

## BOOKING APPLICATION FORM

Booking Date : .....

Booking Application No : .....

### APARTMENT DETAILS

Project Name \_\_\_\_\_

Apartment Type & No. \_\_\_\_\_

Saleable Area \_\_\_\_\_

Total Cost of The Apartment \_\_\_\_\_

### APPLICANT (S) DETAILS

(All information to be filled in Block Letters)

1. SOLE OR FIRST APPLICANT

Mr./Ms./Mrs./M/s/Dr \_\_\_\_\_

Son/Wife/Daughter of \_\_\_\_\_

DOB \_\_\_\_\_ & Age \_\_\_\_\_ years

PAN No \_\_\_\_\_

Marital Status  Single  Married

Spouse Name \_\_\_\_\_

Wedding Anniversary (DD/MM/YYYY) \_\_\_\_\_

Correspondence Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin Code \_\_\_\_\_

Country \_\_\_\_\_

Permanent address (For the purpose of Sale Agreement/Sale Deed)

\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin Code \_\_\_\_\_

#### Contact Details

Tel. No. \_\_\_\_\_ Mobile \_\_\_\_\_

Email-1 \_\_\_\_\_ Email-2 \_\_\_\_\_

Name of Power of Attorney Holder (if Any) \_\_\_\_\_

Residential Status  Resident  Non - Resident  Person of India Origin (PIO)

Overseas Citizen of India (OCI)



Are you an existing owner of Asset Property      Yes      No  
If yes, Project Name \_\_\_\_\_ Unit No \_\_\_\_\_

**PROFESSIONAL**

Name of the Organization/Business \_\_\_\_\_

Address of Organization/Business \_\_\_\_\_

Organization Type  Government Service       Private Service       PSU  
 Self Employed/Business  Others, If others Please Specify \_\_\_\_\_

Primary Sectors/  IT       ITES/BPO/KPO  Manufacturing       Retail Services

Business  Financial Services       Hospitality Services  Medical/Pharmaceuticals

Travel/Transport       Medical/Entertainment Real Estate

Others, If others Please Specify \_\_\_\_\_

**SECOND / JOINT APPLICANT**

Mr./Ms./Mrs/M/S/ Dr \_\_\_\_\_

Son/Wife/Daughter of \_\_\_\_\_

DOB \_\_\_\_\_ & Age \_\_\_\_\_ Years

PAN No \_\_\_\_\_

Marital Status      Single      Married

Spouse Name \_\_\_\_\_

Wedding Anniversary (DD/MM/YYYY) \_\_\_\_\_

Correspondence Address \_\_\_\_\_



City \_\_\_\_\_ State \_\_\_\_\_ Pin Code \_\_\_\_\_

Country \_\_\_\_\_

Permanent address (For the purpose of Sale Agreement/Sale Deed)

City \_\_\_\_\_ State \_\_\_\_\_ Pin Code \_\_\_\_\_

**Contact Details**

Tel. No. \_\_\_\_\_ Mobile \_\_\_\_\_

Email-1 \_\_\_\_\_ Email-2 \_\_\_\_\_

Name of Power of Attorney Holder (if Any) \_\_\_\_\_

## APARTMENT COST DETAILS

Rate in Sft ₹ \_\_\_\_\_

Total Cost of Apartment ₹ \_\_\_\_\_ Excluding Registration, Stamp Duty & GST as Applicable)

## BOOKING AMOUNT DETAILS

Booking Amount Paid : ₹ \_\_\_\_\_ /-

### Payment Details

Instrument Type :  Cheque  Demand Draft  RTGs/NEFT

Cheque / Demand Draft No / Trf Ref No. : \_\_\_\_\_

Dated : \_\_\_\_\_

Drawn in Favour of : \_\_\_\_\_ Payable at Lucknow

Bank Details : Bank \_\_\_\_\_ Branch \_\_\_\_\_

\* Allotment of Non Residents and Persons of Indian Origin shall be subject to laws of Republic of India.

\* For Non-Residents/Persons of Indian Origin/Overseas Citizen of India, all remittances, acquisition/transfer of the said Apartment and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.

### Gsr Heights Price list

Basic Sale Price	Floor	Rate of Sale (Per Sq. Ft.)	
	First Floor to 10 <sup>th</sup> Floor	₹ .....	
<b>Other Charges</b>			
1.	Preferential Location Charges (PLC)	1 <sup>st</sup> Floor=3% of BSP 2 <sup>nd</sup> Floor=2% of BSP 3 <sup>rd</sup> -6 <sup>th</sup> Floor =1% of BSP	
2.	Parking Maintenance Charge (If any/on applicable), Subject to Availability	₹ 50,000-1st Basement ₹ 1,00,000-2nd Basement ₹ 1,50,000-Stilt	
3.	External Development Charges (EDC)	₹ 100.00	
4.	Interest Free Maintenance And Security Deposit (IFMS)	₹ 150.00	
5.	External Electrification Cost (EEC) And Fire Fighting Equipment Cost (FFEC)	₹ 100.00	
6.	Power Backup Instillation Cost (Min 3 KVA)	₹ 20,000.00	Per KVA
7.	Advance Maintenance Cost/CAM Charges (12 Month Advance)	₹ 120.00	
8.	Electricity Connection And Meter Cost	On Actuals	

**NOTE:**

GST/Ant other Taxes/Ceses payable (as and when due) and to be borne by the purchaser/alotee for the booking amount and all subsequent payments as per the applicable rates on cost & other charges payable for the unit/shop

### Payment Plan (CLP)

	Stage	Installment
1.	Booking Amount	1000001.
2.	Within 30 Days of Booking	20% of the basic price less Booking Amount
3.	On commencement of Excavation	5% of the basic price
4.	On completion of basement Parking slab	5% of the basic price
5.	On completion of ugf slab	5% of the basic price
6.	on completion of first floor slab	5% of the basic price
7.	on completion of 2nd floor slab	5% of the basic price
8.	on completion of third floor slab	5% of the basic price
9.	on completion of fourth floor slab	5% of the basic price
10.	on completion of fifth floor slab	5% of the basic price
11.	on completion of sixth floor slab	5% of the basic price
12.	on completion of seventh floor slab	5% of the basic price
13.	on completion of eight floor slab	5% of the basic price
14.	on completion of ninth floor slab	5% of the basic price
15.	on completion of top floor slab	5% of the basic price
16.	on completion of internal plaster	5% of the basic price
17.	On installation of Lifts	5% of the basic price
18.	At the time of Offer of possession	5% of the basic price

\*1sq.Mt.=10.764 sq.Ft. (Approx)

\*Actual Area depending on Tower & Cluster Plan of Building

MMRC (Advance 3 Years)	₹ 1.5 per sq.ft
RWA Membership	₹ 51000/-

## TERMS & CONDITIONS

1. The Applicant(s) has made this application requesting for allotment of a Unit in the **Project as mentioned above.**
2. GSR Builders & Developers Pvt Ltd (GSR) reserve the right to either allot or reject to allot the unit as requested by the applicant (s) and is subject to availability of such unit.
3. This application will be processed by GSR only after the realization of the booking amount mentioned in the payment details, the stamp duty payable for the sale agreement as applicable from time to time shall be borne the applicant
4. Applicable bank charges will be levied for outstation Cheques. This booking will automatically stand cancelled if the payment made under this is returned unpaid.
5. By signing the application form, the applicant(s) affirm that they have visited and inspected the location of the project and is (are) satisfied with the same. The applicant(s) also affirm that he/she/they have understood the scheme of development and aware of the developments in the surrounding and the neighborhood of the project.
6. The Applicant(s) shall execute the Sale Agreements within 30 (Thirty) days from the date of allotment. In case of a failure to execute the Sale agreements within the prescribed period as above, the applicant(s) hereby confirm that they have deemed to have accepted the terms and conditions in the Sale Agreement. At the time of execution of Sale Agreements the Applicant(s) shall be bound to execute a separate Maintenance Agreement for GSR Heights
7. In case the Sale agreement is not executed within thirty days from the date of this application, then the date of completion of the project will be as determined on the date on which the Sale agreement is executed.
8. If the applicant(s) does not execute the Sale agreements within a period of 120 days from the date of this application for the booking of the unit, then, GSR shall at its option be entitled to cancel the unit. In this event, shall result in automatic cancellation of the allotment along with forfeiture of 50% of booking amount, towards Cancellation charges along with interest for delay payment if any. The applicant(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever. The taxes, duties and statutory levies paid by the applicant(s) cannot be refunded by GSR
9. The applicant(s) further agrees that the allotment letter issued by GSR is only the provisional allotment letter and will be final only after the applicant(s) execute the Sale agreement and adherence to the payment schedule without any delay or default.
10. Time is of the essence with respect to the Applicant's obligations set out in the Booking Application Form/Sale Agreements, viz., to pay the Sale Consideration, Other charges along with other payments such as stamp duty, registration charges, VAT, Service Tax, Swatch Bharat Cess etc. without any delay or default.
11. Notwithstanding the execution of the Sale Agreement, the applicant(s) shall make the payments of the installments within the time limit specified in the payment request letter. In case of any delay or default in making the installment payment, GSR shall charge compound interest of 18% per annum on monthly basis from the due date.
12. No transfer or assignment of the unit will be allowed for a period of six months from the date of this application. Prior to the transfer or assignment the execution of the agreement and payment of 30% of the total apartment cost is mandatory. The applicants shall be liable to make the payment of transfer fee as fixed by GSR as per the policy from time to time.
13. The applicant(s) further agree that no transfer or re assignment will be permitted without the prior approval of GSR. Request from the applicant for shifting from one unit to another unit either in the same or another project will be made by GSR at its sole discretion.
14. The applicant(s) state that in case they decide to cancel the unit, and if same is considered/approved by GSR, then GSR is entitled to recover 15% of the total apartment cost, interest accrued and administrative charges, if any, at the time of cancellation.. Applicant(s) shall be liable to pay all taxes, duties and statutory levies paid by the applicant(s) cannot be refunded by GSR. After cancellation, GSR is entitle to allot and sell the unit to any other person and on such terms and conditions as GSR deems fit, and to repay the applicant(s) the balance amount, if any within 3 months from the date of resale of the unit without any interest.
15. GSR can vary the price of the unsold units at its sole discretion and the same will not be applicable to this applicant.
16. GSR shall have the first line on the said unit for all dues payable by the applicant(s)/ allot tees to GSR.
17. The Applicant(s) shall bear all the statutory charges, viz., Stamp Duty, Registration Charges, VAT, Service Tax & SBC etc, with reference to the sale of the Apartment(s) in the Project.
18. The Applicant(s) agree that only written and signed commitments by authorized personnel from GSR shall be accepted. And or held valid.
19. GSR has no control on the developments that may take place whatsoever, in the adjoining property of the project.

20. The Architectural features like elevation, color/color combinations, tiles and tile combinations or any other features affecting the aesthetics of the building, shown in the marketing brochures/mock-up units are only indicative. GSR reserves the right to change the same
21. The location and reference number of car park (if allotted) will be communicated only at a later point in time by GSR after the completion of the project.
22. All communication sent by GSR to the applicant(s) at the address given above shall be deemed to have been received by the applicant either by Email or by any other form of communication mentioned above. GSR shall continue to correspond with the applicant at the address mentioned in the application unless the change of address is given in writing and such changed address is confirmed by GSR. Any such communication returned to GSR for whatever reason, deemed as received by applicant(s) and the applicant(s) agrees to abide by the content of such communication. In case of Joint Applicants all communication shall be sent to the First Applicant mentioned in the Booking form.
23. All fields provided in the application form need to be filled completely. Incomplete application form will be rejected.
24. This application form is not transferrable.
25. The applicant(s) declare that they have read and understood the terms and conditions herein.
26. All dispute arising under the application form are subject to the exclusive jurisdiction of the courts in Bangalore.

#### **DECLARATION**

I/We declare that the Booking Form has been issued on our request, information for all the fields in the Booking Form have been completed true to our knowledge. I/We have fully read, understood the Terms & Conditions mentioned above and agree to abide by the same without any reservation from time to time. I/We request that this completed Booking Application Form shall be considered as a 'Request for Allotment' for the 1BHK/2BHK/3BHK Apartment(s) in the proposed Residential Project GSR Heights.

Sole/FirstApplicant _____	Second Applicant _____
Signature _____	Signature _____
Date _____	
Place _____	

**TDS:** Under Finance Act 2013, the Purchase of an immovable property costing Rs.50 Lakhs or more is required to pay a withholding tax at the applicable rate. The present rate at which tax is to be deducted is 1% of the amount paid. The buyer will be responsible to give the certificate of TDS in Form 16B to the seller within 15 days from the due date of submission of the challan.

**DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM**

1. Duly filled and signed booking application form by the Applicant(s).
2. Applicable Booking Amount - DD/Cheque.
3. Passport size photo of the applicant(s).
4. PAN No & Copy of PAN Card/Undertaking.
5. Address proof - Copy(Passport/Voter ID/Valid Permanent Driving License/ Aadhaar card/Identity card issued by state/central government, latest utility bill etc.)
6. For NRI: Copy of passport and payment through their own NRE/NRO A/c/FCNRA/c.
7. For Person of Indian Origin (PIO) or Overseas Citizen of India (OCI) - Please attach copy of applicant's valid passport, documents of PIO/OCI status and funds from their own NRE/FCNRA/c.
8. For Companies, copies of PAN Card, Company Registration Certificate, Memorandum & Articles of Association and Board Resolution.
9. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
10. For Hindu Undivided Family(HUF) Copy of PAN Card, Authorization letter from all coparcener of HUF authorizing KARTA to act on their behalf.
11. If the first applicant is a minor, then proof of age, address and declaration of natural guardian to be furnished.
12. If the Applicant (s) represents his/her Power of Attorney Holder - Please attach notarized copy of the Power of attorney.

**Note: Kindly mention applicant (s) name and apartment number on the rear side of the payment instruments/ documents to be submitted along with the booking application form.**

**Corporate Office Address:**  
273, 5<sup>th</sup> Floor, New Janpath Complex,  
Ashok marg, Hazratganj, Lucknow  
Mob No.: +91 8176004150,54