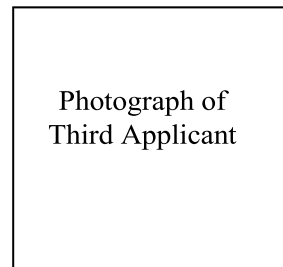
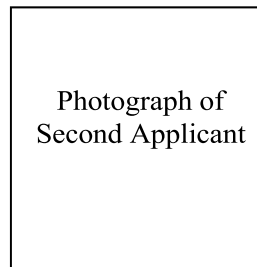
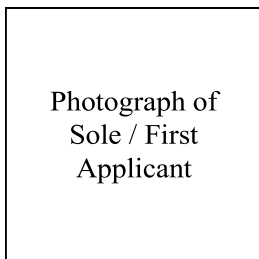


Application No: _____

Dated: _____

APPLICATION FOR ALLOTMENT
OF
RESIDENTIAL APARTMENT AT
CELESTIA
A.P. SEN ROAD, LUCKNOW



To,

PROTOSTAR INFRAESTATES PVT LTD

Registered Office: LGF 3/460 Vishwas Khand, Gomti Nagar, Lucknow 226 010

Site Office: 9 AP Sen Road, Lucknow 226 001

Dear Sir / Madam,

This application is being made by me / us for the allotment of a residential apartment in the residential group housing Project by the name of Celestia (the "Project") comprising of multi-storied residential building being developed by Protostar Infraestates Private Limited (referred to as the "Promoter").

The Promoter is developing the Project, named 'Celestia' on the plot of Land admeasuring approximately 2077SQMT located at 9 AP Sen Road Lucknow by constructing one residential buildings, and to provide for sole and exclusive facilities in respect of the apartments, and generally to provide necessary infrastructure facilities, amenities and common area, the Project, have been registered as a 'real estate project' under the Act and the Rules. The Authority has duly issued the certificate of registration no. [●] dated [●] for the Real Estate Project ("RERA Certificate"), which has been inspected to our satisfaction.

I/We (the "Applicant(s)") wish to apply for the allotment of a residential apartment at the Real Estate Project being developed on the Project Lands, the description and specifications whereof are mentioned in Schedule III herein after ("Apartment").

I/We have annexed all documents (listed in Schedule II) required to be submitted along with this Application. I / We understand and acknowledge that applications which are incomplete or deficient in any respect and/or relevant documentary evidence can be rejected by the Promoter.

I/We have sought detailed information from the Promoter pertaining to all aspects of the Real Estate Project and after a careful consideration of all facts, terms and conditions, and I/we am / are signing and submitting this Application and paying the application money payable thereof being fully conscious of my/our liabilities and obligations.

I / We understand that this Application is an expression of interest from me / us to purchase the Apartment and neither constitutes any binding contract or agreement to sell in my / our favour nor the receipt of the amounts from me/us would amount to any acceptance of my application and allotment of the Apartment in my/our favour. I/We agree that in the event the Promoter do not accept my Application for any reason whatsoever I/we shall not raise any objection, and I/we shall have no claim, right, interest, charge or lien on the Apartment applied; and the Booking Amount paid by me/us herein shall be refundable to me without any interest thereon.

In the event Promoter accept my/our Application to allot the Apartment, I/we agree to pay the Total Price as provided in Schedule iv along with all applicable charges and taxes mentioned therein. All such payments shall be made by me / us in the manner set out in Payment Plan (Schedule iv).

If this Application is accepted by the Promoter, I/we will be sent a written intimation ("Allotment Letter") within 45 days from the date of submission of this Application, complete in all respects. However, the allotment of Apartment in my/our favour shall at all times be 'provisional' and will remain so, until signing of the agreement for sale in my / our favour. I/We have seen and gone through the format of agreement for sale as per the Real Estate (Regulation and Development) Act, 2016, provided to me/us by the Promoter.

If I/ we decide to cancel / withdraw from the Real Estate Project without any fault of the Promoter, then the Promoter are is entitled to forfeit the Booking Amount paid for the allotment; and balance amount of money paid by me/us shall be returned by the Promoter to me/us within 45 (forty five) days of such cancellation.

I / We, the undersigned Applicant(s) declare and confirm that the particulars furnished by me/us in Schedule I herewith are true and correct and nothing has been concealed there from.

I / We, the Applicants(s), do hereby declare that my / our Application is irrevocable and that the particulars/information provided by me/us is/are true and correct and nothing has been concealed therefrom.

I / We hereby enclose a Cheque/Demand Draft No. _____ dated _____ drawn on _____ Bank, branch at _____ for an amount of Rs. _____/-

(“Booking Amount”) under the Payment Plan in Schedule iv hereto. I / We hereby confirm that the ‘Booking Amount’ shall be forfeited by the Promoter as per the agreement for sale.

Yours faithfully,

[Name]
First
Applicant

[Name]
Second Applicant

[Name]
Third Applicant

Notes:

The Applicant(s) shall sign all the pages of this Application in token of his/her/its acceptance of the same.

For additional co-applicant(s) - use separate sheet. In case of joint Applicant(s), all correspondence/communication shall be sent to the First Applicant, whose name appears first and at the address given by him above for correspondence, which shall for the purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant(s). The Applicant(s) shall inform the Promoter in writing of any change in the mailing / correspondence address mentioned herein failing which all demands, notices etc. by the Promoter shall be mailed to the address given in this Application and shall be deemed to have been received by the Applicant(s).

In case there is any change in information provided, the Applicant(s) must immediately notify the Promoter.

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is an individual)

First Applicant

Applicant Name : _____

Son / Wife / Daughter of : _____

Age : _____

Profession (Designation)
/occupation : _____

Name of Company/Organization :
Currently working _____

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

Permanent Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

First Applicant

Second Applicant

Third Applicant

Second Applicant

Applicant Name : _____

Son / Wife / Daughter of: _____

Age : _____

Profession(Designation)
/occupation : _____

Name of Company/Organization : _____
Currently working

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

Permanent Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : ______Mob_____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

First Applicant

Second Applicant

Third Applicant

Third Applicant

Applicant Name : _____

Son / Wife / Daughter of: _____

Age : _____

Profession(Designation)
/occupation : _____

Name of Company/Organization : _____
Currently working

Present Mailing Address : _____

City : _____

State : _____

Pin Code No : _____

Permanent Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : ______Mob_____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign National / Person of Indian Origin]

PAN : _____

First Applicant

Second Applicant

Third Applicant

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is a Company)

Name of Company : _____

Authorized Rep. Name : _____

Date of Incorporation : _____

Registered Office Address : _____

City : _____

State : _____

Pin Code No : _____

Correspondence Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____

[Resident / Non-Resident / Foreign Company

PAN : _____

First Applicant

Second Applicant

Third Applicant

SCHEDULE I
INFORMATION ABOUT THE APPLICANT
(In case applicant is a Partnership Firm)

Name of Firm : _____

Authorized Partner : _____

Date of Formation : _____

Registered Office Address : _____

City : _____

State : _____

Pin Code No : _____

Correspondence Address : _____

City : _____

State : _____

Pin Code No : _____

Tel / Fax : _____ Mob _____

E-Mail address : _____

Nationality : _____

Residential Status : _____
[Resident / Non-Resident / Foreign Firm]

PAN : _____

First Applicant

Second Applicant

Third Applicant

SCHEDULE II
DOCUMENT TO BE FURNISHED BY THE APPLICANT(S)

1. Resident of India

- Copy of Pan Card
- 2 Passport size Photographs
- Address proof

2. Partnership Firm

- Copy of Pan Card of the partnership Firm.
- 2 Passport size Photographs
- Copy of partnership Deed
- In case of one of the partners has signed the documents, an authority letter from other partners' authority from other partners authorizing the said person to act on behalf of the Firm.

3. Private Limited & Limited Company

- Copy of Pan Card of the Company
- 2 Passport size Photographs
- Article of Association & Memorandum of Association duly signed by the Company Secretary of the Company
- Board Resolution authorizing the Signatory of the application to buy property on behalf of the company

4. Hindu Undivided Family (HUF)

- Copy Of Pan card of HUF
- 2 Passport size Photographs
- Authority letter from all coparceners' authorizing the Karta to act on behalf of the HUF

5. NRI/ Foreign nation of India origin

- Copy of the individual's Passport
- 2 Passport size Photographs
- In case of a cheque, all the payment should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance form abroad and not from the account of any third party.

First Applicant

Second Applicant

Third Applicant

SCHEDULE III
DESCRIPTION, SPECIFICATIONS & AMENITIES OF THE APARTMENT

A. DESCRIPTION OF THE APARTMENT APPLIED FOR:

- (i) Apartment No. _____
- (ii) Tower No. 01
- (iii) Floor No. _____
- (iv) Carpet Area _____ sq ft. (equivalent to _____ sq. mts. approx)
- (v) Number of covered car parking(s) _____

“Carpet Area” shall have the same meaning as ascribed to it under the Real Estate (Regulation and Development) Act, 2016; as amended from time to time.

B. MODE OF BOOKING

- (i) Direct ()
- (ii) Property Dealer/Channel Partner/Broker ()

(Mention name & address of the Dealer/Channel Partner/Broker with stamp)

Name:
Address: _____ _____
Signature
Stamp

First Applicant

Second Applicant

Third Applicant

C. SPECIFICATIONS & AMENITIES OF THE APARTMENT

First Applicant

Second Applicant

Third Applicant

SCHEDULE iV
PAYMENT DETAILS AND PAYMENT PLAN

A. PAYMENT DETAILS:

1 square meter = 10.764 square feet

Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet
Total price (in rupees)	_____ _____

S. No.	Charges	Amount
1.	Basic sale price at the rate of Rs.____/- per sq. ft. of the Carpet Area	
2.	Preferential location charges at the rate of Rs.____ per sq. ft. Carpet Area	
3.	Exclusive use of balcony(ies)/ open terrace(s) at the rate of Rs. ____per sq. ft. of the Carpet Area	
4.	Proportionate cost of share in Common Areas at the rate of Rs. ____per sq. ft. of the Carpet Area	
5.	Development Charges: a. External development charges at the rate of Rs.____ per sq. ft. b. Internal development charges at the rate of Rs.____per sq. ft. c. Infrastructure augmentation charges at the rate of Rs. ____ per sq. ft.	
6.	Applicable Taxes: a. GST b. Labour cess	
7.	Maintenance charges (for the 12 months from offer of possession) at the rate of Rs.____ per sq. ft. per annum, for maintenance of essential services, including annual maintenance contracts for equipment and systems, proportionate charges towards procuring insurance for the Project.	
Total Price		

First Applicant

Second Applicant

Third Applicant

The Allottee acknowledges that in addition to the payment of the aforementioned amounts, it shall also be liable to:

(i) make payments towards all other third party charges including the stamp duty and statutory registration charges at the time of offer of possession of the Apartment, to enable the conveyance of the Apartment in favour of the Allottee; and

(ii) pay to the Promoter an interest bearing maintenance security, at the time of offer of possession of the Apartment.

[AND] [if / as applicable]

Car Parking Sp ace – 1	Allotment price for 1
Car Parking Sp ace – 2	Allotment price for 2
Total price (in rupees)	_____

First Applicant

Second Applicant

Third Applicant

B. PAYMENT PLAN:

First Applicant

Second Applicant

Third Applicant