

Application Form for Booking of Villa Unit in “ Rise Sports Villa” situated at SC- 01, Tech Zone IV, Greater Noida, Gautam Buddha Nagar. U.P.

Application No.Date

M/s. Rise Projects Pvt. Ltd.
Registered Office:
195, Basement,
Ram Vihar, Delhi
110092
Corporate Office:
Plot No. SC-01, Adjoining Sector
TECHZONE-IV, Greater Noida
(West), Gautam Buddha Nagar,
Uttar Pradesh-201306

Dear Sir/Madam,

I/We request for an allotment of a Villa Unit in your Residential Project “**Rise Sports Villa**” (here in after referred to as 'Residential Complex').

I/We remit herewith a sum of Rs..... (Rupees only)

by Bank Draft/Pay Order/Cheque No. dated drawn on as part booking amount.

I/We, shall, further within (forty five)days of this application, pay an amount of Rs.....towards the remaining booking amount payable under the present Application.

I/We have clearly understood that this application does not constitute an Agreement to Sell and the allotment of a Villa unit is entirely at the sole discretion of the Company and merely by making this application, I/we do not become entitled to the provisional and/or final allotment of a Villa Unit notwithstanding the fact that M/s. **Rise Projects Pvt. Ltd.** (here in after referred to as the 'Company') may have issued a receipt in acknowledgment of the money tendered with this Application.

I/ We agree that unless and until the total booking amount as provided hereinabove is paid to the Company, I/We shall not be entitled to be offered confirmation of booking/ allotment through dispatch of Allotment Agreement for execution. I/ We agree that unless and until the above total booking amount as provided hereinabove is paid to the Company, I/We shall not be entitled to be offered confirmation of booking/ allotment through dispatch of Allotment Agreement for execution. I/We agree that in case of failure on my/ our part to pay any part of the booking amount as provided hereinabove, the Company shall be entitled to cancel the present application after forfeiting all monies paid till such date. The Company shall, however, at its sole discretion be entitled to condone such delay by imposing penal interest as per applicable law upon such delayed payments accruing from the date of due payment till receipt of payment by the Company. It is only after I/we sign and execute the Allotment Agreement on the Company's standard format agreeing to abide by the terms & conditions laid down therein that the allotment shall become final and binding upon the Company.If,however,I/we fail to execute and return the Allotment Agreement within thirty(30) days from the date of its dispatch by the Company and/or fail to appear before the Sub-registrar’s office for its registration as and when intimated by the Company (if necessary as per law), then the Company can serve a notice to me/us for rectifying such default. In case, I/we fail to rectify such default within fifteen (15) days of receipt of such notice from the Company, then this application shall be treated as cancelled at the sole discretion of the Company and the money paid by me/us shall stand forfeited. I/We have clearly understood that the Allotment Agreement sent by post/courier on the address as provided by me/us herein below shall be deemed to be delivered to me/us after 5 days from the date of post by the Company.

I/We have clearly understood that the Allotment Agreement sent by post/courier on the address as provided by me/us herein below shall be deemed to be delivered to me/us after 5 (five) days from the date of post by the Company.

Name: Address:
..... Contact No. (Mobile): (Landline):

I/We am/are making this application with the full knowledge that the construction of the said Residential Project is yet to be completed and I/we have fully apprised myself/ourselves with respect of the actual status of the said Residential Project including but not limited to the stage of construction of the Said Residential Project prior to making the present application. In the event of Company agreeing to allot a Villa Unitto me/us, I/we agree to pay further installments towards the cost of Villaand all other dues as stipulated in the Allotment Agreement and payment schedule as explained to me/us by the Company and understood by me/us.

As already confirmed herein above, I/we do hereby that I/we do hereby declare that I/we have gone through the terms and conditions of the Allotment Agreement and the Maintenance Agreement made available to me/us in the Company’s Office’s and I/we undertake to abide by the said terms and conditions and sign the Allotment Agreement and the Maintenance Agreement as and when called upon to sign by the company. I/We agree that I/we shall not be entitled to take possession of the Villa without payment of all due charges including but not limited to the Preferential Location Charges (PLC), Car Park Charges(CPC),Interest Free Maintenance Deposit(IFMD),External Development Charges(EDC), Infrastructure Development Charges (IDC), Other Charges, Registration Charges (RC), Legal Documentation Charges, Stamp Duty (SD), Goods & Service Tax (GST), Property Tax, VAT, any other third party/statutory taxes, fees, charges etc., or interest thereon, execution of the Allotment Agreement and Maintenance Agreement. I/We are aware that the Said Residential Project has been duly registered vide Registration No. under the Real Estate (Regulation and Development Act), 2016 and the Rules framed for Uttar Pradesh there in under and I have fully apprised myself/ourselves with respect of all the applicable law qua the Said Complex including but not limited to the Real Estate (Regulation and Development Act),2016 and the Rules framed for Uttar Pradesh there in under. I/We further accept and confirm that the allotment when confirmed shall be subject to I/we adhering to the payment schedule and further making various payments in respect of the said Villa as well as amount payable under the Maintenance Agreement including IFMD etc. and that the non-payment/delay in

payment of any such amount gives the full authority and power to the Company to cancel the Buyers’ Agreement and/or Maintenance Agreement (as applicable

In case of any difference and/or dispute between the Company and me/us falling under the ambit of the Real Estate (Regulation and Development)Act, 2016 and Rules framed there under for Uttar Pradesh, the same shall be referred to the Adjudicating Officer appointed under the said Act and Rules. In case of any other difference and/or dispute between the Company and me/us falling outside the ambit of the Real Estate (Regulation and Development) Act,2016 and Rules framed there under for Uttar Pradesh , the same shall be referred for arbitration to a sole arbitrator appointed by the Company and the award of the sole arbitrator shall be final and binding on the parties. It is understood and accepted that only Courts/Tribunals at Delhi shall have the jurisdiction to entertain any dispute between the Company and me/us.

I/We further agree and confirm that the Company is bound only by specifically laid down information in the Allotment Agreement of the aforesaid Villa,
signed by a Director/Authorized Signatory of the Company.

I/We have gone through the above terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

Signature of Sole/First Applicant Signature of Second Applicant Signature of Third Applicant

Personal Details Form

Sole/First Applicant:
Son of/Daughter of/Wife of:
Permanent Address:

... Mailing Address:

.. Telephone: Mobile..... Fax:

Email: Age:
Residential Status: Resident.....NRI..... PIO.....OCI Nationality: PAN
No.: Date of Birth:.....

Second Applicant:

..... Son of/Daughter
of/Wife of:

Permanent Address:

Mailing Address:

Telephone: Mobile: Fax:

Email: Age:

Residential Status:: Resident..... NRI..... PIO.....OCI.....

Nationality:

PAN No.:

Date of Birth:.....

Photo

Personal Details Form

Third Applicant:

Son of/Daughter of/Wife of:Permanent Address:

..... Mailing Address:

..... Telephone:

..... Mobile..... Fax:

Email: Age:

Residential Status: Resident.....NRI..... PIO.....OCI Nationality:PAN No.:

..... Date of Birth:.....

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Details of Villa Unit

Type

Villa Unit No.....

Basic Sale Price (BSP).....per Square Feet.

Covered Area of Villa Unit.....Square Feet*.

Preferential Location Charges (PLC) is % (percent) of BSP amounting to Rs..... per Square Feet.

Dedicated Car Parking Space..... No(s).

Mode of Booking:

Direct Channel Partner

STAMP

If Channel Partner: Name & Address:

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* 1 Sq. Mtr. = 10.764 Sq. Ft.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Payment Plan opted: Down Payment/Installment Payment

Payment Plan opted for: Down Payment Installment Payment

Note:1. Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s) only drawn in favor of “**Rise Projects Private Ltd.**” payable at New Delhi.

2. Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.

3. For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Villa Unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.

Declaration

I/We, the applicant, here in do hereby declare that this application for allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therefrom. I/We have read, understood, agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Allotment Agreement to be executed.

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Name :

Name :

Name :

PAN No.:

PAN No.:

PAN No.:

Place :Date :

For office use only

Provisional Registration of Villa Unit Application: Accepted/Rejected

Details of Villa Unit/

Type

Villa Unit

Villa No..... Basic Sale Price (BSP).....per Square Feet. Covered Area of Villa Unit/Office Space/Serviced

Suite.....Square Feet*. Preferential Location Charges (PLC) is % (percent) of BSP amounting to Rs

..... per Square Feet. Dedicated Car Parking Space

..... No(s).

Mode of Booking: Direct Channel Partner

If Channel Partner:

Name, Address & Stamp:

Special Instructions/Remarks:

* 1 Sq. Mtr.= 10.764 Sq. Ft.

(Authorized Signatory for Company)

Documents to be submitted along with Application Form

Individual (Resident of India):

2 Passport Size photographs of each Applicant.

Self Attested copy of PAN Card of each Applicant.

Self Attested copy of Address Proof of each Applicant.

Partnership Firms:

2 Passport Size photographs of each Partner.

Notarized copy of Partnership Deed.

Self Attested copy of PAN Card of Firm.

Self Attested copy of PAN Card of Authorized Person.

Self Attested copy of Address Proof of Firm.

List of Partners.

In case only one of the partners has signed the documents , Authorization letter for purchase of Apartment/Unit duly signed by all Partners.

Private Limited & Limited Company:

2 Passport Size photographs of the authorized person of the Company.

Self Attested copy of PAN Card of the Company.

Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director / Company Secretary of the Company.

Board resolution authorizing the signatory of the application form to buy Apartment/Unit on behalf of the Company.

List of Directors duly signed by the Director / Company Secretary of the Company.

Self Attested copy of Form 32 along with Challan in case of change of Directors.

Self Attested Copy of ID Proof of Authorised Person of the Company.

Self Attested copy of Address Proof of Company.

Hindu Undivided Family (HUF):

2 Passport Size photographs of Applicant.

Self Attested copy of PAN card of HUF.

Self Attested copy of Address Proof of Applicant.

Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.

NRI/OCI/PIO:

2 Passport Size photographs of each Applicant.

Self Attested copy of Address Proof of each Applicant.

NRI/OCI/ PIO proof in case of an NRI/OCI/PIO Customer.

Self Attested copy of Passport in case of an NRI/OCI/PIO Customer.

Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.

Letter from the Executant that the G.P.A. is valid till date.

In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.

In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.

In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only