

ARIHANT  
 ONE  
SEC.1, GREATER NOIDA (W)

BOOKING BOOKLET



Reg. No.....

DATE: ...../...../.....

**APPLICATION FORM FOR ALLOTMENT OF AN APARTMENT/SHOPS**

To,

**M/s. Arham Escon Private Limited,**  
Registered Office at 601, Plot No-17,  
Sachdeva Tower, Karkardooma Community Center,  
Delhi-110092

Dear Sir,

I/We, understand that M/s. Arham Escon Private Limited (the "Company" a subsidiary of Arihant Group) is developing a residential group housing project named as "**ARIHANT ONE**" (hereinafter referred to as the "Residential Project") on land admeasuring approx. 10627 square meters on land numbered as Plot No.GH-02A/1 situated in Sector-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

The Residential Project is duly registered with Uttar Pradesh Real Estate Regulatory Authority vide registration no.UPRERAXXXXXXX.

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. .... 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 Company does not confirm the allotment of the Apartment. The allotment of said apartment shall be up to the discretion of the Company. That once the Company confirming the said allotment by issuing an allotment letter, I/We, hereby undertake to pay total price in compliance with details provided in Annexure-A.

I/We shall sign and execute Allotment letter/Agreement to sell in the format provided by the Company duly prepared in compliance with the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder (the "Definitive Documents"). I/We shall get the same registered before the concerned sub registrar as and when applicable within 30 days of the notification by the company. In the event of my/our failure to comply with any/all of the above conditions, the booking/allotment will be cancelled at the discretion of the company. The advance amount for booking/allotment, paid till date to the company shall stand forfeited and I/we shall be left with no right, title, interest, lien or claim of whatsoever nature on the said booking/allotment. The format of the Definitive Documents has already been shared with me/us by the company representative at the time of booking.

I/We hereby agree that post confirmation of my/our booking by the Company. 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 company 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 90 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 to sell/Allotment letter. In the event the company agreeing to allot me/us an Apartment, I/We agree to pay further installments as per the Payment Plan (opted by me/us) as shown in Annexure-B and/or as stipulated/demanded by the company, failing which the allotment shall be cancelled and the Booking Amount and other sums shall be forfeited by the company.

Applicant.....

Developer.....

Affix Passport  
 Size  
 Photograph

**FIRST APPLICANT**

My/Our particulars are given below:-

|     |  |   |
|-----|--|---|
| 1.  | Name :   | .....   |
| 2.  | Son of /Daughter Of/Wife of :                          | .....   |
| 3.  | Date of Birth:   | .....   |
| 4.  | Marital Status:  | Single..... Married.....  |
| 5.  | Wedding Anniversary:                                   | .....   |
| 6.  | Gender:  | Male..... Female..... Other .....   |
| 7.  | Nationality:   | .....   |
| 8.  | Occupation:  | .....   |
| 9.  | IT PAN No. (Mandatory):                                | .....   |
| 10. | Aadhar No. (Mandatory):                                | .....   |
| 11. | Residential Status# :                                  | Resident Indian ..... Resident Indian (NRI).....<br>Person of Indian Origin (PIO).....Overseas<br>Citizen of India (OCI) .....<br>#The Applicant/s shall comply with all the statutory<br>compliances as required from time to time under applicable<br>laws/rules. The Applicant/s shall keep the Promoter informed<br>about any change in the above status. |
| 12. | Phone:   | (Home) ..... (Work).....<br>(Mobile) ..... (Any Other) .....  |
| 13. | Email ID:  | .....@.....<br>I wish to receive all communications including demand<br>letters from the Promoter via email as mentioned<br>hereinabove. I shall inform the Promoter of any change in<br>email-id.  |
| 14. | Correspondence Address<br>Self-Owned:.....Rented:..... | .....   |
| 15. | Permanent Address<br>Self-Owned: .....Rented:.....     | .....   |
| 16. | Employment Type  | Salaried/self employed .....  |
| 17. | Profession/Job Title                                   | .....   |
| 18. | Company Name& Address                                  | .....   |
| 19. | Prior Investment in the Arihant<br>Group Project       | Yes:..... No:.....<br>If Yes, Apartment no:.....<br>Project Name:.....  |

Applicant.....

Developer.....

Affix Passport  
 Size  
 Photograph

**SECOND/JOINT APPLICANT**

|     |  |   |
|-----|--|---|
| 1.  | Name :   | .....   |
| 2.  | Son of /Daughter Of/Wife of :                          | .....   |
| 3.  | Date of Birth:   | .....   |
| 4.  | Marital Status:  | Single..... Married.....  |
| 5.  | Wedding Anniversary:                                   | .....   |
| 6.  | Gender:  | Male..... Female..... Other .....   |
| 7.  | Nationality:   | .....   |
| 8.  | Occupation:  | .....   |
| 9.  | IT PAN No. (Mandatory):                                | .....   |
| 10. | Aadhar No. (Mandatory):                                | .....   |
| 11. | Residential Status#                                    | Resident Indian ..... Resident Indian (NRI).....<br>Person of Indian Origin (PIO).....Overseas<br>Citizen of India (OCI) .....<br>#The Applicant/s shall comply with all the statutory<br>compliances as required from time to time under applicable<br>laws/rules. The Applicant/s shall keep the Promoter informed<br>about any change in the above status. |
| 12. | Phone:   | (Home) ..... (Work).....<br>(Mobile) ..... (Any Other) .....  |
| 13. | Email ID:  | .....@.....<br>I wish to receive all communications including demand<br>letters from the Promoter via email as mentioned<br>hereinabove. I shall inform the Promoter of any change in<br>email-id.  |
| 14. | Correspondence Address<br>Self-Owned:.....Rented:..... | .....   |
| 15. | Permanent Address<br>Self-Owned: .....Rented:.....     | .....   |
| 16. | Employment Type  | Salaried/self employed .....  |
| 17. | Profession/Job Title                                   | .....   |
| 18. | Company Name& Address                                  | .....   |
| 19. | Prior Investment in the Arihant<br>Group Project       | Yes:..... No:.....<br>If Yes, Apartment no:.....<br>Project Name:.....  |

Applicant.....

Developer.....

**COMPANY/FIRM/LLP AS AN APPLICANT**

|     |  |   |
|-----|--|---|
| 1.  | Name of company/Firm/LLP:                              | .....   |
| 2.  | Date of incorporation:                                 | .....   |
| 3.  | Correspondence Address:                                | .....<br>.....  |
| 4.  | Registered Address:                                    | .....<br>.....<br><br>Tick if same as correspondence address  |
| 5.  | Name of the authorized contact person:                 | .....   |
| 6.  | Phone:   | (Work)..... (Mobile).....<br><br>Fax: .....   |
| 7.  | Email ID   | .....@.....<br><br>I wish to receive all communications including demand letters from the Promoter via email as mentioned here in above. I shall inform the Promoter of any change in email Id. |
| 8.  | Company/Firm/LLP PAN Card (Mandatory):                 | .....   |
| 9.  | Corporate Identification Number (CIN) (If applicable)* | .....   |
| 10. | Director Identification Number (DIN) (If applicable)*  | .....   |
| 11. | Prior Investment in the <b>Arihant Group</b>           | Yes: ..... No: .....<br><br>If yes, Apartment no: .....<br><br>Project Name: .....  |

Applicant.....

Developer.....

| Sr. No. | Apartment Details  |   |
|---------|--|---|
| 1.      | Details of the Apartment   | Apartment No.   |
| 2.      | Tower Name   |   |
| 3.      | Floor plan of the Apartment  | As provided in Brochure   |
| 4.      | Specification of Apartment   | As provided in Brochure   |
| 5.      | Carpet Area of the Apartment (in sq.mtr and sq.ft)                   |   |
| 6.      | Exclusive Open Terrace Area (in sq.mtr and sq.ft) [if applicable]    |   |
| 7.      | Car Parking Spaces   |   |
| 8.      | Two-wheeler/Scooter Spaces   |   |
| 9.      | Source of Funds  | Self-Finance:<br>Loan Required:   |
| 10.     | Source of Booking  | Direct                      Channel Partner<br>Sub Source:  |
| 11.     | Real Estate Agent name<br>(if applicable) and RERA Registration no # | a) Name of Entity.....<br>.....<br>b) Seal .....<br>c) RERA Registration Number.....<br>Validity upto .....<br>d) State of registration: .....<br>e) Sign of Agent..... |
| 12.     | Total Price of the said Apartment                                    | Rs.   |
| 13.     | Break Up of Total Price  | Annexure A  |
| 14.     | Construction Linked/Any Scheme                                       |   |
| 15.     | Details of such Scheme (If any)                                      |   |
| 16.     | Subvention/Benefit/Discount provided (if any)                        |   |
| 17.     | Payment Schedule Annexure B  |   |
| 18.     | Payments to be made in favour of                                     | ARHAM ESCON PVT.LTD   |
| 19.     | Interest for delayed payments  | As per applicable law/Definitive Documents  |

Applicant.....

Developer.....

## General Terms & Conditions

The terms and conditions of the Agreement For Sale/Sub-Lease would be binding on the applicant and the applicant is requested to read the terms and conditions of the Agreement For Sale/Sub-Lease before making any payment towards booking of the flat in the project "Arihant One". It shall be deemed that the applicant has read and understood the terms and conditions of the Agreement For Sale/Sub-Lease on making any payment towards booking of the flat.

- The total price of flat is exclusive of interest free maintenance security and sinking fund, common area maintenance charges, water and common area electricity charges, & club usage charge, which will be charged separately over the total price of the flat.
- Maintenance charges shall be applicable from the expiry of 3 months from the date of offer of possession or actual possession, whichever is earlier. One year common area maintenance charges shall be payable in advance at the time of possession.
- GST @ 18% will be levied on Maintenance Charges, water charges and common area electrical electricity charges etc.

Note: Payments to be made by A/C pay cheque(s), Demand Draft(s)/ RTGS Transfers in favour of M/S Arham Escon Pvt. Ltd. A/C cheque should be of Delhi NCR.

- The company will charge for water supply charges at the rate of minimum Rs. 500/- per flat per month or actual bill on basis of consumption whichever is higher and common area electricity charges at the rate of minimum Rs. 600/- per flat per month or actual bill on basis of consumption whichever is higher. GST shall be charged additionally. These charges are separate from maintenance charges these shall be subject to escalation every year by minimum @ 10% per annum. Water metre cost shall be borne by applicant himself.
- Club usage charges are separate from club membership charges and would be charged over & above the monthly maintenance charges. One year Club usage charges shall be payable in advance at the time of offer of possession.
- IFMS\* (Interest Free Maintenance Security plus Sinking) Rs..... (payable at the time of offer of possession). \*This amount is transferred to RWA/AOA at the time of Project handover as per the norms of Agreement to Sub-Lease/Memorandum of Transfer (MOT) signed with registered RWA/AOA, after deduction of NPCL security deposit, water & sewerage connection security and yearly AMC/ capital expenditure incurred by the company if any.

**ELECTRICITY METER:** Through single point connection/multi point connection, or as may be permissible by the competent authority;

### Note:

1. Through you have opted our option, but at the time of obtaining Occupancy/Completion. Company will apply for electrical connection, at that time there can be two scenarios.
    - a. Single point connection: In this case company shall provide the infrastructure and meter to the allottee(s). The proportionate security deposit with the respective electric authority will be deducted from IFMS at the time of handover the maintenance and common area of the project to AOA.
    - b. Multi point connection: In this case company shall provide the infrastructure for electricity in the Condominium and Allottee(s) will apply directly for electricity connection to Competent Authority UPPCL/NPCL. Its metre cost, installation cost and security deposit shall be borne by Allottee(s)/himself/herself/themselves
  2. The electrical installation/ transformers/E.S.S equipment's and cabling shall be designed with 50% diversity factor. For example for 10000 KVA load only 5000 KVA capacity shall be installed.
  3. **POWER BACK-UP**.....(KVA) facility shall be provided through DG and its fixed and variable charges shall be payable by the applicant(s) and its rate shall be decided at the time of offer of possession depending upon prevailing prices of fuel.
  4. The DG equipment's and cabling shall be designed with 70% diversity factor. For example for 100 KVA load only 70 KVA capacity shall be installed.
- All outstanding amounts payable by any party under this transaction carry such applicable interest at the rate of 1% (one percent) above the existing SBI MCLR (State Bank of India Marginal Cost of Lending Rate) per annum.
  - The name addition and deletion of blood relations of Applicant(s) or any other alteration will be accepted and Applicant(s) will have to pay required administrative charges which are at present Rs. 21000/-plus taxes. Administrative charges shall keep on changing from time to time at the sole discretion of the company.
  - The additional compensation / price (if any) payable to any gov. authority or antecedent owners of the Project Land/or any part of it if required to be paid by Company after the date of booking, as a consequence of any order from any Court of competent jurisdiction or as directed by govt. authority shall be charged additionally from the Applicant(s) and the Applicant(s) shall make payment of the same without any demur and shall not raise any objection for the same.
  - The Applicant(s) agree and undertakes to pay all charges as demanded by the company towards electricity, water and sewerage connection, electricity meter and water meter, club charges if any, maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance

within the Condominium) etc. as may be levied by Company or condominium / association of Condominium holders at the Project or by the maintenance agency / property manager appointed for the said purpose by Company. The Applicant acknowledges that Company is entitled to charge advance maintenance charge for a period of 1 (one) year which will be calculated from the period starting from expiry of three months from the date of sending offer of Possession or actual possession whichever is earlier.

- If any cheques of the Applicant(s) get dishonoured for any reason whatsoever, Company shall be fully entitled, at its, at its sole discretion, to cancel the Booking and to forfeit Earnest Money along with Non-Refundable taxes. However, Company may, at its sole discretion, defer its right to cancel the booking by charging cheque dishonour charges of Rs. 500 for the first default provided the Applicant(s) promptly pay all the due amount along with interest within limited period of 15 days. After a period of 15 days company shall have the right to cancel the booking and forfeit the Earnest money along with non-refundable taxes.
- The company is absolutely free and competent to offer the possession of flat on the basis of Deemed Completion as envisaged U.P. Apartment (promotion of construction ownership and maintenance) act 2010. The expression Deemed Completion shall mean if the completion certificate is not issued by prescribed sanctioning authority within three months of the submission of the application submission of the application by the company with all required and NOC's, the same shall be qualified as deemed completion.
- The Completion Time Period shall stand reasonably extended on account of (i) any force majeure events like Pandemic, Lockdown, Natural disaster, NGT restriction, construction ban on any delay caused by the government authorities in granting approvals, affecting the regular development of the real estate project and/or (ii) reasons beyond the control of the Company and/or its agents and/or (iii) due to non-compliance on the part of the applicant(s) including on account of any default on the part of the Applicant(s). The time period lost during the continuance of above events along with such additional period till the resumption of all activities to its normal state shall explicitly excluded from agreed possession date.
- In case of joint Applicant(s), all correspondence/ communication shall be sent to the Applicant(s), whose name appears first and at the address provided by the first name Applicant, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s). For any kind change in the mailing communication address or WhatsApp numbers of the Applicant(s), the Applicant(s) shall inform the Company by filing the requisite form and receiving proper acceptance receipt from the officer-in-charge. Failing which all demands, notices etc. sent by Company to the address already in the record of the company shall be deemed to have been received by all the Applicant(s).
- In case the Competent Authorities grant any additional FAR/ construction rights over the Project Lands, the same shall be available to the company.
- The Applicant(s) has to deduct the applicable tax deduction at source (TDS) at the time of actual payment or credit of such sum to the account of the Company, whichever is earlier as per section 1941A of the Income Tax Act, 1961. Any failure to deduct or deposit submit the original TDS would attract interest & penalty as per

provisions of Income Tax Act, 1961. The Applicant(s) shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961. If the Applicant(s) fails to submit the TDS certificate to the Company on the TDS deducted within the stipulated timelines as per Income Tax Act, the Applicant(s) shall be liable to pay penalty as per provisions of Income Tax Act, 1961.

- That Applicant(s) are fully aware that M/s Arham Escon Pvt. Ltd. has not authorized any person or company to collect payment on their behalf. All the payments against my/our booking will be made only to M/s Arham Escon Pvt. Ltd. and its affiliated companies. M/s Arham Escon Pvt. Ltd. shall not be responsible for payments made to any other party other than the M/s Arham Escon Pvt. Ltd.
- The company can generate the final demand of customer during fit out on or before offer of possession as maybe demanded by the customer or mutually agreed by the company.
- Taxes raised on any demand are subject to deduction on the basis of applicable rules & govt. regulation in case of cancellation.

**DECLARATION:**

I/We the above Applicant(s) have examined all the documents and information relating to the Residential Project filed by the Company 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 Company in the said Land and the Residential Project and the approvals, sanction and permissions for development that have been obtained by the company. Further, I/We have completed all due diligence as to the right, title and interest of the company 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.

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 company 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 company 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 sub lease deed, failing which the particulars shall be deemed to be correct and the communications sent at the recorded address by the company shall be deemed to have been received by me/us.

.....  
 .....

Name of the Applicant(s)

Signature of the Applicant(s)

Date: .....

Place: .....

**Note:** 1. Persons signing the Application Form on behalf of other person/firm/company shall file proper Authorization/Power of Attorney.

2. In case of cancellation after signing the booking booklet, the applicant has to pay 10% of the property value as cancellation charges to the developer plus applicable taxes.

Applicant.....

Developer.....

**FOR OFFICE USE ONLY**

Full Booking Amount Received : Yes..... No.....  
 Checked by sales personnel : .....Sign.....  
 Approved by sales Head : .....Sign.....  
 Reg. No. : .....  
 Date : .....

**Checklist for receiving official:**

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

Remarks:.....

Applicant.....

Developer.....

**ANNEXURE-A**

|                    |  |
|--------------------|--|
| <b>TOTAL PRICE</b> |  |
|--------------------|--|

| <b>Additional charges over &amp; above Total Price</b> |  |
|--|--|
| IFMS & Sinking Fund                                    | Rs. 40 Per sq. ft.                     |
| Lease Rent   | Rs. 70 Per sq. ft.                     |
| Power Backup   | Rs. 25,000 Per Kva                     |
| Main Flat Door of SS (Mandatory)                       | Rs. 20,000                             |
| Electrification Charges                                | Rs. 10,000 Per KW                      |
| E E C  | Rs. 40 Per sq. ft.                     |
| FFC  | 40/-                                   |
| IGL  | Connection As per IGL Term & Condition |
| Sublease processing fees                               | As per GNIDA                           |
| Legal charges for sublease                             | 15,000/-                               |

**Note: GST & other Govt. levies extra as applicable, to be paid by the allottee.**

Applicant.....

Developer.....