

ARIHANT
ABODE
2,3 BHK HOMES, GREATER NOIDA (W)

BOOKING BOOKLET



RERA No. UPRERAPRJ15792

Prosper Buildtech Pvt. Ltd. (A Group Co. of Arihant)

Regd. Office: 602, 6th Floor, Sachdeva Tower, Community Center, Karkardooma, Delhi -110092 • T: +91-11-22378642, 45681580

Site Office: Plot No. 4B, Sector-10, Greater Noida (West) • E: info@arihantbuildcon.com • www.arihantbuildcon.com



Reg. No.....

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

APPLICATION FORM FOR ALLOTMENT OF AN APARTMENT

To,

M/s. Prosper Buildtech Private Limited,
Registered Office at 602 A, Plot No-17,
Sachdeva Tower, Community Center,
Delhi-110092

Dear Sir,

I/We, understand that M/s. Prosper Buildtech Private Limited (the "Company") is developing a residential group housing project named as **"ARIHANT ABODE"** (hereinafter referred to as the "Residential Project") on land admeasuring approx. 20240 square meters on land numbered as Plot No.GH-04B situated in Sector-10, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

The Residential Project is duly registered with Uttar Pradesh Real Estate Regulatory Authority vide registration no.UPRERAPRJ15792.

I/We, herby 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.....

FIRST APPLICANTAffix Passport
Size
Photograph

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)..... Person of Indian Origin (PIO).....Overseas Citizen of India (OCI) #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.
12.	Phone:	(Home) (Work)..... (Mobile) (Any Other)
13.	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.
14.	Correspondence Address	.....
	Self-Owned:.....Rented:.....	.....
15.	Permanent Address	.....
	Self-Owned: .....Rented:.....	.....
16.	Employment Type	Salaried/self employed
17.	Profession/Job Title	.....
18.	Company Name& Address	.....
19.	Prior Investment in the Arihant Group Project	Yes:..... No:..... If Yes, Apartment no:..... Project Name:.....

Applicant.....

Developer.....

SECOND/JOINT APPLICANTAffix Passport
Size
Photograph

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)..... Person of Indian Origin (PIO).....Overseas Citizen of India (OCI) #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.
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14.	Correspondence Address
	Self-Owned:.....Rented:.....
15.	Permanent Address
	Self-Owned:Rented:.....
16.	Employment Type	Salaried/self employed
17.	Profession/Job Title	.....
18.	Company Name& Address	.....
19.	Prior Investment in the Arihant Group Project	Yes:..... No:..... If Yes, Apartment no:..... Project Name:.....

Applicant.....

Developer.....

COMPANY/FIRM/LLP AS AN APPLICANT

1.	Name of company/Firm/LLP:	.....
2.	Date of incorporation:	.....
3.	Correspondence Address:	..... .....
4.	Registered Address:	..... ..... Tick if same as correspondence address
5.	Name of the authorized contact person:	.....
6.	Phone:	(Work)..... (Mobile)..... Fax:
7.	Email ID	.....@..... 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 Arihant Group	Yes: No: If yes, Apartment no: 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.	Source of Funds	Self-Finance: Loan Required:
9.	Source of Booking	Direct Channel Partner Sub Source:
10.	Real Estate Agent name (if applicable) and RERA Registration no #	a) Name of Entity..... b) Seal c) RERA Registration Number..... Validity upto d) State of registration: e) Sign of Agent.....
11.	Total Price of the said Apartment	Rs.
12.	Break Up of Total Price	Annexure A
13.	Construction Linked/Any Scheme	
14.	Details of such Scheme (If any)	
15.	Subvention/Benefit/Discount provided (if any)	
16.	Payment Schedule Annexure B	
17.	Payments to be made in favour of	PROSPER BUILDTECH PVT.LTD
18.	Interest for delayed payments	As per applicable law/Definitive Documents

Applicant.....

Developer.....

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.

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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, before execution of allotment letter, the applicant has to pay Rs. 30,000 plus applicable GST or any other govt. levies for the same.

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.
- i) E-mail ID and Mobile No of the Applicant(s)
- j) Copy of Aadhar Card of Applicants.

Remarks:.....

Applicant.....

Developer.....

ANNEXURE-A

TOTAL PRICE	
Other Charges :-	
IFMS	Rs. 25 Per sq. ft.
Sinking Fund	Rs. 15 Per sq. ft.
Lease Rent	Rs. 80 Per sq. ft.
Power Backup	Rs. 20,000 Per Kva
Main Flat Door of S.S (Mandatory)	Rs. 18,000
Electric Meter/Connection	Rs. 8,000 Per Kwh
FTTH Charges	Rs.
IGL	Connection As per IGL Term & Condition

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

Applicant.....

Developer.....

ANNEXURE-B

PAYMENT PLAN

Construction Link Payment Plan:	
At the time of Booking	5%
On After 45 Days	10%
On Completion of Lower Basement	7.5%
On Completion of Upper Basement	7.5%
On Completion of 1st Floor	10%
On Completion of 5th Floor	10%
On Completion of 10th Floor	10%
On Completion of 15th Floor	10%
On Completion of 20th Floor	10%
On Completion of Top Floor	10%

On Offer of Possession

10% + IFMS + Lease Rent + Sinking Fund & Other Charges, Govt. Levies As Applicable.

Applicant.....

Developer.....