

APPLICATION FORM / BOOKING BOOKLET

Mero Braj Phase-1

Rera Registration No.: UPRERAPRJ.....

Allottee (s)

APPLICATION FORM /BOOKING BOOKLET

Date:

M/s ARIA BUILDCON PRIVATE LIMITED,
Registered Office at 4/316, Balujanj,
Dhobi Mohl. Agra, Uttar Pradesh-282001

Sub: Application for provisional Allotment of residential Plot in project “Mero Braj Phase-1”

Dear Sir/Madam,

I/We hereby wish to register for provisional Allotment of a residential plot in your Project named as “**Mero Braj Phase-1**” to be developed by “M/s ARIA BUILDCON PRIVATE LIMITED” (hereinafter referred to as the “Company”) at residential land admeasuring 11978.56 Sq. Mtr. pertaining to Khasra no. 2198 situated at village Muuja Jaint, Tehsil & District Mathura. I/We agree to abide by the basic terms and conditions attached to this Application/Booking Booklet and also agree to sign and execute, as and when desired by the Company, the Agreement for Sale on the Company’s standard format(as per, contents whereof have been read and understood by me/us and I/we agree to abide by them. I/We remit herewith a sum of Rs. _____ (Rupees _____) vide Bank Draft/ Local Cheque No. _____ drawn on in favour of M/s ARIA BUILDCON PRIVATE LIMITED A/c No. **101705001604** ICICI Bank Limited. CM. Bldg. NR Balaji Asrm Rati Ram Rd,Vrindavan, Uttar Pradesh-281121 towards booking amount. I/We further agree to pay remaining price consideration, in installments, and the additional charges, as per payment plan opted by me/us and as per installments’ schedule and/or as stipulated/demanded by the Company, failing which the booking will be cancelled and the earnest money(10% of total consideration amount) shall be forfeited by the Company. My/Our brief details are given below: -

1. APPLICANT(S):

Allottee (s)

FIRST APPLICANT

Affix passport
size
photograph

1.	Name of applicant	
2.	Son of/Daughter of/ Wife of	
3.	Date of Birth	
4.	Marital Status	
5.	Gender	
6.	Nationality	
7.	Occupation	
8.	PAN No. (Mandatory)	
9.	Aadhar No. (Mandatory)	
10.	Residential Status (tick the relevant)	Resident Indian Non-Resident Indian (NRI) Overseas Citizen of India (OCI)
	# The applicant shall comply with all the statutory compliances as required from time to time under the applicable laws/rules. The applicant shall keep the Developer informed about any change in the above status.	
11.	Contact No.	Residence: Workplace: Mobile No.: Any other:
12.	E. Mail Id	
	I/We wish to receive all communications including letters from the Developer via email, as mentioned above. I/We shall inform the Developer of any change in said email, id, in writing.	
13.	Correspondence Address	
14.	Permanent Address	
15.	Employment type: Profession Job title Name of Company & Address	

SECOND APPLICANT

Affix passport
size
photograph

1.	Name of applicant	
2.	Son of/Daughter of/ Wife of	
3.	Date of Birth	
4.	Marital Status	
5.	Gender	
6.	Nationality	
7.	Occupation	
8.	PAN No. (Mandatory)	
9.	Aadhar No. (Mandatory)	
10.	Residential Status (tick the relevant)	Resident Indian Non-Resident Indian (NRI) Overseas Citizen of India (OCI)
# The applicant shall comply with all the statutory compliances as required from time to time under the applicable laws/rules. The applicant shall keep the Developer informed about any change in the above status.		
11.	Contact No.	Residence: Workplace: Mobile No.: Any other:
12.	E. Mail Id	
I/We wish to receive all communications including letters from the Developer via email, as mentioned above. I/We shall inform the Developer of any change in said email, id, in writing.		
13.	Correspondence Address	
14.	Permanent Address	
15.	Employment type: Profession Job title Name of Company & Address	

THIRD APPLICANT

Affix passport
size
photograph

1.	Name of applicant	
2.	Son of/Daughter of/ Wife of	
3.	Date of Birth	
4.	Marital Status	
5.	Gender	
6.	Nationality	
7.	Occupation	
8.	PAN No. (Mandatory)	
9.	Aadhar No. (Mandatory)	
10.	Residential Status (tick the relevant)	Resident Indian Non-Resident Indian (NRI) Overseas Citizen of India (OCI)
# The applicant shall comply with all the statutory compliances as required from time to time under the applicable laws/rules. The applicant shall keep the Developer informed about any change in the above status.		
11.	Contact No.	Residence: Workplace: Mobile No.: Any other:
12.	E. Mail Id	
I/We wish to receive all communications including letters from the Developer via email, as mentioned above. I/We shall inform the Developer of any change in said email, id, in writing.		
13.	Correspondence Address	
14.	Permanent Address	
15.	Employment type: Profession Job title Name of Company & Address	\

Affix passport size photograph

1.	COMPANY /FIRM /LLP/ HUF, AS AN APPLICANT:		
(a)	Name of Company/Firm/LLP/HUF		
(b)	Date of Incorporation		
(c)	Correspondence Address		
(d)	Registered Address		
(e)	Name of person authorized by the Company/Firm/LLP/HUF		
(f)	Phone No. Fax No.	(Work)	(Mobile)
(g)	E. Mail Id		
	I wish to receive all communication including demand letters from the Developer via aforesaid email id. Any change in said email id, shall be informed to the Developer, in writing, by me.		
(h)	PAN Card No. (Mandatory)		
(i)	Aadhar No. (Mandatory)		
(j).	CIN No., if any		
2.	PLOT DETAILS:		
PROJECT	Mero Braj Phase-1		
PLOT NO.			
FACING			
RERA PLOT AREA	SQ. YD.	SQ. MT.	
Scale: (1 Sq. meter = 1.196 Sq. yd.)			
4.	TOTAL COST CONSIDERATION		
	(ALL AMOUNTS/INR.)		
Basic cost of plot (BSP)			
EDC Cost			
Infra. Charge (Metro + Elevated)			

Allottee (s)

PLC	
Other Charges	
Total Cost	

I/We clearly understand and agree that:

- | | |
|-----|---|
| (a) | the Interest free Maintenance Security (IFMS) is not part of total cost consideration of the plot and shall be payable by me/us at the time of offer for possession along with final instalment towards total price consideration. |
| (b) | the advance Annual Complex Maintenance & Management Charges are not the part of total price consideration and shall be payable by me/us at the time of offer for possession along with final installment towards total price consideration. |
| (c) | GST is as per prevailing rate. However, this is subject to change as per the Government rulings and payable accordingly. |
| (d) | the total price consideration of INR _____ is for the area i.e. _____ sq. ft. _____ sq. meter of the plot. |

5. BOOKING AMOUNT PAYMENT DETAILS (ALL FIELDS ARE MANATORY):

I/We hereby confirm having paid the interest free Booking Amount against plot booked and the details thereof are as follows: -

Mode of payment	
Cheque N. / Draft No. / UTR Code	
Date	
Drawn on Bank	
Amount (in figures)	
Amount (in words)	
Payment made by	
Details of additional PDC given, if any	

6. PAYMENT SCHEDULE:

I/We hereby agree to make payment of agreed total cost consideration of the plot booked in line with the payment schedule and cost sheet shared below and agreed by me/us simultaneously. I/We further declare that I/we have a copy of the aforesaid payment schedule and the cost sheet in my/our custody and I/we am/are aware of my/our responsibilities of timely payment and my/our liability to pay interest, as per agreed terms in case of any delay payment from my/our end.

Sl.No	Particulars	Installments
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Allottee (s)

1	At the time of booking	10%
2	On Agreement	10%
3	Within 60 days of Agreement	30%
4	Within 90 days of Agreement	30%
5	On Receiving of CC	15%
6	On Intimation Registry	5%

I/We further confirm that –

(a)	That I/we have fully satisfied myself/ourselves in all respects regarding all the details of the residential plot and facilities/ utilities. Also, I/we have satisfied myself/ourselves about the right, title and capacity of the Company to deal with the residential plot/project and have fully understood all the limitations and obligations thereof.	
(b)	I/We are aware that all payments in respect of the residential plot booked shall be made through Demand Draft/Local Cheques/NEFT/RTGS in favor of following bank account: -	
	Beneficiary / Name of Account holder	ARIA BUILDCON PVT. LTD. RERA COLLECTION ACCOUNT FOR MERO BRAJ PHASE 1
	Name of Bank	ICICI Bank Limited CM.BLDG.NR BALAJI ASRM RATI RAM RD.,VRINDAVAN,281121
	Bank Account No.	101705001604
	IFSC Code	ICIC0001017
(c)	That I/we undertake to make timely payment of the sale price in stages as per the payment plan. Further I/we are aware that I/we are required to deduct Tax at Source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961, as applicable to this transaction. I/We shall pay the tax deducted to the Government and deliver the relevant TDS certificate, challan, receipt and other relevant documents to the seller as per the Act and rules made there under. Any delay in making the payment and/or taxes as aforesaid shall make me/us liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.	
(d)	That I/we are aware that I/we shall use the booked plot only and exclusively for the residential purpose.	
(e)	That the stamp duty, registration charges and other expenses incidental thereto as applicable at the time of registration of Agreement for Sale, Sale Deed or any other ancillary and incidental document in respect to the residential plot shall be borne solely by me/us.	
(f)	That post registration of sale deed in my/our name(s), I/we shall take physical possession of the booked plot from the Company or the Maintenance Company/Agency appointed/engaged/nominated by the Company for the very purpose.	

Allottee (s)

(g)	That post taking possession of booked plot, for all my/our concerns regarding maintenance of plot, common area or the amenities/utilities provided in the Project, I/we shall deal only with the maintenance company/agency nominated by the Company.
(h)	That I/we has/have read thoroughly, understood and agreed all the clauses of the Agreement for sale/ Builder Buyer's Agreement as provided in Schedule I of this Application Form / Booking Booklet.

Mode of Booking - Direct () ; Broker/Agent ()

Sales Representative Name: _____

Agent/Company Name: _____

Agent RERA Number(if any): _____

Allottee (s)

ANNEXURE – DOCUMENTS REQUIRED

Person Resident of India – Following documents to be duly certified by the Individual :

- Copy of PAN Card
- Copy of Address Proof

Partnership Firm – Following documents to be duly certified by the Authorized Partner:

- Copy of PAN Card of the Partnership Firm
- Copy of the Partnership Deed
- Copy of Address Proof
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company – Following documents to be duly certified by the Company Secretary/Authorized Director of the Company :

- Copy of PAN Card of the company
- Memorandum & Articles of Association (M&AOA)
- Board Resolution authorizing the signatory of the EOI form to buy property on behalf of the company
- Copy of Address Proof
- Form 32 of the Company Secretary/Director signing the board resolution

Hindu Undivided Family (HUF) – Following documents to be duly certified by the Karta of HUF :

- Copy of PAN Card of HUF.
- Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF.
- List of All Coparceners.

NRI/Foreign National of Indian Origin – Following documents to be duly certified by the Individual :

- Copy of the Individual's Passport
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the NRE/NRO/FCNR account of the Allottee.
- In case of a Cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Photographs of Authorized Signatory in all cases are required.

Allottee (s)

SALIENT TERMS AND CONDITIONS

Allottee (s)