



GOPI PICTURES LLP

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Pathshala Road, Khakra (Baghpat) – 201101 U.P

APPLICATION FORM

UNIT NO. -

Project Name: MAGNATE PLAZA

GOPI PICTURES LLP

Corporate Office Address:



Email:



Contact No.:



Website:



DATE OF BOOKING:

Personal Detail Form

I/We hereby apply for the allotment of a unit in your commercial project. I/We also declare that particulars mentioned below are true and nothing has been concealed.



APPLICANT DETAILS

First Applicant:

S/D/W of:

Permanent Address:

.....
.....

Correspondence Address:

.....
.....



Mobile No.:



Email:



Residential Status: Resident Non-Resident



Aadhar No.:



PAN No.:



Date of Birth:

Co-Applicant (if any):

S/D/W of:

Permanent Address:

.....
.....

Correspondence Address:

.....
.....

 Mobile No.:

 Email:

Residential Status: Resident Non-Resident

 Aadhar No.:

 PAN No.:

 Date of Birth:

PAYMENT DETAILS

I/We hereby remit ₹ _____ (Rupees _____ only) via

Cheque Bank Draft NEFT/RTGS

No.: _____ Dated: _____ as booking/earnest money.

Applied through:

Direct Authorized Channel Partner / Broker (Name): _____

UNIT DETAILS

Particular	Rate (₹/ Sq. Ft.)	Total (₹)
Floor Basic Price (BSP)		
PLC (Location/Floor/View)		
External Development Charges		
Power Backup Charges		
IFMS/Common Area Charges		
Other Charges (If any)		
GST / Govt. Taxes (As Applicable)		
Total		

Payment Plan:

Construction Linked Plan Down Payment Plan Other: _____

TERMS AND CONDITIONS

1. Nature of Booking

- This is a provisional booking. Final allotment shall be confirmed only after issuing the Allotment Letter and executing the Buyer-Builder Agreement under Uttar Pradesh RERA norms.
- The applicant agrees not to claim any legal right in the unit until full payment and execution of the registered agreement to sell.

2. Agreement and Registration

- The applicant shall execute the Buyer-Builder Agreement within 30 days of allotment letter.
- Stamp duty, registration charges, legal fees, and applicable taxes shall be borne by the applicant at actuals.

3. Construction & Possession

- Possession shall be handed over as per committed timeline under RERA registration.
- Developer shall not be liable for delay caused due to Force Majeure or statutory restrictions.
- Possession will be given only after clearance of all dues, including maintenance and statutory charges.

4. Payment Terms

- All payments must be made by Cheque/DD/RTGS/NEFT in favour of the Developer.
- Delay in installment shall attract interest as per Buyer-Builder Agreement.
- Non-payment beyond 3 consecutive due dates may lead to cancellation and forfeiture of booking amount.

5. Cancellation / Withdrawal

- In case of cancellation by the applicant, the company shall deduct cancellation charges as per the policy.
- Refunds, if any, shall be processed within 90 days from the date of cancellation request.

6. Legal Compliance

- This project is registered under [State] RERA and all legal documentation will comply with the Real Estate (Regulation and Development) Rules.
- Disputes shall be subject to jurisdiction of courts at [Jurisdiction] or authority under RERA.

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

For Individuals:

1. PAN Card (Self-attested)
2. Aadhar Card
3. Passport-size Photographs (2)
4. Address Proof

For Firms/Companies:

1. Partnership Deed / MOA & AOA
2. PAN of Entity
3. Board Resolution / Authority Letter
4. Signatory ID Proof
5. Company Registration Certificate

For NRI Applicants:

1. Passport Copy
2. NRE/NRO Account Details
3. Bank Certificate for Remittance
4. PAN (if available)

DECLARATION

I/We have read and understood the application form and terms and conditions and agree to abide by the same. I/We confirm that the information provided is true and nothing material has been concealed. This application is binding upon acceptance by the company.

SIGNATURES

Name	Signature	Date
First Applicant		
Co-Applicant (if any)		
Authorized Signatory (Company)		