

Applicant's Particulars for Reference and Record

**To be filled in BLOCK LETTERS by the applicant using a BLACK pen.*

Co- APPLICANT DETAILS (Leave a Space Blank between two consecutive words)

Customer Name:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second Name</small>	Affix a Recent Colored Passport Size Photograph of the Applicant and Sign Across it.
	<input type="text"/> <small>Last name</small>		
S/o, W/o, D/o, C/o:	<input type="text"/> <small>First Name</small>	<input type="text"/> <small>Second name</small>	
	<input type="text"/> <small>Last Name</small>		
DOB/DOI:	<input type="text"/> <small>D D</small> <input type="text"/> <small>M M</small> <input type="text"/> <small>Y Y Y Y</small>	Gender: <input type="text"/>	
Profession:	<input type="text"/>		
Designation:	<input type="text"/>		
Promoter/ Firm Name	<input type="text"/>		
PAN*	<input type="text"/>		
Passport No.:	<input type="text"/>		
Relationship with the First Applicant:	<input type="text"/>		

Phone No (Residence)	<input type="text"/> <small>AREA CODE</small>	<input type="text"/> <small>NUMBER</small>	Office No.	<input type="text"/> <small>AREA CODE</small>	<input type="text"/>
Mobile No.:	<input type="text"/>		Fax No.	<input type="text"/>	
Email ID:	<input type="text"/>				

Permanent Address:	<input type="text"/>				
	<input type="text"/>			City	<input type="text"/>
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>

Office Address:	<input type="text"/>				
	<input type="text"/>			City	<input type="text"/>
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>

Correspondence Address:	<input type="text"/>				
	<input type="text"/>			City	<input type="text"/>
State	<input type="text"/>	PIN	<input type="text"/>	Country	<input type="text"/>

Kindly (X) the Relevant Box

Residential Status: Resident Non Resident Person of Indian Origin Foreign National

Marital Status: Married Unmarried **No. of children**

Professional Details:

a. Industry: IT IT-ES/BPO/KPO Manufacturing Financial Services Telecom Retail
 Hospitality Services Medical/ Pharmaceutical Media/Entertainment Travel /Transport
 Others, Please Specify.....

b. Annual Income:

<15 Lakhs 15-20 Lakhs 20-30 Lakhs 30-50Lakhs 50 Lakhs & >

Date:
Place:

**Copy of PAN Card to be attached mandatorily*

Second /Co-Applicant Signature
(Signature should be within the Box)

DEALER DECLARATION

(*To be filled by the Dealer in case of Dealer Booking)

I _____ authorized signatory of M/s _____ having RERA Reg. No. _____, do hereby declare that all the particulars filled by the Applicant(s) herein and documents/ID proof supplied by the aforesaid Applicant(s) are personally verified by me and found to be genuine. The signatures of the aforesaid Applicant(s) appended herein are subscribed in my presence. I shall be liable and responsible if the enclosed document/ information found to be forged or faked and resultant cancellation of booked Unit by the Promoter. I shall provide NOC in case of surrender/transfer/assignment allotment right by the aforesaid Applicant(s).

Address & Mobile No.

.....
Signature of the Dealer with stamp

Signature Specimen

First Applicant Signature	
Specimen One	Specimen Two
Co/Second Applicant Signature	
Specimen One	Specimen Two

CHECKLIST

- Application Form is completely filled with photographs and duly signed by the Applicant(s)
- Four Specimen Signatures have been made by the Applicant(s)
- Cheque for booking amount is in proper name and duly signed and dated
- Self -attested copies of PAN card and AADHAAR Card of all applicants are attached with the form
- Self -attested copy of Passport for all foreign Nationals of Indian Origin is attached with the form
- Address Proof and other relevant documents are attached with the form

Remarks (if any):
Booking Concession (if any):

.....
Booked By

.....
Checked By

.....
Approved By

TERMS & CONDITIONS

1. I/we have applied for allotment of Residential Plot (hereinafter referred to as '**said Unit**') in the Project named as "**Krishna Castle GH-02 Plotting**" within Integrated Township Project "**Omaxe Eternity, Vrindavan**", being developed and constructed under lawful arrangements by **M/s Omaxe Ltd.**, a Company registered under the Companies Act, 1956 having its Registered office at Shop No. 19 B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001, Haryana (herein referred to as "**Promoter**") situated in the revenue estate of Village-Sunrakh Banger, Tehsil and Distt. Mathura (U.P.) (herein after referred to as said "**Land**").
2. Notwithstanding anything contained herein in this Application, I/we understand that my/our Application will be considered as valid and proper only upon realization of the amount tendered along with this Application.
3. Before applying for allotment of said Unit, I/we have verified the terms/ conditions of allotment and price of the said Unit with other Developers in the vicinity and have fully satisfied myself/ourselves about the terms, conditions, price of the said Unit and nature of rights, title, interest of the Promoter in the said Project, which is being developed/ constructed by the Promoter as per prevailing byelaws/guidelines of the concerned Competent Authority (hereinafter referred to as "**said Authority**") and subsequent amendments thereof and has further understood all limitations and obligations in respect thereof. I/we further agree and undertake to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by said Authority in this regard to the Promoter.
4. I/we acknowledge that the Promoter, as and when demanded by me/us, has provided all information & clarifications as required by me/us about the said Project and that I/we have relied on data/matters/things as specifically represented in this Application and on my/our own judgment and investigation(s) for applying for allotment of the said Unit.
5. I/we hereby understand that the Promoter shall confirm the final area of said Unit that has been allotted to me/us after the occupancy certificate is granted by the said Authority, by furnishing details of the changes, if any, in the area. The total price payable for the area shall be recalculated upon confirmation by the Promoter. If there is reduction in the area, then the Promoter shall refund the excess money paid by me/us within forty five days with annual interest at the rate prescribed in the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder by the concerned State Government (hereinafter referred to as '**said Act**'), from the date when such an excess amount was paid by me/us. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the Unit, then the Promoter may demand that from me/us as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the booking rate. However, if the Promoter has given any discount/concession to me/us at the time of booking, I/we agree that I/we shall not be entitled to claim such discount/concession from the Promoter if I/we shall require to pay towards increase in the area of the said Unit to the Promoter.
6. I/We understand and agree that the Promoter may make any changes to the approved layout plan, sanctioned plan of the Project and nature of amenities in terms of the said Act. The Promoter is entitled to make such minor additions or alterations as may be required by me/us or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to me/us.
7. The Promoter may develop the project in a phased manner and every Phase therefore will be considered a standalone real estate Project.
8. In case where the Promoter proposes for a revision in layout plan of the Project with my/our consent and thereupon my/our said Unit becomes or ceases to be in a preferential location, then the Promoter shall either refund or demand preferential location charges which I/we hereby agree to pay/have refund/have adjusted in last installment as stated in the payment plan opted by me/us.
9. I/we agree that the amount paid with the application and in installments as the case may be, to the extent of 10 % of Total Price of the said Unit shall collectively constitute the booking amount.
 - (i) I/we understand and agree with the payment plan opted by me/us and I/we further agree that timely payment of installments of basic cost and allied/ additional cost, Govt. levy etc. pertaining to the said Unit is the essence of the terms of the booking. I/We agree to make all payments within time as per the terms of Schedule of Payments as mentioned in Annexure-A and/or as may be demanded by the Promoter from time to time and I/we agree that the Promoter is under no obligation to send demand/ reminders for payments. I/We understand and agree that in case I/we fail to make payments for two consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard I/we shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the said Act and Rules thereof.
 - (ii) In case I/we fail to make payments for a period beyond 3 (three) consecutive months after notice/reminders being served by the Promoter in this regard, I/we hereby authorize the Promoter to cancel the allotment of the said Unit and forfeit out of the amounts paid by me/us, the booking amount as aforementioned together with any interest on installments, interest on delayed payment due or payable, brokerage, dealer commission etc. The amount, if any, paid over and above the booking amount, interest on delayed payment due or payable, brokerage, dealer commission etc. shall, however be refunded to me/us or financial institution, as the case may be by the Promoter without any interest after compliance of certain formalities by me/us and the Agreement /Allotment Letter executed between the Promoter and me/us shall thereupon stand terminated and I/we shall be left with no right, title, interest, lien etc. on the said Unit. The Promoter shall intimate me/us about such termination at least 30 days prior to such termination.
 - (iii) Further, if any discount/ concession has been given by the Promoter in the Total Sale Price/ payment term to me/us in lieu of my/our consensus for timely payment of installments and other allied cost, then I/we hereby authorize the Promoter to withdraw such discount/ concession and demand the payment of such discount/ concession amount as a part of Total Price of the said Unit, which I/we hereby agree to pay immediately.
10. The Promoter will offer for possession of the said Unit to the applicant in writing within 2 (two) months of receiving occupancy certificate of the project.
11. Upon receiving offer for possession of the said Unit in writing from the Company, in case I/we fail to take possession of the Unit within stipulated period, then I/we shall be liable to pay to the Company holding charges at the rate of Rs. 2/- per month per sq. ft. of carpet are of the Unit for the period

beyond three months from the date of receiving occupancy certificate till actual date of possession in addition to maintenance charges of the Unit from the date of receiving occupancy certificate for the Project.

12. Subject to the Force Majeure, the Promoter shall be considered under a condition of default, if the Promoter fails to provide possession of the said Unit to me/us within the period specified under RERA registration of the Project or fails to complete the Project within the stipulated time after occupation/completion certificate, as the case may be, has been issued by the said Authority. In such case, I/we shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by me/us towards the purchase of the said Unit, along with interest at the rate prescribed in the said Act at the time of refund within forty five days of receiving the termination notice. If I/we do not intend to withdraw from the project or terminate the Agreement/Allotment Letter, I/we shall be paid, by the Promoter, interest at the rate prescribed in the said Act at the time of refund for every month of delay till the handing over of the possession of the said Unit which shall be paid by the Promoter to me/us within forty five days of it becoming due.
13. I/we hereby understand that I/we shall have a right to cancel/withdraw my/our allotment in the Project. In case I/we propose to cancel/withdraw from the Project without any fault of the Promoter, the Promoter shall be entitled to forfeit booking amount paid for the allotment. The Promoter shall return 50 % (fifty percent) of the balance amount of money paid by me/us within 45 (forty five) days of execution and registration of Cancellation Deed and the remaining 50 % (fifty percent) of the balance amount on re-allotment of the Unit or at the end of 1 (one) year from the date of cancellation/withdrawal by me/us, whichever is earlier.
14. After the said forfeiture, the Promoter shall refund the balance amounts, if any, to me/us or to my/our banker/financial institution, as the case may be, without any liabilities towards interest/ cost/damages whatsoever upon me/us executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Promoter, failing which the Promoter shall be entitled to proceed to execute/register the Deed with the appropriate Sub-Registrar, including as my/our authorized constituted attorney and I/we hereby acknowledge and confirm the same. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Promoter's right to forfeit Booking Amount and the and refund the balance to me/us and the Promoter's right to sell/transfer the Unit to any third party.
15. I/we hereby agree that in case of cancellation of booking of the said unit, I/we shall submit 'No Objection Certificate' from the concerned dealer, if any, in this regard.
16. I/we agree to make all payments within time in terms of schedule of payments as mentioned in Annexure-A and/or as may be demanded by the Promoter from time to time without any reminders from the Promoter through demand drafts/cheques drawn upon scheduled banks in favor of "**Omaxe Ltd.**" payable at par.
17. I/we further agree that in case I/we make any payment towards the said Unit from any third party account, then I/we shall ensure that there would be no claim by such third party in the said Unit against the payment made from third party account and I/we further agree that the Promoter shall not be liable or responsible for any inter-se transaction between such third party and me/us in any manner whatsoever. In the event, I/we make any payment through any third party account then I/we hereby agree to submit a declaration signed by such third party to the Promoter and upon receipt of such declaration from the third party and realization of payment, the Promoter shall proceed to issue receipt of such payment made by me/us from third party account.
18. I/we agree that the offer for allotment of the said Unit and subsequent confirmation thereof (upon fulfillment of the conditions of the Allotment) shall be subject to the permissions granted by the said Authority and the usage of the said Unit and construction thereon, if any, by the applicant shall be subject to approval of plan of the said Unit by the said Authority as per zoning conditions, rules and regulations of the said Authority and shall also be subject to the restrictions as may be imposed by the said Authority which shall include the norms pertaining to the covered area, ground coverage and area for common usages in the said Unit. I/we further agree that irrespective of the size of the said Unit to be allotted through Agreement, I/we can only be entitled to construct the building thereon only in the area approved in zoning plan. If the said Authority may impose the certain restriction/permission towards built up area on the said Unit, in such eventuality I/we shall be liable to comply with such restriction/permission to its fullest extent.
19. Assignment of allotment of the said Unit by the applicant shall be permissible at the discretion of the Promoter on payment of such administrative cost as may be fixed by the Promoter from time to time, provided that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment.
20. All statutory charges, taxes, cess and other levies demanded or imposed by the said Authorities shall be payable proportionately by me/us from the date of booking as per demand raised by the Promoter. Notwithstanding anything contains contrary hereinabove, I/we hereby understand that all applicable taxes shall be payable in accordance with the opted payment plan for payment of Total Price of the said Unit. If I/we fail to pay the installment along with applicable GST in timely manner, in such eventuality, any such unpaid tax shall be construed as unpaid payment of total Price of the said Unit and I/we shall be liable to pay the due installments along with due taxes and interest, as applicable.
21. The Company shall maintain essential services in the Project till the taking over of the maintenance of the Project by the Association of Allottees upon issuance of occupancy/completion certificate of the Project upon receipt of maintenance charges by the Company from the applicant.
22. I/we hereby agree that upon completion of the said Project/Building I/we shall enter into a Maintenance Agreement with the Promoter or any other nominated maintenance agency or other body as appointed by the Promoter from time to time for the maintenance and upkeep of the common areas and common services of the said Project and I/we hereby undertakes to pay the maintenance bills for maintaining the various services and facilities at the rate determined by the Promoter or its nominated maintenance agency.
23. I/we hereby agree to pay to the Promoter interest free Maintenance Security in order to secure adequate provision of the maintenance services and for due performance of the Applicant(s) in paying the maintenance charges and other charges as raised by the maintenance agency from time to time. I/we hereby agree to pay the maintenance charges along with applicable taxes, cesses etc. to the Promoter/ the Maintenance Agency from the date of commencement of maintenance services by the Promoter/ the Maintenance Agency in the said Project, whether the said Unit is physically occupied by me/us or not. Further, in order to smoothen the function and mechanism of payment of monthly Maintenance Charges, the Applicant(s) hereby

authorizes the Promoter to consider/ treat the aforesaid Interest Free Maintenance Security as Advance Maintenance Charges for all purposes from the date of offer of possession of the said Unit and further I/we hereby agree and authorize the Promoter/ Maintenance Agency, to be appointed for this purpose, to adjust the monthly Maintenance Charges along with applicable taxes, cesses etc. payable to the Promoter/ Maintenance Agency from the date of commencement of maintenance services in the said Project against the aforesaid Advance Maintenance Charges and I/we hereby agree that the Promoter/ the Maintenance Agency shall not deliver the bills for the Maintenance Charges on monthly basis till such period the interest free Advance Maintenance Charges are fully exhausted. After the exhaustion of Advance Maintenance charges, I/we hereby agree to pay maintenance charges in respect of the said Unit regularly on monthly basis as per the Bills/ Invoices raised by such Maintenance Agency and in case of non-payment of maintenance charges within the time specified, I/we hereby agree to pay maintenance charges as charged by the Maintenance Agency. I/we hereby agree to execute a separate maintenance agreement with the appointed maintenance agency Further non-payment of maintenance charges shall also disentitle me/ us to the enjoyment of common services including electricity, water etc.

24. In case at any time the Promoter handovers the Maintenance Services of the Project to the Resident Welfare Association (RWA), I/we hereby agree to join the said RWA. Further the Promoter shall have the right to transfer the balance Advance Maintenance Charges after adjusting there-from any outstanding maintenance bills and/ or other outgoings of the Applicant(s) to such RWA/ Maintenance Agency, as the Promoter may deem fit, and thereupon the Promoter shall stand completely absolved/ discharged of all its obligations and responsibilities concerning the interest free Maintenance Security or Advance Maintenance Charges including but not limited to issues of repayment, refund and/ or claims, if any, of the Applicant(s) on account of the same.
25. I/we agree that I/we have been given only the membership of the Club and as such I/we will be considered as only a member of the Club without any ownership rights. I/we hereby agree to pay the running and maintenance expenses thereof separately and shall follow Club rules as framed time to time by the Operator or management. Club Membership can be terminated on non payment or breach of Club rules at the discretion of Club Management.
26. I/we have NRI/ PIO status or if I/we am/are foreign national(s) then I/we shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ Promoter, the amount paid towards booking and further consideration will be returned by the Promoter as per applicable rules without any interest and the allotment shall stand cancelled forthwith. I/we agree that the Promoter will not be liable in any manner on such account.
27. The Promoter shall have the first lien and charge on the said Unit for all its dues and other sums payable by the applicant to the Promoter. Loans from financial institutions to finance the said Unit may be availed by me/us. However, availability of Loan/approval of the Project by the Financial Institution is not the pre-requisite/condition precedent of the allotment of the said Unit and I/we hereby agree to pay the sale consideration of the aforesaid Unit according to opted Payment Plan, irrespective of availability of finance from any Financial Institution. Further if any particular Institution/ Bank refuse to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
28. In case the Promoter is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Promoter shall refund the amount paid by the applicant as per prevailing law.
29. I/we shall before taking possession of the said Unit, must clear all the dues towards the said Unit and have the Conveyance Deed for the said Unit executed in my/our favor by the Promoter after paying applicable stamp duty, registration fee and other legal charges/ expenses.
30. I/we shall use/ cause to be used the said Unit for designated residential purpose only. This is a condition precedent and non-compliance thereof may invite cancellation of allotment of the said Unit and forfeiture of the booking amount and other dues as stated hereinabove and the applicant will have to compensate the Promoter for all other losses resulting there from.
31. I/we shall have no objection in case the Promoter creates a charge on the project land during the course of development of the Project for raising loan from any bank/ financial institution. However, such charge, if created, shall be got vacated before handing over possession of the said Unit to me/us.
32. I/we shall get my/our complete address and e-mail ID registered with the Promoter at the time of booking and it shall be his responsibility to inform the Promoter through letter by Registered A.D. about all subsequent changes in his address and e-mail ID, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur there from. I/we hereby agree that the Promoter shall not be liable/ responsible to reply to any query received from any address/ e-mail ID not being previously registered with the Promoter.
33. To settle any confusion regarding any matter herein or anything being not covered/ clarified herein, it is agreed by me/us that reference shall be made to the detailed terms of the Allotment Letter/ Agreement, the terms whereof have been seen, read and understood/accepted by me/us. It is specifically agreed by me/us that upon execution, if any ambiguity is apparent on its face, on such contingency the terms and condition of the Allotment Letter/Agreement shall supersede over the terms and conditions as set forth in this Application Form. However, I/we shall be bound by the terms and conditions incorporated under this Application Form till the execution of the Allotment Letter/ Agreement in this regard.
34. In case there are joint applicants, all communications shall be sent by the Promoter to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
35. If any misrepresentation/ concealment/ suppression of material facts are found to be made by me/us, the allotment will be cancelled and the booking money as mentioned hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
36. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

DECLARATION

I/we declare that the above terms and conditions have been read/ understood and the same are acceptable to me/us. I/we have sought detailed explanations and clarifications from the Promoter and the Promoter has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Applications Form and paid the booking amount for allotment. I/we further undertake and assure the Promoter that in the event of rejection of my/our application for allotment for whatsoever reason, including but not limited to non-compliance of the terms by me/ us as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien under this Application qua the said Unit. If any other Persons has signed this Application Form on behalf my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution etc.

bl nLrkost esa of.kZr IHkh rF;ksa o 'krksZa dks eq>s@gesa fgUnh esa i<+dj lquk;k o le>k fn;k x;k gS] ftudks iw.kZ #i ls lqudj vkSj le>dj LosPNk ls fcuk fdlh ncko o tcjnLrh ds eSaus@geus bl nLrkost ij vius gLrk{kj@nLr[kr fd;s gSaA

Name of Applicant (s)

Signature of Applicant(s)

PAYMENT PLAN FOR SAID UNIT

NOTE: 1. The afore-stated Additional Discount on the Total Sale Price has been offered to me/ us in lieu of my/ our consensus to make timely payment of installments and other allied cost. In case of my/ our failure to make timely payment of installments, then I/we hereby authorize the Promoter to withdraw such rebate/ discount/ concession/ rental etc. and demand the payment of such discount/ rental amount as a part of sale consideration amount, which I/we hereby agree to pay immediately.

2. Goods and Service Tax (GST) (as applicable) and other applicable Taxes is/are payable along with each installment.