

Booking cum Application form

Date of Booking.....

Booking/Registration No. _____

SOLE/ FIRST APPLICANT

Mr./Mrs./Ms.

S/W/D.....

Guardian's Name (in case of minor)

Residential Status: Resident/ Non-

Resident/CCI/PIO.....

Nationality.....

PAN.....

DOB.....

Occupation:

Address: _____

Phone/Mobile.....

E-Mail.....

CO - APPLICANT

Mr./Mrs./Ms.....

S/W/D.....

Guardian's Name (in case of minor)

Residential Status: Resident/ Non-

Resident/CCI/PIO.....

Nationality.....

A. BIRTHDAY

i

ii

B. ANNIVERSARY

i

ii

PAN.....

DOB.....

Occupation:

Address: _____

Phone/Mobile.....

E-Mail.....

Signature of Intending Allottee(s)

IN CASE COMPANY IS AN APPLICANT

M/S _____

Through Mr./Mrs./Msdesignation _____

Authorized vide document no. _____ dated _____ CIN _____

PAN.....

Address (Registered Office): _____

Address (Corporate Office): _____

Phone/Mobile.....

E-Mail.....

To,

CRC Homes Private Limited

(Hereinafter referred to as the "**Developer Promoter**")

Registered Office: - 111, Vardhman Mayur Market,

C.S.C. Mayur Vihar

Phase-III, Kondli

Gharholi, East

Delhi, Delhi, PIN –

110096

Dear Sir/Madam,

I/we request that I/we may be registered for allotment of Apartment/ Unit (hereinafter referred to as the "**Apartment / Unit**") named as "**CRC Maesta**" being developed by **CRC Homes Private Limited** (hereinafter referred to as the "**Developer Promoter**").

I/We acknowledge and understand the following recitals:

Whereas:

- I.** The Leasehold Land situated at Plot No.-11B, Sector-1, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 admeasuring 14769 Sq. Mtrs. ("the said Land/Project Land") has been Allotted/Sub-leased by Greater NOIDA Industrial Development Authority (GNIDA) to the Comely Buildtech India Private Ltd. on Leasehold basis, for 90 Years.
- II.** Greater Noida Industrial Development Authority ("GNIDA") has allotted a plot bearing No. GH-11, Sector-1, Greater Noida, West Gautam Budh Nagar admeasuring 70771.95 Sq Mtrs. ("Original Plot" hereinafter) to M/s Gayatri Hospitality & Realcon Private Limited ("Original Allottee") vide allotment letter dated 18.08.2010.

- III.** Post allotment of the original Plot, the Original Allottee vide consent letter dated 19.05.2014 to the GNIDA sought for sub-division of original plot and accordingly GNIDA sub-divided the Original Plot and a Sub Lease Deed dated 30.06.2014 was executed amongst the GNIDA (Lessor), Original Allottee (Lessee) and Land Owner Promoter (Sub Lessee), with respect to the said Land admeasuring 14769 Sq Mtrs., duly registered in the office of Sub-registrar Sadar, Gautam Buddha Nagar, Uttar Pradesh, vide document No. 20687, Book No. 1, Volume No. 16260 Page No. 261 to 288, Dated-01.07.2014.
- IV.** The Landowner Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the same have been completed by the Landowner Promoter.
- V.** The Greater Noida Industrial Development Authority (GNIDA) has granted the permissions and approvals, more specifically the building plan dated – _____ bearing no. – _____ to the said Landowner Promoter to carry out the construction on the aforesaid allotted Land.
- VI.** The Project on the said Land is being developed by the Developer, and the Project is registered with UP RERA having Registration No. – _____.
- VII.** In pursuance to its decision to carry out the development of the above said Project Land jointly with the CRC Homes Pvt. Ltd., the Comely Buildtech India Private Ltd. has entered into a Joint Development Agreement (JDA) dated 28.07.2023 with the said Developer, the said JDA is duly registered in the office of Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh, vide document No.29548, Book No.1, Volume No.24226, Page No. 125 to 234, Dated-28.07.2023.
- VIII.** In pursuance to the aforesaid Joint Development Agreement (JDA) the Developer, CRC Homes Pvt. Ltd. shall develop a Project, **“CRC Maesta”** on project Land area of 14769 Sq. Mtrs. The Developer has registered the said Project with the Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) as **“CRC Maesta”** under registration number – _____).
- IX.** The project **“CRC Maesta”** shall comprise of 5 Towers. Tower-wise floor details are: **Tower-1** (Basement 1 & 2 + Stilt Floor + 29 Floors), **Tower-2 & 4** (Basement 1 & 2, Stilt Floor + 29 Floors), **Tower-3** (Basement 1 & 2 + Stilt Floor+32 Floors) & **Tower-5** (Basement 1 & 2 + Stilt/Ground Floor Commercial + 30 Floors).
- X.** The Project comprises of Residential Apartments/ Units with various facilities.
- XI.** The said **"Developer Promoter"** has been authorised by **"Landowner Promoter"** to develop and market the said Project.
- XII.** **WHEREAS** the **"Developer Promoter"** is fully competent to enter into this document all the legal formalities with respect to the right, title, and interest of the **"Developer Promoter"** regarding the said land on which Project is to be constructed have been completed.

XIII. The terms & conditions of the above said Lease Deeds executed between the "**Landowner Promoter**" and Greater Noida Industrial Development Authority (GNIDA) shall be mutatis - mutandis applicable on the Allottees.

I/We agree to sign and execute, as and when required, the "**AGREEMENT FOR SALE**" containing the terms and conditions of Allotment of the Apartment / Unit and other related documents as prescribed, on the format provided by the "**Developer Promoter**".

I/We also agree to abide by the General **Terms and Conditions** of registration for allotment of an Apartment / Unit in "**CRC Maesta**" as given herein below, which **I/We** have read and completely understood.

I/We remit a sum of Rs..... (Rupees) by the bank Draft/Cheque no..... Dated..... Drawn on Bank payable at (All drafts and cheques to be made in favour of) as registration amount for the allotment of the Apartment/ Unit.

The allotment of the Residential Apartment is entirely at the sole discretion of the Developer Promoter. The allotment of the said Residential Apartment shall be provisional and shall be deemed to be issued on the issuance of Letter of Allotment or on signing of Buyer's Agreement on the Developer Promoter's standard format which has been read and understood by me/us.

I/we acknowledge that the Developer Promoter, as and when demanded by me/us, has provided all information & clarifications as required by me/us and that I/we have not unduly relied upon and is not influenced by and architect plans, sales plans, sale brochures, advertisements, representations, warranties, statements, estimates of any nature whatsoever whether written or oral made by the Developer Promoter, its selling agents / brokers or otherwise including but not limited to any representations relating to description or physical condition of the property, the Project and the Residential Apartment, services to be provided by the Developer Promoter, estimated facilities / amenities to be made available to me/us or any other data except as specifically represented in this Application and that I/we have relied solely on my/our own judgment and investigation(s) for applying for allotment of the said Residential Apartment.

I/We understand and agree that this application submitted by me / us for the registration for allotment shall not mean that I/We am/are entitled for the allotment of the Apartment/ Unit in the said *Project*. The allotment of Apartment / Unit is solely at the discretion of the "**Developer Promoter**" and the "**Developer Promoter**" has right to reject any application for allotment without assigning any reason. In the event the "**Developer Promoter**" decides to reject any application for allotment of Apartment/ Unit, the "**Developer Promoter**" shall not be obliged to give any reason for such rejection and any such decision of the "**Developer Promoter**" rejecting any application for allotment of Apartment / Unit shall be final and binding on the intending allottee(s). In case the "**Developer Promoter**" decides to allot the Apartment / Unit as requested herein by the Intending Allottee(s), the "**Developer Promoter**" shall intimate to the Allottee(s) about the said "**Allotment**" through an "**Allotment Letter**".

I/We understand that the expression "**Allotment**" wherever used in the general terms and conditions for registration of allotment, as, mentioned herein, shall

always means provisional allotment of the Apartment / Unit and the allotment shall remain provisional till such time as the "**Agreement for Sale**" unconditionally executed by me / us and returned to the "**Developer Promoter**".

I/we have perused the **Pricelist cum payment plan** and agree to pay as per the **Payment Plan** opted by me/ us.

a) Details of Apartment/ Unit to be purchased

Apartment/Unit No. Floor
Tower/Block No.
..... Type Carpet Area..... Total
Area..... (10.764 Sq. Ft= 1 Sq. Mtr.)

Total Unit Sale Price:

Carpet Area: - Means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit.

Total Area: - The area after loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the layout plan of the unit.

b) Payment Plan option:

Flexi _____
D.P. _____
C.L.P _____ Flexi _____ Super _____

I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree affirm and undertake to abide by the terms and conditions of the application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

(I).....

Sole/First applicant Place: •

(11)

**Co-Applicant
Date:**

Note:

- (1) In case, the cheque comprising the booking amount is dishonoured due to any reason, the "**Developer Promoter**" reserves the right to cancel the booking without giving any notice to the applicant(s).
- (2) All amounts received from the intending allottee(s) other than resident Indian shall be from NRE/NRO/FCNR.

For Office Use Only

1. Application received by.....
2. Application accepted/rejected.....
3. Registr
ation money received vide **R. No.**..... Dated..... Rs /·

Channel Partner_____

Sales Person_____

TERMS AND CONDITIONS

1. That the intending Allottee(s) has/ have applied for registration of allotment of an Apartment/Unit in "**CRC Maesta**" situated at Plot No.-11B, Sector-1, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 ("the said Land/Project"). The intending Allottee(s) confirms that he/she/they has/have seen all the documents of titles & other relevant papers/documents, agreements, arrangements entered into by the "**Landowner Promoter**" & "**Developer Promoter**" pertaining to the aforesaid Project and has/have fully satisfied themselves about the title & rights of the "**Landowner Promoter**" & "**Developer Promoter**" in respect of the said Project.
2. That the intending Allottee(s) shall pay to the "**Developer Promoter**" the entire consideration of the Apartment/ Unit, as per the Payment Plan opted by the intending Allottee(s).
3. That the intending Allottees shall pay the total unit sale price of the Apartment/ Unit on the basis of "Carpet Area". The term 'Carpet Area' shall means the net usable floor area of an apartment, excluding the *area* covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition waifs of the unit and "Common Areas" and facilities shall mean all such parts/areas in the entire said complex which the Allottee shall use by sharing with other occupants of the complex including common corridors and passages, services areas including but not limited to, machine/pumping set *room*, security/fire control rooms, maintenance offices/stores, guards cabin, generator area etc., if provided.

4. That all taxes and statutory levies/compensation presently payable in relation to land comprised in the said Project, have been included in the price of the Apartment/ Unit. However, in the event of any further increase and/or any fresh tax, GST, charge, cess, duty, or levy imposed by the government, any authority, or Court Order, in future the same shall be payable by the allottee(s) on pro-rata basis.
5. The intending allottee(s) has/have seen, understood and accepted the plans, designs, specification which are tentative and hereby agrees and consent that Promoter may affect such variations, additions, alterations, deletions, and modifications therein as it may deem appropriate and fit or as may be done by the Company/Architect/Government/Greater Noida Industrial Development Authority (GNIDA)/Any other local jurisdictional authority or body having the competent authority (ies) having its jurisdiction. In case there are joint intending allottee(s) all communication shall be sent by the Promoter to the intending allottee(s) whose name appears first and at the address given by him/her for mailing and which shall for all purpose be considered as sent on all the intending Allottees and no separate communication shall be necessary to be sent to the other named intending allottee(s). The intending allottee(s) has agreed to this condition of the "**Developer Promoter**".
6. The intending allottee(s) shall get his/her complete address registered with Promoter at the time of booking and it shall be his/her responsibility to inform the Promoter by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those ordinarily reach such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur there from. In all communications the reference of property booked must be mentioned clearly.
7. The timely payment of instalment is the essence of the entitlement qua the allotment right with respect to the Apartment. It shall be incumbent on the intending Allottee(s) to comply with the terms and conditions of the payment plan and other terms and conditions of registration, failing which the Promoter reserves the right to cancel the above said booking after deducting the booking amount i.e., 10% of the total cost of the unit and the balance amount (if any) will be refunded without interest in due course of time. However, in exceptional and genuine circumstances the Promoter may at its sole discretion condone the delay in payment by charging interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on Home Loan of State Bank of India+ 1% P.A. and restore the registration in case such property is not allotted to someone else.
8. That in case the Promoter is not in a position to allot the Apartment/ Unit applied for, the Promoter shall be responsible only to consider allotment of an alternative property or refund the amount deposited by the Allottee(s) without any interest. However, the "**Developer Promoter**" shall not be liable for any other damages/compensation on this account.
9. The intending allottee(s) shall not be entitled to get the names of his/her /their family member/nominees substituted in his/her place. The "**Developer Promoter**" may, however, in its sole discretion, may permit such substitution, in the name of the intending allottee(s) as registered /recorded with the "**Developer Promoter**", on such terms and conditions including payment of such administrative/ documentation charges.

10. The request letter for change of the right of the intending allottee(s) would be duly signed by all the concerned parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions in case payment against the said Apartment / Unit was made by the intending allottee(s), by raising funds/loans against allotted Apartment / Unit as security from bankers or financial institutions.
11. The substitution /change of name in place of the intending allottee(s) will be done as per the applicable law and after submission of required documents as per the policy of the "**Developer Promoter**".
12. Any request for any change in construction of any type in the Apartment/ Unit from the intending allottee(s) will not be entertained /allowed.
13. The intending allottee(s) is /are aware that Apartments/Units are being allotted to various persons under terms and conditions mentioned in this application. The intending allottee(s) agrees that he/she /they will use the said Apartment/Unit only for the purpose for which the same has been allotted and shall not use the aforesaid Apartment/Unit for any other purpose which may or likely to cause nuisance to other intending allottee(s) in the Project or to crowd the passages or to use it for any illegal or immoral purpose. The intending allottee(s) shall not store any hazardous or polluting articles/substances in the said Apartment/Unit.
14. That the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartments /Units) in the complex, as determined by the "**Developer Promoter**" or its nominated Maintenance Agency.
15. If any misrepresentation /concealment/ suppression of material facts are found to be made by me/us, the allotment shall be cancelled and the earnest money shall be forfeited and the applicant shall be liable for such misrepresentation /concealment /suppression of material facts in all respect.
16. The intending allottee(s) shall have to make the payments in time of all the bills on account of electricity, as consumed by them to the "**Developer Promoter**"/its nominated Maintenance Agency or any Authority as the case may be and Maintenance charges or any other charges etc. for providing such services to the "**Developer Promoter**"/its nominated Maintenance Agency.
17. It is hereby agreed, understood and declared by and between the parties that the Sub-Lease Deed/ Conveyance Deed / Registry shall be executed and registered in favour of the intending allottee(s) after the Apartment/Unit has been fully and finally constructed at the site and Completion Certificate (CC) / Occupancy Certificate (OC) is obtained from the Competent Authority (Greater Noida Industrial Development Authority (GNIDA) and after receipt of the total sale consideration and other charges agreed herein between the "**Developer Promoter**" and the intending allottee(s). Other connected expenses i.e., cost of stamp duty for registration of Sub-Lease Deed / Conveyance Deed / Registry, registration charges/fee, miscellaneous expenses and advocate legal fee/charges shall be borne and paid by the intending allottee(s). After the registration of the Sub-Lease Deed / Conveyance Deed / Registry in favor of the Allottee(s), the possession of the unit shall be handed over to the Allottee(s) by the "**Developer Promoter**".

18. The intending Allottee(s) shall permit the "Developer Promoter" or their representatives when so required to enter his/her/their Apartment/Unit for the purpose of performing installations, alterations, or repairs of mechanical or electrical services, and that such entry will be at the time convenient to the **"Developer Promoter"**/intending Allottee(s). In case of an emergency, such right of entry shall be immediate.
19. It is hereby agreed, understood and declared by and between the parties that the **"Landowner Promoter"/"Developer Promoter"** may take construction finance/demand loan / Term Loan / Unsecured Loan for the construction of any Block/Tower/building in the said Project or part thereof from the Banks/Financial institutions after mortgaging the land/Apartments /Units of the said Project however, the Sub-Lease Deed/ Conveyance Deed in respect of the said Apartment/ Unit in favour of Intending Allottee(s) will be executed & registered after having requisite NOC, if required, at the time of registration of the same.
20. The intending Allottee(s) agree(s) and undertakes that before or after taking possession of the Apartment / Unit or at any time hereafter, he/she/they shall have no right to object to the **"Developer Promoter"** constructing or continuing with the construction of the other buildings adjoining to or otherwise in the Project.
21. The intending Allottee(s), if residing outside India shall be solely responsible to comply with the necessary formalities as laid in the "Foreign Exchange Management Act" and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The intending Allottee(s) shall furnish the required declaration for the same to the **"Developer Promoter"**.
22. Further, if there is any change in the present structure in Taxes, levies, cess, fees or any other charges etc. as assessed unpaid and attributable to the **"Landowner Promoter" / "Developer Promoter"** as consequence of Government/ Greater NOIDA Industrial Development Authority (GNIDA) / Statutory or other Local Authority(ies) order or the Order of the Court, the intending Allottee(s), shall pay the same in their proportionate share.
23. Until a Sub-Lease Deed/ Conveyance Deed is executed and registered, the **"Landowner Promoter"/ "Developer Promoter"** shall continue to be the owner of said Apartment / Unit and also the construction thereon and the allotment of the Apartment / Unit shall not give to the intending allottee(s) any rights or title or interests therein even though all payments have been received by the **"Developer Promoter"**. The **"Landowner Promoter"/ "Developer Promoter"**/ financial institution/ bank shall have the first lien and charge on the said Apartment/ Unit (including on any income/ rent there from) for all its dues and other sums as are and/ or that may hereafter become due and payable.
24. That all disputes or disagreements arising out of in connection with or in relation to this registration shall be mutually discussed and settled between the Parties. If such discussions remain inconclusive then the same shall be referred to the sole arbitrator, a person to be appointed by the **"Developer Promoter"**, The Intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the Arbitrator shall be final and binding on all parties. The arbitration proceedings shall always be held at Gautam Buddha Nagar, Uttar Pradesh, India. The Arbitration and Conciliation Act, 1996 or any statutory amendment / modification for the time being in force shall govern the arbitration proceedings thereof. The Seat of Arbitration shall be in Delhi.

- 25.** The terms of this Application shall be interpreted and construed in accordance with Laws of India. The High Court of Allahabad and the courts subordinate of it at District Gautam Buddha Nagar, Uttar Pradesh shall have exclusive jurisdiction in all matters arising out or touching and/or concerning of said Apartment/Unit.
- 26.** Terms and conditions of Agreement for Sale will supersede this Booking cum Application for Registration, in case of any contradiction between these terms and conditions.
- 27.** Please note that if the Applicant(s) is a Non-Resident Indian (NRI), he/she undertakes to sign and execute the NRI Declaration and shall strictly comply with the provisions of the Foreign Exchange Management Act, 1999 and rules/regulations made thereto (as amended from time to time).

It is to be noted that the Company has not authorized any broker/property agent/sales agent/sales organizer to issue credit notes or any cash back schemes. The broker/property agent/sales organizer is not authorized to collect cash from the intending Allottee(s). If the intending Allottee (s) accept any credit notes or any cash back schemes from the broker/property agent/sale agent/sales organizer or gives cash to any broker/property agent/sales agent/sales organizer, the Company is not liable for the same and intending allottee(s) shall do so at his/her own risk and cost.

I/we have fully read and understood the terms and conditions mentioned herein above and agree to abide by the same. I/we also understand that this is only an Application for Registration submitted by me/us for the allotment of the unit and the terms and conditions given herein are indicative. The detailed terms and conditions shall be given in the Agreement for Sale after the allotment is confirmed by the "**Developer Promoter**".

The Allotment, subject to the availability of unit, shall be treated as confirmed only after the signing of the Agreement for Sale by the intending allottee(s) and the "**Developer Promoter**". It is also agreed and understood that the "**Landowner Promoter**" shall also endorse the confirmation of the Allotment by signing the said Agreement for Sale as confirming party.

The Applicant(s) herein declares that the above terms and conditions have been read and understood by me and the same are acceptable to me.

Signature of Applicant(s):

Signature of Co-Applicant(s):

Date:

Place:

LIST OF DOCUMENTS TO BE SUBMITTED WITH APPLICATION FORM

For Individual (Resident of India):

- Copy of PAN card
- Passport Size photographs
- Photo ID, Signature & Address Proof

For Partnership Firm/Limited Liability Partnership:

- Copy of PAN card of the firm
- Copy of partnership deed / Agreement
- In case where one partner has been authorized for execution of all documents, copy of the authority letter from other partners.
- Copy of Address Proof of the Firm
- Photo ID and Signature Proof of the Signing Partner
- Passport Size photograph of Signing Partner

For Company:

- Copy of PAN card of the Company
- Copy of Memorandum & Articles of Association of the Company duly signed by the Company Secretary
- Board Resolution in favor of the Authorized Signatory prior to the Application Date
- Passport Size photograph of the Authorized Signatory
- Photo ID & Signature proof of the Authorized Signatory

For Hindu Undivided Family (HUF):

- Copy of PAN card of HUF
- Authority letter from all coparcener of HUF authorizing Karta to act on their behalf
- Passport Size photograph of the Karta
- Photo ID & Signature proof of the Karta

For NRI/Foreign Nationals of Indian Origin:

- Copy of passport
- Copy of PAN card
- Passport Size photograph, Photo ID, Signature Proof, Address Proof.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRI/NRO account of the Applicant(s)
- In case of payment through cheque: All payments shall be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of third part.