

Annual Household Income (Rupees): 5 – 12 lakhs 12 – 18 lakhs 18 – 30 lakhs
 30 – 50 lakhs > 50 lakhs

Purpose of Purchase : Self Use Investment

Current Residential Status : Self Owned Rented Company Lease Staying with Parents

Sole/ First Applicant

Signature

Name:

Second Applicant

Signature:.....

Name.

Annual Household Income (Rupees): 5 – 12 lakhs 12 – 18 lakhs 18 – 30 lakhs
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Current Residential Status : Self Owned Rented Company Lease Staying with Parents

Sole/ First Applicant

Signature

Name:

Second Applicant

Signature:.....

Name.

PAYMENT DETAILS

Payment to be in favour of **SOBHA Limited**, Payable at Noida.

PART PAYMENT OF BOOKING AMOUNT

BALANCE BOOKING AMOUNT DUE

Amount Paid :

Amount Due / :

Drawee Bank Name :

Drawee Bank Name :

Instrument Number(s)
(Wire Transfer No./RTGS/NEFT/IMPS No.) :

Instrument Number(s)
(Wire Transfer No./RTGS/NEFT/IMPS No.) :

Date of Instrument
(DD/MM/YYYY)

Date of Instrument
(DD/MM/YYYY)

ADDITIONAL DETAILS

Source of funding : Self Home Loan

Sole/ First Applicant

Second Applicant

Signature

Signature

Name

Name

Place

Date

ACKNOWLEDGEMENT SLIP (APARTMENT APPLICATION FORM)

Project Name : Apartment No & Type :

Received From :

Amount :

Drawee Bank Name :

Instrument Number(s)
(Wire Transfer No. / RTGS / NEFT / IMPS No.) :

Date of Instrument (DD/MM/YYYY) :

Signature of Sales
Relationship Manager :

Name _____ Employee ID

TERMS AND CONDITIONS

1. Vide this Application Form the Applicant(s) wish(es) to register his/her/their interest for allotment of an apartment ("**Apartment**") in the residential group housing project by the name of Sobha [•] ("**Project**"), to be developed on plot no. GH-12, Sector -1, Greater Noida, Uttar Pradesh 201318 being developed by Sobha Limited, a Company registered under the Companies Act, 1956 and having its registered office at Sarjapur - Marthahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore - 560103 and regional office at Sobha Limited, Ground Floor, Tapasya Corp Heights, Plot No. 5, IFGH, Sector-126, Noida, UP ("**Promoter**").
2. The Applicant(s) acknowledge(s) and confirm(s) that the Promoter has provided all information, clarifications, and documents in relation to the said Project. The Applicant(s) has/have fully understood the development scheme as envisaged by the Promoter. The Applicant(s) is/ are applying for allotment of the Apartment in the Project to be developed by the Promoter with full knowledge of all the laws/notifications and rules applicable to the Project. The Applicant(s) has satisfied himself/herself/themselves about the rights/title/interest of Promoter in the Project land and has/ have understood all limitations and obligations of Promoter in respect thereof. The Applicant(s) has done the due diligence and verified the title of the Project land and is fully satisfied that it is clear and marketable.
3. Along with this Application Form, the Applicant(s) has paid part of the booking/booking amount towards their interest for allotment of the Apartment and understands that payment of such booking amount is not the confirmation of the allotment of the Apartment which shall be done only upon execution of the Agreement For Sub Lease. The Applicant(s) understand(s) that this Application Form does not constitute any definitive allotment or Agreement For Sub Lease and merely expresses the intent of the Applicant(s) for getting the allotment of the Apartment which the Promoter may accept subject to the fulfillment of conditions herein.
4. The Applicant(s) has gone through the terms of the draft Agreement For Sub Lease which is also otherwise available on the UPRERA website and after being satisfied with such term the Applicant(s) has decided to apply for the allotment of the Apartment has paid the Booking Amount.
5. The 'Total Price' shall mean the total amount payable for the Apartment by the Applicant(s) as per Details of Payment and Payment Plan as detailed out in Annexure - 1 and Annexure – 2 respectively. The Applicant(s) shall also be liable to pay other charges as mentioned in Annexure 1. The Applicant(s) has voluntarily opted this Payment Plan annexed as Annexure 2.
6. It is understood by the Applicant(s) that 10% (ten percent) of the Total Price of the Apartment, shall be construed, considered, and treated as "Booking Amount", to ensure the performance, compliance and fulfillment of his/her/their obligations under the Agreement For Sub Lease.
7. The Applicant(s) must execute the Agreement For Sub Lease received from the Promoter within 15 (fifteen) days from the date of this Application Form. In case the Applicant(s) fails to execute the Agreement For Sub Lease within 15 days of the date of this Application Form, then the Promoter shall serve a notice to the Applicant(s) for rectifying the default and if not rectified within 15 (fifteen) days of receipt of such notice the Application Form will be treated as cancelled. On cancellation, ten percent (10%) of the amount and the entire GST paid by the Applicant(s) will be forfeited and the balance amount will be refunded without interest within 60 (sixty) days.
8. The Applicant(s) hereby agree(s) and undertake(s) to pay all the amounts due along with applicable taxes and payable to the Promoter in accordance with the Payment Plan opted by the Applicant(s) on or before the respective due dates.

Signature: Sole / First Applicant

Second Applicant

Name

9. The Applicant(s) will not question the sale price of any other Apartment purchasers, nor will the Applicant(s) be entitled to compare the same with the other Apartment purchasers.
10. If any of the cheques of the Applicant(s) get(s) dishonored for any reason whatsoever, Promoter shall be fully entitled, at its sole discretion, to cancel the application form and refund the part booking /booking amount received within 60 days of the cancellation without any interest.
11. The garage / covered car park(s) location will be identified / communicated by the Promoter to the Applicant(s) only after the completion of the Project.
12. In case of joint applicants, all correspondence/communication shall be sent to the Applicant, whose name appears first and at the address provided by the first named Applicant herein before, which shall for the purposes be considered as served on all the Applicant(s) and no separate communication shall be required to the other named Applicant(s).The Applicant(s) shall inform the Promoter in writing about any change in the mailing communication address mentioned herein with supportive documents, failing which all demands, notices etc. sent by the Promoter to the address provided by the first named Applicant herein before shall be deemed to have been received by all the Applicant(s).
13. No transfer of assignment of the Apartment will be allowed until the Applicant(s) execute(s) the Agreement For Sub Lease, paid 25 % of Total Price and completion of 1 year from the date of booking of Apartment. No transfer or assignment will be permitted without the prior approval of the Promoter. The Applicant(s) shall be liable to make the payment of transfer fee as per the Agreement For Sub Lease executed with the Applicant(s).
14. The contents of the Show Apartment (Mockup Apartment/Sample Apartment) are part of neither the representation nor of the sale/specifications and the same are for enabling the purchaser to estimate and gauge the space available on placing any such items in the Apartment proposed to be purchased by the Applicant(s).
15. The Applicant(s) agree(s) that in case the Promoter decides not to go ahead with the Project for any reason whatsoever (other than Force Majeure events), such decision shall be final and binding on the Applicant(s). In such an event the Promoter will refund the amount paid by the Applicant(s) with applicable interest (excluding GST charged) within 60 days from the refund becomes due.
16. The Applicant(s) agree(s) that in case the Promoter is not able to go ahead with the Project due to Force Majeure event, in such an event the Applicant(s) agree(s) and confirm(s) that this Application shall stand cancelled and the Promoter shall refund to the Applicant(s) the entire amount received without any interest (excluding GST charged) within 60 days the refund becomes due.
17. It is the sole responsibility of the Applicant(s) to provide their updated personal information (if any) to the Promoter from time to time. All the communication sent by the Promoter to Applicant(s) at the address given herein above, either by e-mail or by any other form of communication, shall be deemed to have been received by the Applicant(s). The Promoter shall continue to correspond with the Applicant(s) at the address mentioned in the Application Form unless the change of the address is given in writing or entered in the customer portal CRM module and such changed address is confirmed by the Promoter. Any such communication returned to the Promoter for whatever reason, shall be deemed as received by the Applicant(s) and the Applicant(s) agree(s) to abide by the content of such communication.

Sole / First Applicant

Second Applicant

Signature

Name

- 18.** Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa, which means the use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this Application form so demands.
- 19.** The terms and conditions mentioned herein limited and detailed terms and conditions shall be specified in the Agreement For Sub Lease. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Allotment Letter / Agreement For Sub Lease, the terms and conditions specified later in the Allotment Letter / Agreement For Sub Lease, shall supersede the terms and conditions as set out herein.
- 20.** All terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of the Act and the Rules and regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act and the Rules and Regulations shall be deemed to be automatically included in this Applications Form and similarly any such provision which is inconsistent or contradictory to the Act and the Rules and Regulations shall not have any effect.
- 21.** The Applicant shall make the online payment of the Booking Amount and further payment through Cheque/DD/Pay Order in favour of Sobha _____ or through online in the following designated Account only:

Bank:

Account No:

IFSC Code:

In case of online payment, the Applicant(s) shall intimate in writing to Promoter immediately the transaction number.

- 22.** The Applicant (s) shall ensure that that all payments made towards the Apartment(s) are not from proceeds of any scheduled offence and do not violate the Prevention of Money Laundering Act, 2002 or related regulations. The Applicant/s authorizes the Promoter to share their information with statutory authorities. If a violation is identified, the Promoter may terminate the allotment of apartment, and refund monies only after the Applicant(s) obtains a no-objection/consent from the relevant authority.
- 23.** The Applicant confirms that the Apartment shall not be a 'benami property' as defined under the Benami Property Transactions Act, 2016. If the Apartment is found to be benami and proceedings are initiated, the Promoter may take appropriate legal action, with full cooperation from the Applicant/s. In case of confiscation under the Act, the Promoter shall not be liable to refund any amounts paid, and the Applicant shall have no claims against the Promoter.
- 24.** The Promoter has not authorized any broker/property agent/sales agent/sales organizer/channel partner to issue credit notes or any cashback schemes. broker/property agent/sales agent/sales organizer/channel partner is authorized to collect cash from the Applicant(s)/Allottee(s). If any Applicant(s)/Allottee(s) accept any credit notes or any cash back schemes from any broker/property agent/sales agent/sales organizer/channel partner or give any cash to any broker/property agent/sales agent/sales organizer/channel partner, the Promoter shall not be liable for the same.
- 25.** The Promoter has the right to conduct a Know Your Customer (KYC) verification of the Applicant(s) by an authorized employee based on the information provided in the application form.
- 26.** The application form is not transferable.
- 27.** The Applicant(s) herein declare(s) that the above terms and conditions have been read and understood, and the same are acceptable to me/us.
- 28.** The Applicant(s) has gone through the attached consent forms and has signed the forms out of their own free will.

29. The Applicant(s) agree that in case of addition/deletion or substitution of Applicant, a new booking form containing the details of incoming Applicant shall be provided to process the request.

Sole / First Applicant

Second Applicant

Signature

Name

REQUIRED DOCUMENTATION (SELF ATTESTED COPIES)

- Application money Cheque/ Demand Draft/ Pay Order.
- Customer's full signature on all pages of the Application form at portions indicated.
- Copy of PAN card and Aadhar card.
- Any relationship disclosure/s with Director/s of SL or its entities in which such director/s is or interested shall be promptly informed to the Secretarial Department of SL.
- Email ID and Mobile No. of the applicant(s)/ Authorised signatory incase of Company/ Firm/ Trust.
- Proof of identification / Residence (Copy of Aadhar card / Passport / Driving license)
- If the Applicant and/ or co-applicant is an NRI, kindly attach a true copy of the Applicant's valid Passport.
- If the Applicant and/ or co-applicant is a PIO, kindly attach a true copy of the Applicant's valid Passport and document evidencing PIO status.
- Please mention application number/ Apartment number and name of applicant behind the cheque and all supporting documents.
- If the Applicant is a Corporate entity then the copy of Memorandum Of Association (MOA). Board Resolution, Power of Attorney of the authorized signatory, Articles of Association and Company PAN card.
- For Partnership Firm: Partnership Deed along with authority in favour of Partner to sign application/ documents/ cheque.
For Trust: copy of Trust Deed.
- Form submitted through authorized representative: Authorization duly attested where a person is signing the application..
- Current Photograph of Applicant/s

TAX DEDUCTION AT SOURCE:

As per Section 194-1A of the Income Tax Act, 1961 the Buyer/s is/are required to deduct an amount equals to 1% or as per prevailing rates on the property transaction value of Rs. 50 Lakhs and above, deposit the same to the IT Department. The Applicant(s) is/ are required to furnish Form 26QB and Form 16B duly signed mentioning the details regarding the property purchased & TDS deduction.

The Applicants are requested to deduct 1% TDS and remit the same to Government as per the Income Tax law. The Applicant(s) will have to pay 99% of the sale value to the Promoter and 1% to Government as TDS. After paying TDS to Government, the Applicant(s) has to submit/ upload the TDS certificate (signed Form 16B) in Promoter's Customer Portal within 15 days from the payment date. After verification of the same, sales account/finance will give credit to Applicant(s) in its ledger.

DECLARATION

I/ We the undersigned Applicant(s) (first and second Applicant), do hereby declare, that the above mentioned particulars / information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through and understood the terms and conditions written in this Application Form and accept the same and which shall be applicable as it is on my/our legal heirs and successors. I/ We declare that in case of non-allotment of the applied Apartment, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this Application Form.

Sole/ First Applicant

Signature

Name

Date :

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(DD/MM/YYYY)

Place _____

Second Applicant

Signature

Name

Date :

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(DD/MM/YYYY)

Place _____

