s) is/are requested to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Promoter on his/her/their own.
- 9.6 The Applicant(s) shall always inform in writing, if there is any change in the mailing address/e.mail id mentioned in this Application Form failing which all communication(s) made by the company shall be mailed to the address given therein and deemed to have been received by him/her/them.

DECLARATION:

I/We the applicant(s) do hereby declare that my/our above particulars/information's given by me/us are true and correct and nothing material has been concealed there from. I/We have gone through the terms & conditions written herein and the payment plan given in the application form and I/We accept the same, which shall ipso-facto be also applicable to my/our nominees, legal heirs and successors. I/We agree to abide by the terms and conditions of this Application form including those relating to the payment, other charges, forfeiture of earnest money, as laid down herein and in the Agreement to Lease. It is also clear to me/us that this application form is not an allotment and does not constitute any right in the said Shop/ Commercial Unit in the Project "SAWASDEE JLG GALLERIA". I/We declare that in case of non allotment, my/our claim shall be limited only to the extent of amount deposited by me/us (without interest) in terms of this Application Form. I/We agree and undertake to sign and execute Agreement To Lease and other required documents as and when called upon by the Promoter to do so.

Signature Main Applicant **ON EACH PAGE**

Signature Co-Applicant **ON EACH PAGE**

Place:-

Date:-