



ONE OF A KIND

eden  
@1  
BY 1 OAK

**APPLICATION FORM**

RERA registration no. \_\_\_\_\_  
**RERA Website Address: [www.up-rera.in/projects](http://www.up-rera.in/projects)**

Paste RERA QR Code

## APPLICATION FORM (EDEN AT 1)

Dear Sir/Madam (s),

I/We request for allotment of Unit No. \_\_\_\_\_, Type: \_\_\_\_\_ in the \_\_\_\_\_ Tower ("said Unit") in your project known as "EDEN AT 1", ("said Project") being developed under lawful arrangement by M/s One Oak Realtors India Pvt. Ltd. (herein referred to as "Developer") situated at "Shalimar One World" (Integrated Township), Village Baghamau, Amar Shaheed Path, Tehsil & District- Lucknow, Uttar Pradesh, India.

In the event of your agreeing to allot the said Unit, I/we agree and undertake to abide by the basic terms and conditions attached to this application form and being part thereof and also agree to sign and execute, as and when desired by the Developer, the Allotment Letter and/or the Agreement For Sale on the Developer's standard format and I/we shall accept the specifications pertaining to the Unit and shall pay the Total Price of the said Unit inclusive of Unit Sale Price (including Preferential Location Charges and Additional Charges), Interest Free Maintenance Security, 12 months of advance Recurring Maintenance Charges, Government Levies/Taxes, applicable Stamp Duty etc. as and when demanded by the Developer.

I/we clearly understand that this application does not constitute an agreement for sale and I/we do not become entitled to the allotment of said Unit notwithstanding the fact that the Developer may have issued a receipt in acknowledgement of the money tendered with this application. It is only after I/we sign and execute the Agreement for Sale, Addendum to the Agreement For Sale, if any and/or such other documents as may be required by the Developer (depending on the option availed) that the allotment shall become final and binding upon the Developer.

I/We remit herewith a sum of ` \_\_\_\_\_ (Rupees \_\_\_\_\_ only) by Bank draft/cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on Bank payable at \_\_\_\_\_ as part of booking amount.

All drafts and cheques to be made in favour of One Oak Realtors India Pvt. Ltd. payable at \_\_\_\_\_ or as mentioned in price list of the said Project. I/We agree to pay

further instalments of sale price as stipulated/called for by the Firm and the other charges as and when called for. My/ Our particulars as mentioned below may be recorded for reference and communication.

Notwithstanding anything contained herein in this Application, I/ We understand that the Application will be considered as valid and proper only on realization of the amount tendered with this Application.

I/we agree to abide by the terms and conditions of this Application as enclosed herewith, including those relating to payment of Total Price and other deposits, charges, Taxes and Cesses, levies, etc. and forfeiture of administrative charges and Non-Refundable Amounts as laid down herein and/or in the Agreement.

1. The particulars of the Applicant are given below for Company's reference and record.

**1.1 SOLE OR FIRST APPLICANT**

Mr./Mrs./Ms. :  
Son/Wife/Daughter of :  
Nationality :  
DOB :  
Profession :  
Residential Status : Resident / Non-Resident / Foreign National of Indian Origin  
Passport No. :  
Aadhar No. :  
Income Tax Permanent Account No. (PAN) :  
Mailing Address :  
Mobile No. :  
Telephone No. :  
Email ID :  
Office Name & Address :  
  
Telephone No. :  
Permanent Address :

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

## 1.2 JOINT OR SECOND APPLICANT

Mr./Mrs./Ms. :

Son/Wife/Daughter of :

Nationality :

DOB :

Profession :

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin

Passport No. :

Aadhar No. :

Income Tax Permanent :

Account No. :

Mailing Address :

Mobile No. :

Telephone No. :

Email ID :

Office Name & Address :

Telephone No. :

Permanent Address :

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

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### 1.3 THIRD APPLICANT

Mr./Mrs./Ms. :  
Son/Wife/Daughter of :  
Nationality :  
DOB :  
Profession :  
Residential Status : Resident / Non-Resident / Foreign National of Indian Origin  
Passport No. :  
Aadhar No. :  
Income Tax Permanent :  
Account No. :  
Mailing Address :  
  
Mobile No. :  
Telephone No. :  
Email ID :  
Office Name & Address :  
  
Telephone No. :  
Permanent Address :

OR

\*\*M/s. \_\_\_\_\_  
a partnership firm duly registered under the Indian Partnership Act 1932, having its registered  
office at \_\_\_\_\_ through  
its duly authorised partner Shri/Smt. \_\_\_\_\_  
PAN No.: \_\_\_\_\_ Registration No.: \_\_\_\_\_

OR

\*\*M/s. \_\_\_\_\_  
a Pvt Company/Public Company registered under the Companies Act 1956 or 2013 as the  
case may be, having its corporate identification no. ....  
and having its registered office at .....  
.....  
through its duly authorised signatory Shri/Smt. ....  
authorised vide Board Resolution dated ..... (copy of Board  
Resolution along with a certified copy of memorandum & articles of association required).

PAN No.:

(\*\*Delete whichever is not applicable)

## 2. DETAIL OF SAID APARTMENT

Unit: No. .... Unit Type .....

Build Up Area ..... sq.mt./ ..... sq.ft.  
[As per Section 2(K) of RERA Act]

Carpet Area ..... sq.mt./ ..... sq.ft.

Balcony Area ..... sq.mt./ ..... sq.ft.

Tower ..... Floor .....

### 3. DETAILS OF PRICING

Unit Sale Price (₹):

Interest Free Maintenance Security: ` .....

12 Months of Recurring Maintenance Charges in advance: ` .....

Any other Special additional Charges Rs.....

Free Car Parking No.: ..... Single / Back to Back (Stilt) ..... Single/ Back-to-Back (Open)

Note: Unit Sale Price includes the Additional Charges such as : EDC, EEC, Power Backup Infra, FFEC, Club Membership Fees

Payment Plan Opted: Construction Linked ..... Down Payment ..... Others .....

Booked Through: Direct ..... Channel Partner ..... Retired .....

Name of the Channel Partner: .....

Remarks/Comments: .....

.....

For office use only

RECEIVING OFFICER

Name

Employee ID

Signature

Date

Whether personal details of the Applicant(s) have been completely filled up. Yes/No

Whether booking/application amount cheques is proper and in order. Yes/No

Whether the copy of PAN Card/ Address Proof/Photograph attached. Yes/No

Whether the Application has been accepted and unit has allotted to Applicant(s) provisionally  
Yes/No

Accepted

Rejected

### 4. PAYMENT RECEIVED BY

Cheque /DD/Pay Order No./RTGS : ..... Dated .....  
for Rs. .... Out of NRE/NRO/FC/CUR/CA Account

5. Application Receipt No. .... dated

6. APPLICATION

Direct Channel Partner

7. Broker's Detail

Broker's Code : \_\_\_\_\_

Name : \_\_\_\_\_

Address : \_\_\_\_\_

Stamp with Signature : \_\_\_\_\_

8. Check List for Receiving Officer:

- (a) Booking amount.
- (b) Customer's signature on all pages of the application form at places marked as "X".
- (c) PAN No. & Copy of PAN Card;
- (d) For Companies: Certified copies of memorandum & articles of association and board resolution in support of the authorized signatory under seal of the Firm.
- (e) For Foreign Nationals of Indian Origin: Foreign inward remittance from the account of the Applicant(s) / NRE/ FCNR A/c of the Applicant / IPI-7/ Passport Photocopy.
- (f) For NRI: Copy of Passport / Foreign inward remittance from the account of the Applicant(s) / NRE / NRO A/c of the Applicant.
- (g) For Partnership Firm: Partnership deed and authorization to purchase.
- (h) Copy of cancelled cheque

9. Remarks: \_\_\_\_\_

Sales Head

Date

Name



Place

Signature

**Declaration:**

I/We hereby solemnly declare that the above particulars given by me/us are true to the best of my/our knowledge and belief.

I/We shall furnish any additional information(s) if required. In the event of any delay on my/our part to furnish any particulars desired by the Developer, it shall be within the discretion of the Developer to reject my/our application.

The Developer has no obligation or liability to allot me/us a unit.

In the matter of any doubt or difficulty arising out of interpretation of terms and conditions, I/We shall abide by the decision of the Developer and it shall be final and binding on me/us.

Name of Applicant(s)

Signature of Applicant(s)

1 .....

1.....

2 .....

2.....

Date.....

Place.....

**NOMINATION FORM**

Name of Nominee : .....

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

Relationship with the first applicant/co-applicant: .....

Address : .....

Specimen Signature (Nominee):.....

I certify that Mr./Mrs./Ms..... Son/wife/Daughter of  
..... has signed in my presence and I verify his/her signature.

(Applicant(s) Signature)

Witness Signature with Name & Address

1) .....

2).....

**FOR OFFICE USE ONLY**

1. Application Accepted/Rejected

2. Detail of Unit allotted

Tower.....Floor.....Unit No. ....

Built Up Area..... Sq.ft

Carpet Area ..... Sq.ft.

Unit Sale Price Rs. ....

Interest Free Maintenance Security: ` .....

12 Months of Recurring Maintenance Charges: ` .....

Any other Special additional Charges Rs.....

Taxes Rs.....

3. Total Price of the said Unit Rs. .... (Subject  
to addition /modification/ Alteration in taxes, Cess, duties)

4. No. of Joint Applicants .....

Date .....

Place .....

Authorized Signatory

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## TERMS & CONDITIONS FOR ALLOTMENT

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The terms and conditions given below are merely indicative and are more comprehensively set out in the Agreement which upon execution shall supersede. The Applicant shall sign all the pages of this Application in token of the Applicant's acceptance of the same.

1. The Applicant(s) has/ have applied for allotment of
2. a unit with full knowledge and subject to all the laws/ bye laws/ notifications and rules applicable to this area/said Project in general which have been explained by the Developer and understood by him/her/them.
3. The Applicant(s) agrees that the allotment of the unit is entirely at the discretion of the Developer and the Developer has the right to reject any application without assigning any reason thereof. It is agreed that the possession of the unit may not be given by the Developer to the applicant before all payments/dues/taxes/duties etc. are cleared by the applicant at the time of execution and registration of the sale deed.
4. Notwithstanding anything contained in this application, the applicant(s) understands that the application will be considered as valid, enforceable and proper only on realization of the amount tendered with this application.
5. The Applicant(s) has/have fully satisfied himself/herself/themselves about the interest and title of the Developer in the said land on which the unit will be constructed and has/have understood obligations in respect thereof. The Applicant(s) has/have accepted the plans, designs, specifications which are tentative and are kept at the Developer's offices and agrees that the Developer may affect such amendments, variations, and modification therein as may be necessary/ appropriate or required by the Developer or the competent authority provided that such amendments, variations, and modification shall be carried out in accordance with Real Estate (Regulation and Development) Act, 2016.
6. In case where the Developer proposes for a revision in layout plan of the said Project with the consent of applicant(s) and thereupon his/her/their said Unit becomes or ceases to be in a preferential location, then the Developer shall either refund or demand preferential location charges which he/she/they hereby agrees to pay/be refunded/be adjusted in last installment as stated in the payment plan opted by him/her/them.
7. The Applicant(s) shall not be entitled to get the name of his/her/their nominee(s) substituted in his/her/their place without the prior approval of the Developer, who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible. Further the applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nomination.
8. The applicant(s) agrees to pay sale price of the unit, other additional charges, taxes, duties and cesses as fixed and informed by the Developer. He/ She/We also agree(s) to make all payment through demand draft/cheques to be issued in favor of....., drawn upon and payable at Lucknow only.
9. The Developer and the Applicant(s) hereby agree that the amount paid with the application for booking and in installment as the case may be, the extent of 10% of the Total Price of the said Unit will collectively constitute the booking amount ("booking amount"); 40% percent of the above booking amount (in lieu of administrative charges)

shall stand forfeited in case of non-fulfillment of these terms and conditions and those of Allotment Letter as also in the event of failure by the Applicant(s) to sign the Allotment Letter within time allowed by the Developer.

10. The timely payment of installments is the essence of this application. It shall be incumbent on the Applicant(s) to comply with the terms of payment and other terms and conditions of sale, failing which the Applicant(s) shall have to pay interest on delayed payment at the interest rate as prescribed time to time by the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed there under and the Developer reserves its right to forfeit the booking amount in event of irregular/delayed payments/non fulfillment of terms of payment and the allotment may be cancelled as per the terms and conditions of the agreement.
11. The Applicant(s) shall additionally pay on demand to the Developer proportionate share of the cost for external development etc. as and when demanded.
12. The Applicant(s) to reimburse to the Developer and to pay on demand all taxes, levies or assessments, whether levied or leviable in future, on land and/or the building as the case may be, from the date of allotment.
13. If applicant(s) cancels the application within .....(Days/months) from the date of application in that case he/she/they shall be entitled to get the refund of whole amount paid by him/her/they after deducting taxes thereon and if applicant(s) cancels the application after .....month from the date of application, the Developer shall forfeit 40% percent of the booking amount (in lieu of administrative charges) and all/any taxes, duties, cess, etc. deposited by the Developer to the concerned department/authority in respect of the said Unit.
14. In case of default by the applicant(s) in payment of two consecutive installments, interest shall be paid by applicant(s) at the interest rate as prescribed by the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed there under.
15. In case of default by applicant(s) under the condition listed above continuous for a period beyond 3 (three) consecutive months after notice from the Developer in this regard, in this case Developer shall have right to cancel booking/allotment/agreement and the applicant(s) would be entitled to get the refund after deducting 40% percent of the above booking amount of the Total Price of the said Unit, taxes and interest on unpaid installments etc.
16. In the event of cancellation of unit, the applicant shall have no right, lien or interest on the said Unit and the Developer shall have the sole right to sell the said Unit to any other person in its sole and absolute discretion.
17. The applicant(s) hereby agree that in case of cancellation of booking of the said Unit, he/she/they shall submit 'No Objection Certificate' from the concerned dealer, if any, in this regard.
18. The Developer shall endeavor to give the possession of the unit to the Applicant(s) within committed period as declared on in the RERA registration subject to extension as may be granted by the Uttar Pradesh RERA unless there is a delay due to force majeure circumstances or there is a delay due to any reasonable circumstances and on receipt of all payments as per installment plan from the date of booking and on receipt

of complete payment of the Total Price and other charges due and payable up to the date of possession according to the payment plan applicable to his/ her/ there. The Developer on completion of the construction shall issue final call notice to the Applicant, who shall within 30 days thereof remit all dues and take possession of the unit in the event of his/her failure to take possession any reason whatsoever, he shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.

19. It is understood and agreed that as per the provisions of RERA the undivided share in the common area would be transferred to the Association of Allottees and not to the customer/buyer. The Applicant(s) of the unit shall pay necessary charges including security deposit for maintaining and up keeping of the unit and providing the various services as determined by the Developer or its nominated agency as and when demanded by the Developer or its nominee. This arrangement will be carried out until the services are handed over to the Association of Allottees or the competent authorities, as the case may be. The Applicant(s) agree(s) and consents to this arrangement and will not question the same singly or jointly with other Applicants.
20. The applicant(s) hereby agrees to become the member of Association of Allottee (AOA) for availing the Maintenance Services of the said Project upon the Developer handing over the same to the AOA, applicant(s) hereby agrees to join the said AOA. Further the applicant(s) shall enter into a separate maintenance agreement. The Developer shall have the right to transfer the balance 12 Months of Recurring Maintenance Charges after adjusting there-from any outstanding maintenance bills and/ or other outgoings of the Applicant(s) to such AOA/ Maintenance Agency, as the Developer may deem fit, and thereupon the Developer 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.
21. The Sale Deed shall be executed and got registered in favour of the Applicant(s) within the 3 months' time after the obtaining completion certificate from the concern development authority and after receipt of full price and other related charges. The cost of stamp duty and registration/mutation, documentation charges and all other incidental and Legal Expenses for execution and registration of sale deed/Mutation of the unit, as applicable, shall be borne by the Applicant(s) separately.
22. The Applicant(s) shall provide his/her/their complete address with the Developer at the time of booking and it shall be his/her/their responsibility to inform the Developer by registered A/D letter about all subsequent changes, if any, in his/her/their address(es), failing which all demand notices and letters posted at the last recorded address will be deemed to have been received by him/her/them at the time when those should ordinarily reach such address and the Applicant(s) shall be responsible for any default in payment and other consequences that might occur therefrom. Any change in the address shall be supported with relevant documentary evidence. In all communications the reference of property/unit booked must be mentioned clearly.
23. The Developer shall have the first lien and charge on the said Unit for all its dues and other sums payable by the Applicant(s) to the Developer.

24. Unless a conveyance deed is executed and registered, the Developer shall for all intents and purposes continue to be the owner of the land/ unit and also the construction thereon and this application shall not give to the allottee(s) any right or interest therein.
25. The Applicant(s) undertakes to abide by all the laws, rules and regulation or any law as may be made applicable to the said property/ unit.
26. The Applicant, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/ sale/ transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Application. Any refund, transfer of security, if provided in terms of this Application shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Applicant understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
27. Any dispute or difference arising out of and/or concerning this transaction which may arise between the Developer and the Applicant , the same shall be settled by mutual consent failing which the matter shall be settled, as the case may be, through the Conciliation Committee/Dispute Resolution Forum/ Authority or Adjudicating officer appointed under the act.
28. The Applicant(s) agree(s) to pay the Unit Sale Price and other charges & deposits of unit as per the payment plan (Down payment/ Installment Plan) opted by him/her/them.
29. The Applicant(s) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of cloths etc, on the external facade of the building or anywhere on the exterior of the building or common areas.
30. The Applicant(s) shall also not change color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. This clause is applicable only in cases where the constructed unit is allotted to the Applicant(s).
31. The allottee shall not use the unit for any activity other than the use specified for.
32. In case there are Joint Applicants all communications shall be sent by the Developer to the Applicant whose name appears first and at the address given by him/her 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 Applicant(s) has/have agreed to this condition of the Developer.
33. The Applicant(s) agrees that the sale of the unit is subject to force majeure clause which interalia include a case of war, flood, drought, cyclone, earthquake or any other natural calamity caused by nature affecting regular development of real estate said Project, the



- Developer shall be entitled to a reasonable corresponding extension of the time for delivery of possession of the said premises on account of force majeure circumstances.
34. The applicant(s) shall indemnify and keep the Developer its agents, employees, representatives, estate and effect indemnified and harmless against all actions proceedings or any losses, costs, charges, expenses, losses or damages suffered by or caused to the Developer by reason of any breach or non-observance, non-performance of the terms and conditions contained herein by the applicant(s) and or due to non-compliance with any rule, regulation, loss as may be laid down by any Authority/Department/Government and/or nonpayment of municipal taxes, charges and other out goings in respect to the said Unit. The applicant(s) agrees to pay such losses on demand that the Developer may or likely to suffer. This is in addition to any other right or remedy available to the Developer.
35. In case the applicant(s) want to avail loan facility to facilitate the purchase of the said Unit, the Developer shall facilitate the process subject to the following :
- a. The terms of the financing agency shall exclusively be binding and applicable upon the Applicant(s) only.
  - b. The responsibility of getting the loan sanctioned and disbursed as per the Payment Schedule opted will rest exclusively on the applicant(s). In the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever including procedural delays, the payment to the Developer as per the schedule, shall be ensured by the applicant(s).
  - c. In case of default in repayment of dues of the financial institution/agency by the applicant(s), the applicant(s) authorize the Developer to cancel the allotment of the said Unit and repay the amount received till the date after deduction of booking amount, Interest on delayed payments, other charges and taxes directly to the financing institution/agency on receipt of such request from financing agency without any reference to the applicant(s).
36. The applicant(s) has no objection incase the Developer creates a charge on the entire said Project during the course of development of the said Project for raising loan from any banking and/or financial institution. However, such charges if created shall be vacated before handing over possession of the residential flat/ apartment to the applicant(s). The creation of such charge shall not affect the rights of the applicant to the said Unit/apartment.
37. Any dispute or legal proceeding arising out of this transaction shall be subject to jurisdiction of the Courts where property under subject to sale is situated.

I/We have read and understood the above mentioned terms and conditions and agree to abide by the same. I/we have signed hereto fully conscious of all my liabilities and obligations imposed upon me/us.

Date

Place

FOR OFFICE USE ONLY	
Mode of Booking: Direct/Agent _____	Form No. _____
Booklet Filled by: _____	Date: _____
Booklet Checked by: _____	Date: _____
Booklet Approved by: _____	Date: _____
Final Approval by: _____	Date: _____
Remarks: _____	
_____	

## TRANSFER POLICY

In all other cases the Administrative Transfer Fees shall be applicable. However, it is made clear that the First transfer shall always be the original Applicant/s who got the property booked from the Company (ONE OAK REALTORS INDIA PRIVATE LIMITED). The administrative transfer charges\* shall be paid as per the following:

First Transfer : ` 150 PSF of the Carpet Area

Second Transfer : ` 175 PSF of the Carpet Area

Third Transfer : ` 200 PSF of the Carpet Area

However, to bring the transfer in-effect both transferor and the transferee shall have to comply all the requisite formalities as stated in the Transfer Application Form.

\* The Developer reserves the rights to make amendments to the administrative transfer charges.

## TRANSFER APPLICATION FORM

To,

**ONEOAK REALTORS INDIA PRIVATE LIMITED**

Registered Office at TC/G-5/5, 5th Floor, Cyber Tower,  
Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) - 226010.

Subject: Application for Transfer of Apartment/Unit/Villa No. .... w.e.f. ..../  
...../ ..... and the transferee on the approval of this transfer agrees to sign the terms and conciliations of the Application Form and the Allotment letter on the standard format of the Company.

The details of Transferor/s are as follows:



**SOLE/FIRST TRANSFEROR DETAILS:**

Name: \_\_\_\_\_  
\_\_\_\_\_  
S/o, W/o, D/o: \_\_\_\_\_  
DOB/DOI: \_\_\_\_\_ Gender: \_\_\_\_\_  
PAN\* \_\_\_\_\_

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

**COMMUNICATIONS DETAILS**

Permanent Address: \_\_\_\_\_  
\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Correspondence Address: \_\_\_\_\_  
\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_  
Phone No. (Residence): \_\_\_\_\_ Office No. \_\_\_\_\_  
Mobile No.: \_\_\_\_\_ Email ID: \_\_\_\_\_

**SECOND TRANSFEROR DETAILS:**

Name: \_\_\_\_\_  
\_\_\_\_\_  
S/o, W/o, D/o: \_\_\_\_\_  
DOB/DOI: \_\_\_\_\_ Gender: \_\_\_\_\_  
PAN\* \_\_\_\_\_

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

## COMMUNICATION DETAILS

Permanent Address: \_\_\_\_\_

\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

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

\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

Phone No. (Residence): \_\_\_\_\_ Office No. \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Email ID: \_\_\_\_\_

Signature of Sole/First Transferor

Signature of Second Transferor

Date:

Place:

DRAFT FOR RERA REGISTRATION PURPOSES ONLY

**SOLE/FIRST TRANSFEROR DETAILS:**

Name: \_\_\_\_\_

S/o, W/o, D/o: \_\_\_\_\_

DOB/DOI: \_\_\_\_\_ Gender: \_\_\_\_\_

PAN\* \_\_\_\_\_

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

**COMMUNICATIONS DETAILS**

Permanent Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

Phone No. (Residence): \_\_\_\_\_ Office No. \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Email ID: \_\_\_\_\_

DRAFT FOR RERA REGISTRATION PURPOSES ONLY

**SECOND TRANSFEROR DETAILS:**

Name: \_\_\_\_\_  
\_\_\_\_\_  
S/o, W/o, D/o: \_\_\_\_\_  
DOB/DOI: \_\_\_\_\_ Gender: \_\_\_\_\_  
PAN\* \_\_\_\_\_

Affix a Recent  
Colored  
Passport Size  
Photograph of  
the Applicant  
and Sign Across

**COMMUNICATION DETAILS**

Permanent Address:

Permanent Address: \_\_\_\_\_  
\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Pin \_\_\_\_\_ Country \_\_\_\_\_

Phone No. (Residence): \_\_\_\_\_ Office No. \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Email ID: \_\_\_\_\_

Signature of Sole/First Transferor  
Transferor

Signature of Second

Date:

Place:

Witnesses 1

Witnesses 2

.....  
.....

.....  
.....

Transferor/Transferee undertake to submit all the documents required by you and agree that without the submission of all the requisite documents the said transferor applications will not be entertained.

Documents to be submitted by both Transferor & Transferee

Crossed Cheque of Administrative Transfer Charges Amount Rs. ....

Copy of PAN Card of all Applicant's (Transferee )

Copy of Address Proof of all Applicant's (Transferee )

Two Photographs of all the Transferor & Transferee

Photocopy of Bi-party Agreement between Transfer & Transferee

DRAFT FOR RERA REGISTRATION PURPOSES ONLY

(On Rs. 100/- Non Judicial Stamp Paper)

**AFFIDAVIT**

I, ..... aged about ..... years, S/o ..... R/o .....  
....., known as transferor  
and ..... aged about ..... years, S/o .....  
..... (R/o ..... know  
as transferee and both jointly known as deponents herein under do hereby solemnly affirm  
and state on oath as under:

1. That the transferor had booked a unit in the scheme known as ..... to be developed  
by M/s One OAK REALTORS INDIA PRIVATE LIMITED.
2. That the Transferor states that he has paid 40% of the Total Price of the unit no. ....
3. That the transferor wants to transfer the aforesaid property to the transferee Shri/Smt.  
..... S/o ..... R/o .....
4. That the Transferor has no objection in transferring the aforesaid property to the  
transferee.
5. That the transferor is transferring the aforesaid property along with all the payments due  
which shall now be paid by the transferee and the transferee agrees to pay all the balance  
payments if any and other charges as applicable to the developer ONE OAK REALTORS  
INDIA PRIVATE LIMITED.
6. That the deponents fully indemnify M/s ONE OAK REALTORS INDIA PRIVATE  
LIMITED against all the payment/s of any kind of due/s arising out of this transfer which  
constitutes the Total Price of the said Unit along with delayed payments and interest  
accrued if any due to delay in payment.

Place : .....

Transferor

Date :

Transferee

(Deponents)

**VERIFICATION**

We the above-named deponents do hereby verify that the averments made in para 1 to 6  
herein above are true to my belief and knowledge.

Place : .....

Transferor

Date :

Transferee

(Deponents)

Note: (Affix Photo of all the transferor & transferee)

## ENDORSEMENT

I/we hereby assign all the rights and liabilities  
under this allotment in favour of :

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TRANSFEROR(S)

I/we hereby accept all the rights and liabilities under  
this allotment assigned in my/our favour:

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TRANSFeree(S)

The above transfer is hereby confirmed  
For GO-Heights Real Estate Pvt. Limited

(AUTHORISED SIGNATORY)

Place:

Date:

DRAFT FOR

## LETTER OF CONSENT

To,

M/s ONE OAK REALTORS INDIA PRIVATE LIMITED

\_\_\_\_\_

**Subject:** Consent for alteration/modification/revision in the sanctioned maps specifications/sanctioned layout for the said Project "EDEN AT 1" ("Project") situated at \_\_\_\_\_.

Sir,

I \_\_\_\_\_ (name of the Unit owner) aged about \_\_\_\_\_  
S/o \_\_\_\_\_ R/o \_\_\_\_\_ along with  
\_\_\_\_\_ (name of Joint owner, if any) aged about \_\_\_\_\_  
S/o \_\_\_\_\_ R/o \_\_\_\_\_ allottee of Unit No. \_\_\_\_\_ Floor  
no. \_\_\_\_\_ in the said Project named as "EDEN AT 1" situated at  
\_\_\_\_\_ hereby tender my consent as per Section 14 of The  
Real Estate (Regulation and development) Act, 2016 with free will, sound disposing  
mind with regard to the alteration/ modification/ revision in the sanctioned maps/  
sanctioned layout/ specifications for the said Project.

I/We are fully aware that the said alteration/modifications/revisions are made by the  
company for the betterment of the said Project and I/We have no Objection regarding  
the same.

That the consent submitted by me in favour of the aforesaid firm will be irrevocable  
and I/We will not be entitled to revoke it at any stage under any circumstances.

That the consent furnished by me/us will not be only binding on me/us but upon  
my/our heirs, executors, administrators, assignees etc.

That by the present of this consent, I/We undertake to indemnify the Developer in the  
event of any dispute between me/us and the Developer in the matter of  
alteration/modification in the said Project.

\_\_\_\_\_

**Allottee/ Unit Owner**





ONE OF A KIND

eden  
@1  
BY 1 OAK